

**City of Chicago  
Department of Planning and Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
June 10, 2014**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	UI LABS: Digital Manufacturing Design Innovation Institute
Applicant Name:	UI LABS
Project Address:	1333 N. Hickory Ave.
Ward and Alderman:	32 <sup>nd</sup> , Scott Waguespack; 27th, Walter Burnett, Jr. (2015)
Community Area:	Near North Side – (8)
Redevelopment Project Area:	Goose Island
Requested Action:	TIF Developer Designation
Proposed Project:	UI LABS is proposing to redevelop vacant space of the former Republic Windows and Doors site located at 1333 N. Hickory Ave. into the new hub for the nation’s Digital Manufacturing and Design Innovation Institute. The facility will also be the headquarters for UI LABS, a Chicago-based non-profit research, commercialization collaborative, bringing industries, universities and government together to apply real solutions to today’s most important business, economic and cultural challenges.

Goal of Project: Redevelop 94,470 square feet of space in the building located at 1333 N. Hickory Ave. The space will house the Digital Manufacturing Design Innovation Institute and serve as the headquarters for UI LABS. The project will build-out space to provide highly flexible, programmable space for physical and virtual seminars, lectures, symposia workshops and offices.

TIF Assistance: \$10 million

## **II. PROPERTY DESCRIPTION**

Address: 1333 N. Hickory Ave

Location: Southwest Corner of Hickory and Evergreen Avenues.

Tax Parcel Numbers: 17-05-205-028-0000

Land Area: 94, 470 square feet of space

Current Use: Vacant space in a partially occupied 360,000 square feet building.

Current Zoning: Planned Manufacturing District (PMD) #3

Environmental Condition: The property does not require environmental remediation

## **III. BACKGROUND**

On February 25, 2014, President Obama announced UI LABS' DMDII, citing the nation's need for advanced manufacturing technology. After 18 months-long national competition, UI LABS' proposal for a Digital Manufacturing Design Innovation Institute (DMDII) in Chicago was successful, resulting in a \$70 million cooperative agreement with the U.S. Department of Defense (DoD). The DoD agreement will ultimately leverage cost sharing commitments from leading manufacturing companies including General Electric, Rolls-Royce, Procter & Gamble, Dow, Lockheed Martin, Siemens, Boeing, Deere, Caterpillar, Microsoft, Illinois Tool Works, PARC and others, have partnered with leading universities, local government and community organizations to launch this \$320 million institute. The deal requires an early local match because DoD funds cannot be used for tenant improvements.

A search of available space in modern (built after 1990, 24+ clear ceilings) buildings led to the space in Goose Island facility. The building built in 1998, by its former owner and user Republic Windows and Doors, experienced vacancy and underutilization when the business ceased operations in 2008. The area's PMD zoning provides a stable environment conducive to industrial operations which prevail on the Island and helped protect the Institute's designated space from conversion to more commercially profitable uses, given its proximity to the central business district. In fact approximately 100 businesses \_\_ industrial businesses are located on the Island, about 75 of which are industrial or industrial related such as Big Bay Lumber, Burhop Box and Packaging, Five Star Hotel Laundry and Waste Management. Goose Island is also home to Kendall College and Wrigley's Global Innovation Center. Kendall College offers programs in Business Management, Culinary Arts, Education and Hospitality Management. Wrigley's Global Innovation Center opened its doors in 2005 as a facility for product research and development and in 2012 became the company's global headquarters as well.

The area is served by the City's delegate agency of the Local Industrial Retention Initiative (LIRI) program. DMDII's occupancy will reduce vacancy and underutilization of space originally caused by the business failure of Republic Windows and Doors. The DMDII is particularly compatible with its educational, research and industrial neighbors. This property was subject to previous CDC action when in on May 14, 1996 CDC approved assistance for development of the building by its former owner.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** UI LABS is an independent Illinois not-for-profit research, training, and commercialization center based in Chicago, designed to bring together top-flight academic leaders and students with leading businesses in innovative academic-industry partnerships that pair cutting-edge research with real commercial applications. UI LABS is the development entity. Principals of UI LABS are Warren E. Holtsberg, Chairman/President of the Board and Caralynn V. Nowinski, Secretary & Treasurer. UILABS through its various consultants and contractors will be in charge of development. UI LABS was formed in March of 2013.

Warren E. Holtsberg is Head of Portfolio Management at The Tokarz Group Advisers LLC, an investment advisory group and Vice Chairman at Illinois Ventures LLC which was created to catalyze the creation and accelerate the early development of technology based companies. Mr. Holtsberg has government experience having held senior executive positions in Aviation, Defense and Intelligence communities.

Caralynn Nowinski, who has a medical degree from the University of Illinois, and most recently, served as Associate Vice President for Innovation & Economic Development for the university. There, she helped find ways for U of I research, students and technology to contribute to the local economy. She shares her education as a company founder and her vision for Illinois' startup environment.

Ms. Nowinski was co-founder and Acting CEO of bio-technology company. She later worked at venture capital firms Sikich Investment Banking, ARCH Development Partners and Midwest Venture Partners. In April 2014 Ms. Nowinski assumed the role of Executive Director/Chief Operating Officer of UI LABS.

**Consultants:** Attorney for the project is Edwards Wildman Palmer, LLP of Chicago, IL, JLL, Inc. (formerly Jones Lang LaSalle) will provide real estate broker and project manager services, Skidmore, Owings & Merrill LLP will serve as project architect

## **V. PROPOSED PROJECT**

**Project Overview:** UI LABS will build-out 94,470 square feet of space in the 360,000 square feet of the former Republic Windows and Doors building at 1333 N. Hickory Ave. on Goose Island. The building is a modern one-story steel, masonry and glass industrial building. The Institute will build an entrance to its space at the north façade of the building. The facility has clerestory bays which draw natural light into the building's space. The design of the Institute's space will leverage these natural daylight bays to create an interior space environment which exemplifies and is conducive to the collaboration and innovation which is to take place at the facility. UI LABS along with its development partners JLL, Inc. and Skidmore, Owings & Merrill LLP, have committed to meeting LEED Certified standards and achieving Energy Star rating. The space will comply with Americans with Disabilities Act. Construction will make significant modifications to the north entrance, Eastern outer wall and northern outdoor portions of the building and site, including installation of windows on the eastern portion of the building and parking area and walkway canopy on the north side of the building. A maximum of 80 parking spaces will be provided for the Institute's exclusive use, as well as three loading docks.

The project will create 50 temporary construction and 10 permanent jobs will be created in 2014, with expected job growth to more than 20 in 2016. Construction is scheduled to start October 2014 and be completed by the end January 2015.

## **VI. FINANCIAL STRUCTURE**

The City of Chicago (the "City"), through its Department of Planning and Development ("DPD"), intends to negotiate a Tax Increment Financing ("TIF") Redevelopment Agreement (the "RDA") with UI LABS. The City, through DPD, intends to provide UI LABS with TIF assistance in an amount not to exceed \$10,000,000 (the "City Funds"),

which is approximately 60.6% of Total Project Costs, which are currently estimated to be \$16,500,000. TIF funds will only be used to reimburse the Developer for TIF eligible costs associated with tenant improvements/build-out costs, which are expected to be approximately \$11,900,000. The TIF-eligible expenses will be from existing increment, and/or bond funds, in the Goose Island Redevelopment Project Area Tax Increment Allocation Fund as well as ported funds from the adjacent North Branch South Redevelopment Project Area Tax Increment Allocation Fund.

The City will provide up to \$10,000,000 of City Funds through construction draws on terms reasonably acceptable to the City (the “Payments”). Payments will be made as TIF eligible expenses are incurred and subsequently verified by DPD. It is anticipated that the payment of City Funds will be concurrent with the DCEO Funds of \$6,500,000.

Occupancy and Operations Covenant

UI LABS shall maintain their headquarters and continuously operate in the City for a minimum of ten years from the date of issuance of the Certificate of Completion. If the UI LABS decides in its sole discretion to terminate the lease, it will be required to establish a new place of business in the City for remainder of the 10 year duration, and the City will not be obligated to provide any additional funds.

The following table identifies the sources and uses of funds.

**Sources and Uses of Funds**

<u>Sources</u>		<u>Amount</u>
<u>% of total</u>		
DCEO Grant	\$6,500,000	39%
TIF Funds	<u>\$10,000,000</u>	<u>61%</u>
Total Sources	<u>\$16,500,000</u>	100%

<u>Uses</u>	<u>Amount</u>	<u>\$/Square Feet*</u>
Hard Costs (Tenant Build-out)	\$11,900,000	\$125.97 psf
Furniture, Fixtures & Equipment	\$2,400,000	\$25.40 psf
Soft Costs		
-Archit. & Eng. (8% of hard costs)	\$1,100,000	
-General Contractor Fee (2% of total costs)	\$300,000	
-Legal, Title, Closing (2% of total costs)	\$300,000	
-Other soft costs (3% of total costs)	<u>\$500,000</u>	
Total Soft Costs (13% of total costs)	<u>\$2,200,000</u>	<u>\$23.29 psf</u>
Total Uses	<u>\$16,500,000</u>	<u>\$174.66 psf</u>

\*Leased Area is 94,470 square feet

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits

**Property Taxes:** The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

**Environmental Features:** The project will incorporate sustainable design and will achieve LEED certification.

**Permanent Jobs:** The project is estimated to generate 20 permanent jobs in DMDII operations and management. The department's workforce development specialists will work with the developer on job training and placement.

**Construction Jobs:** The project will produce approximately 50 temporary construction jobs.

**Affirmative Action:** The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

**City Residency:** The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

## **VIII. COMMUNITY SUPPORT**

Aldermen Scott Waguespack and Walter Burnett, Jr. endorse the project.

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is located in the Goose Island Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Continue to develop and strengthen Chicago's industrial base;
- Eliminate remaining blighting conditions which prevent further development of the Redevelopment Project Area;
- Increase revenue generation from vacant land and underutilized buildings on Goose

- Island and restore and enhance the tax base,
- Create job opportunities; and
  - Encourage participation of women and minorities in the development of the Redevelopment Project Area.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of a Digital Manufacturing Design Innovation Institute. The proposed project also conforms to the plan's land use map, which calls for industrial development at the subject site.

#### **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

#### **XI. RECOMMENDATION**

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of UI LABS as Developer for the build-out of space for the Digital Manufacturing Design Innovation Institute at 1333 N. Hickory Ave.

**EXHIBITS**

TIF Project Assessment Form  
Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
Sample M/WBE Letter  
Copies of M/WBE Certified Letter Receipts  
Aldermanic Letters of Support

# TIF PROJECT SCORECARD

## UI LABS

1333 North Hickory

The Developer will lease approximately 94,470 square feet of space at the facility located at 1333 North Hickory, the former Republic Windows and Doors location, on Goose Island. The space will be the headquarters of UI LABS, a Chicago-based not for profit research and commercialization collaborative. The facility will be connected to a network of manufacturing research sites across the country and will apply cutting edge mobile, cloud, and high performance computing technologies to today's manufacturing industry. UI LABS received a \$70,000,000 grant from the US Department of Defense.

Type of Project: Industrial

Developer: UI LABS

Total Project Cost: \$16,500,000

Timeline for Completion: February 2015

TIF Funding Request: \$10,000,000

Project Status: CDC 06/10/2014

TIF District: Goose Island

## RETURN ON INVESTMENT BENCHMARKS

■ Advances Goal of Economic Development Plan YES or NO

YES  NO

Leading advanced manufacturing hub

■ Advances Goal of TIF District YES or NO

YES  NO

Hub for industrial and manufacturing uses

■ Addresses Community Need YES or NO

YES  NO

■ Jobs Created/Retained

Jobs Created

Permanent Jobs: 20

Construction Jobs: 50

■ Affordable Housing Units Created/Preserved

NA

■ Return on Investment to City

NA

## FINANCIAL BENCHMARKS

■ Other Funds Leveraged by \$1 of TIF  
\$1.65

■ Types of Other Funding Leveraged YES or NO

YES  NO

DCEO Funds: \$6,500,000

■ Financing Structure The City to provide up to \$1,000,000 in TIF (\$2,000,000 from the Goose Island TIF District, and \$8,000,000 ported from North Branch - South TIF District).

## RDA TERMS

■ Payment Schedule:

Construction draws, frequency to be determined

■ Monitoring Term of Agreement:

10 year Operating Covenant, iid per Monitoring and Compliance

■ Taxpayer Protection Provisions YES or NO

YES  NO

NA

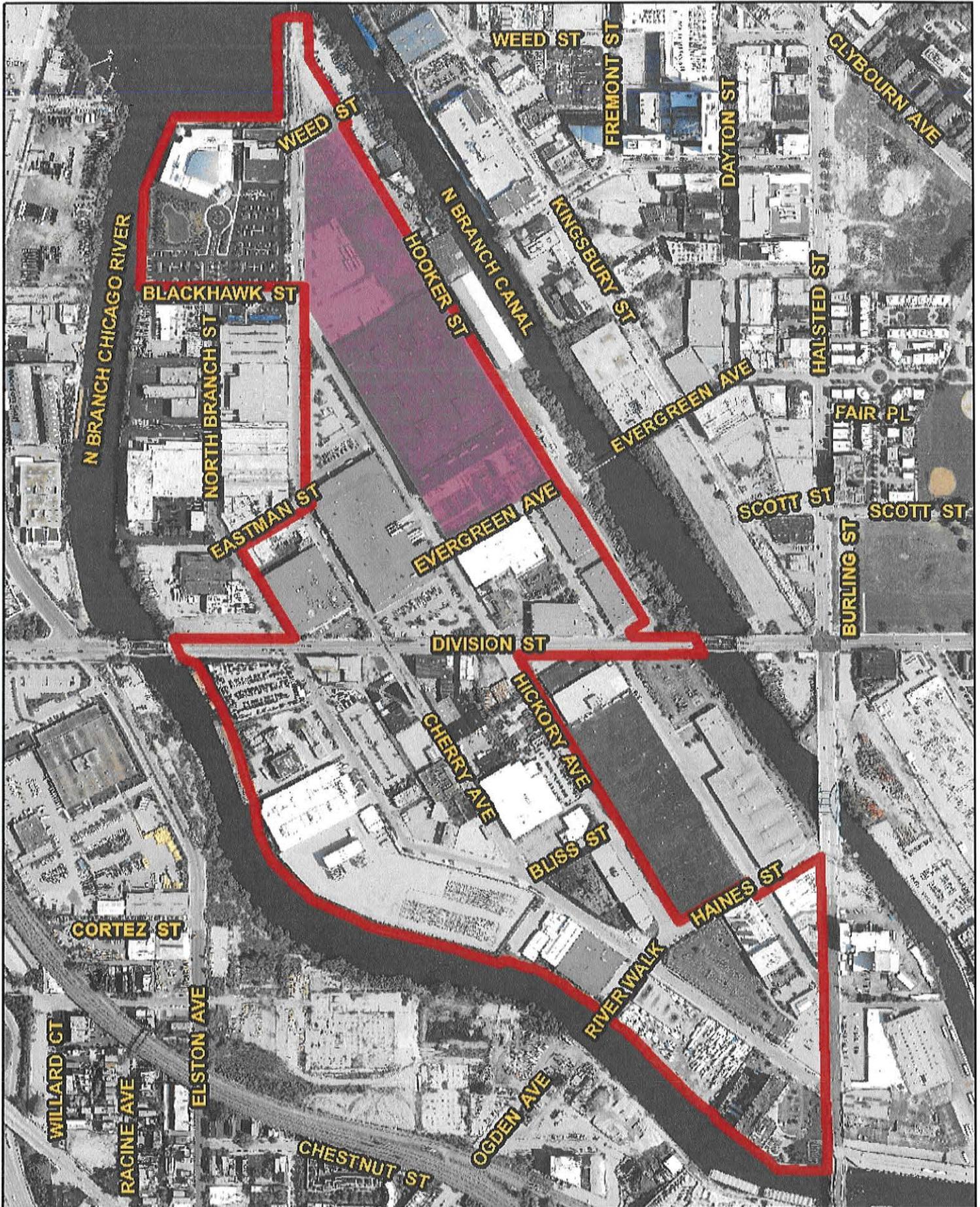
## OTHER CONSIDERATIONS



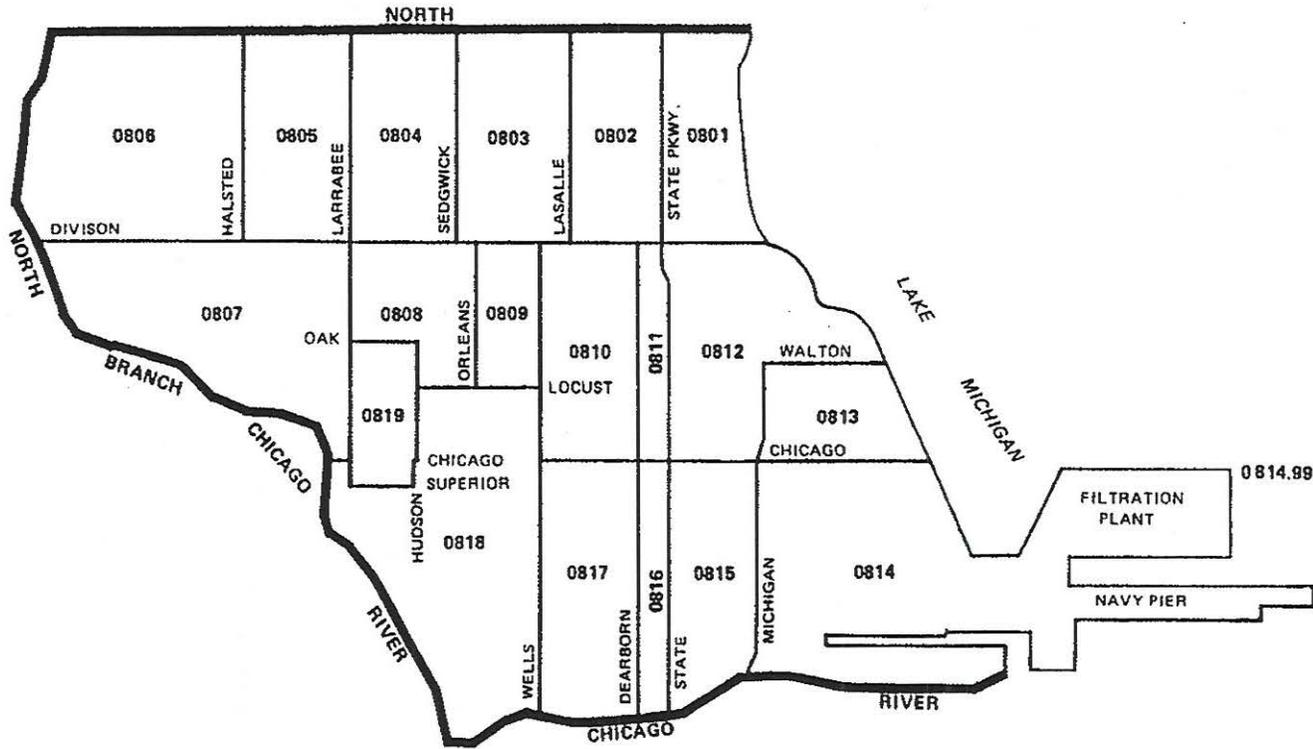
# Goose Island TIF



DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
JULIE V. MOONEY  
COMMISSIONER  
11/20/13, 11/15, 11/12/14



# COMMUNITY AREA 8 NEAR NORTH SIDE



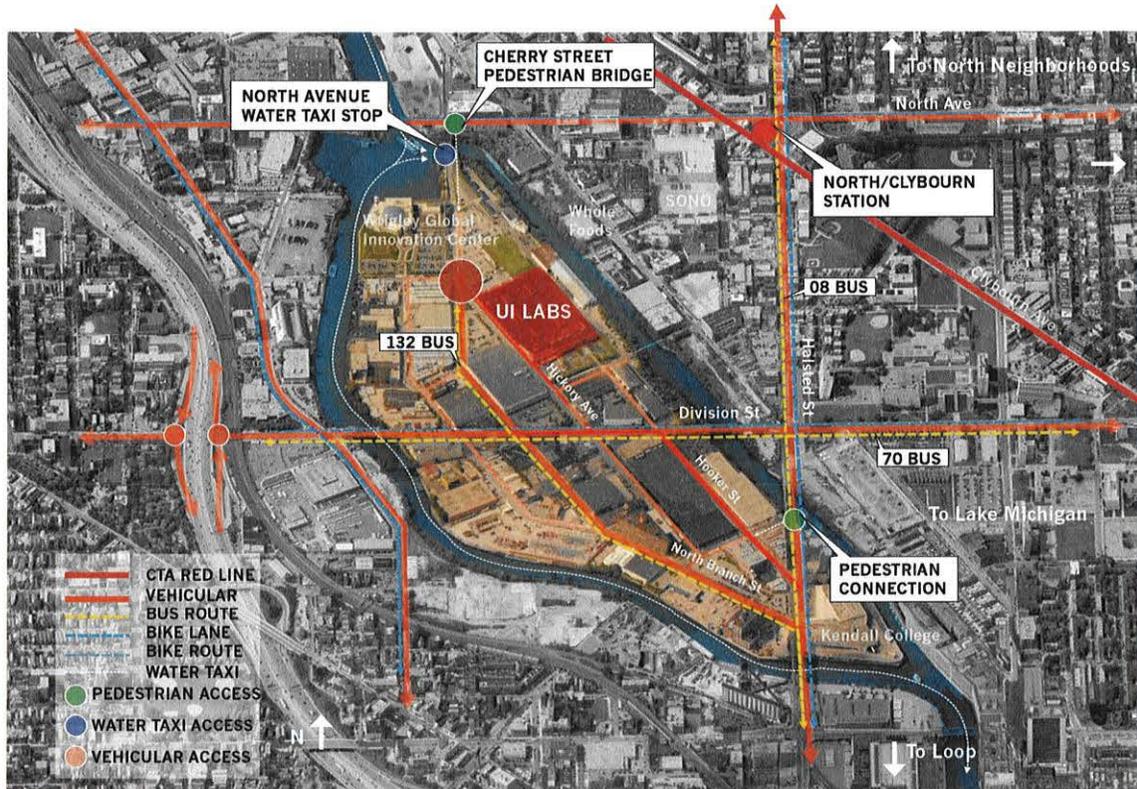
— COMMUNITY AREA BOUNDARY

— CENSUS TRACT BOUNDARY

0801 CENSUS TRACT NUMBER



# ACCESS FROM SURROUNDING NEIGHBORHOODS AND THE CITY



39-14-5A  
17-5

# W 1/2 NE 1/4 SEC 5-39-14 NORTH & WEST

"A"  
ELSTON'S ADD. TO CHICAGO in the W 1/2 of the NE 1/4 of sec 5-39-14 of Elston's Add. (see "A").  
Anti-Fire. Rec. May 11, 1855.

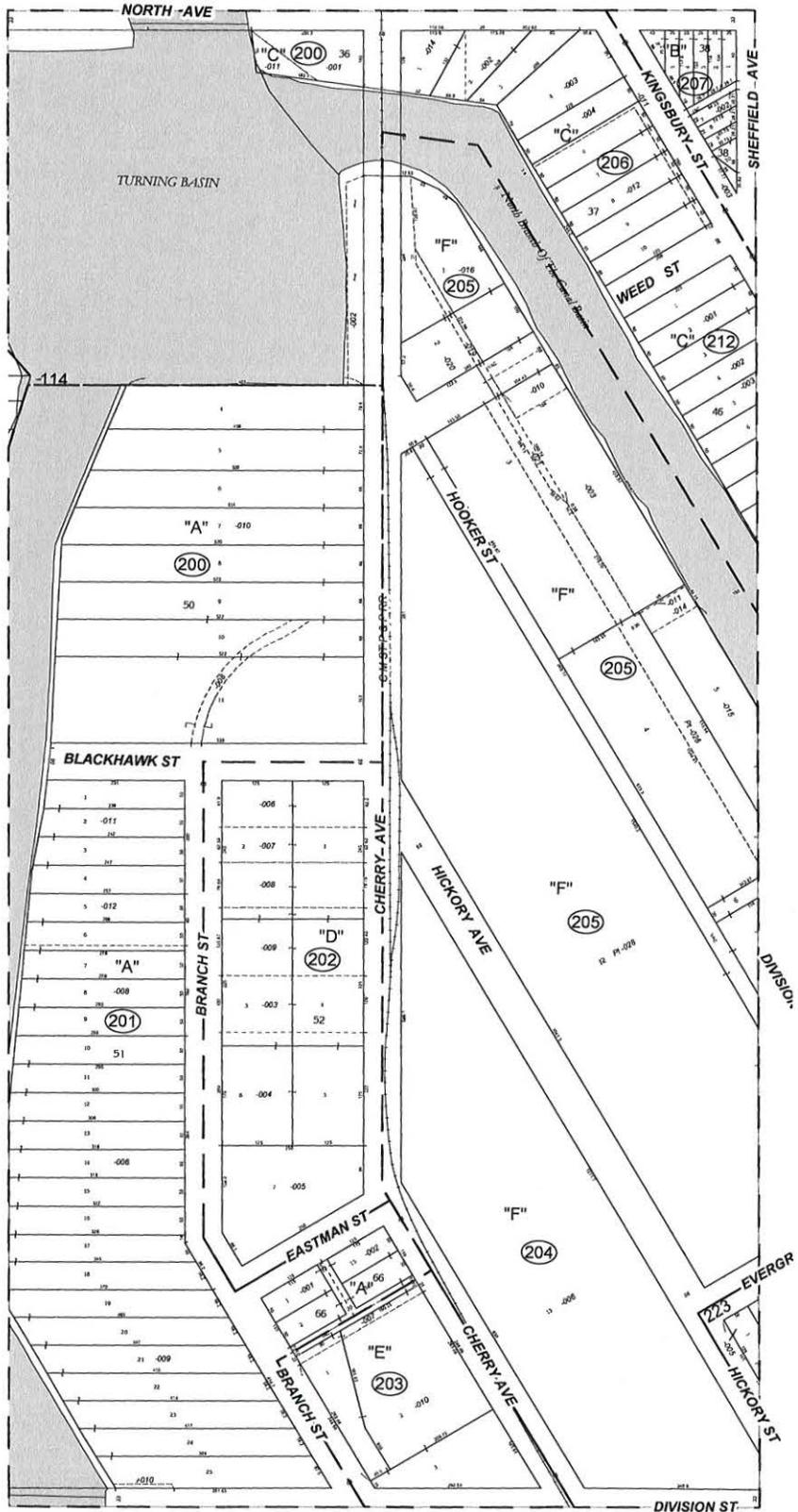
"B"  
JOHN VALE'S RESUB. of Blks. 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 & 72 of Elston's Add.  
(see "A"). Anti-Fire. Rec. Jun 24, 1871.

"C"  
CHICAGO LAND CO'S RESUB. of Blks. 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74, & 84, together with Lot 1 of Blk. 50, all in Elston's Add. (see "A").  
Rec. Jun 11, 1873. Doc. 104948.

"D"  
OWNER'S SUB. of Blk. 52 of Elston's Add. (See "A").  
Rec. Jul 11, 1890. Doc. 1101303.

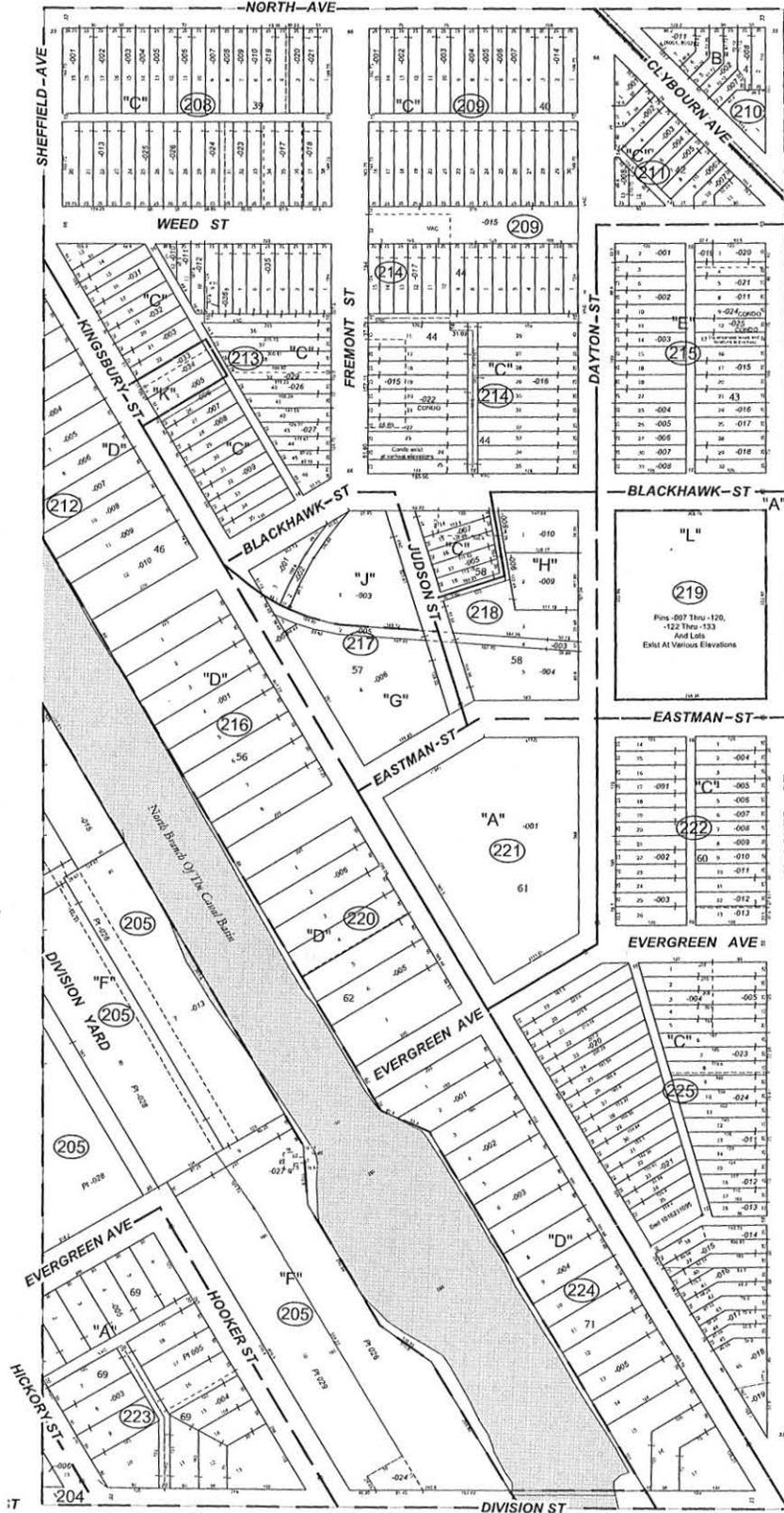
"E"  
FRANKLIN MARLING'S RESUB. of Lots 3 to 13 incl. and vac. alleys lying between said lots (except the Nly 20 ft. of Lots 3 & 13 heretofore dedicated for a public alley) in Blk. 66, also Blk. 67 and the vac. Recs St. lying between Blks. 66 & 67 in Elst n's Add. to Chicago (see "A").  
Rec. Jun 21, 1929. Doc. 10407212.

"F"  
OWNER'S SUB. of all that part of sec. 5-39-14 lying S. & W. of the North Branch Canal, N. of Division St. and E. of Cherry Ave., except Blk. 69 of Elston's Add. to Chicago and except Weed St. and except Hickory Ave. and except Hooker St. from the N. line of Recs St. and except Recs St. from the W. line of Hooker St. to the E. line of Hickory Ave.  
Rec. Apr 28, 1892. Doc. 1633620.



E 1/2 NE 1/4 SEC 5-39-14  
NORTH

39-14-5B  
17-5



"A"  
ELSTON'S ADD. TO CHICAGO in sec. 5-39-14.  
Ante-Fac. Rec. May 11, 1855.

"B"  
E. PRUSSING'S SUR. of Blk. 41 of Elston's Add. to Chicago (see "A"). Ante-Fac. Rec. May 25, 1868.

"C"  
JOHN YALE'S RESUB. of Blks. 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61, & 72 in Elston's Add. to Chicago (see "A"). Ante-Fac. Rec. Jun 24, 1871.

"D"  
CHICAGO LAND CO.'S RESUB. of Blks. 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74, & 84, together with Lot 1 in Blk. 50, all in Elston's Add. to Chicago (see "A"). Rec. Jun 11, 1873 Doc. 104948.

"E"  
JOHN A. YALE'S SECOND RESUB. of Blk. 43 in Elston's Add. to Chicago (see "A"). Rec. Sep 17, 1873 Doc. 122836.

"F"  
OWNER'S SUR. of all that part of sec. 5-39-14 lying S. & N. Branch Canal, N of Division St. and E. of Cherry Ave. except Blk. 69 in Elston's Add. to Chicago and except Weed St. and except Hickory Ave. and Hooker St. from the N. line of Division St. to the N. line of Rees St. and except Rees St. from the W. line of Hooker St. to the E. line of Hickory Ave. Rec. Apr 28, 1892 Doc. 1653620.

"G"  
JOHNSON'S & CARLSON'S RESUB. of Blk. 57 of John A. Yale's Resub. (see "C"). Rec. Jun 1, 1910 Doc. 4571265.

"H"  
THE SENG CO.'S RESUB. of part of Yale's Resub. of Blk. 58 in Elston's Add. to Chicago (see "A"). Rec. Aug 15, 1910 Doc. 4610401.

"J"  
RESUB. of Lot 1 in Johnson & Carlson's Resub. of Blk. 57 (see "G"). Rec. Jun 17, 1914 Doc. 5439093.

"K"  
RESUB. of Lots 23, 24, & 25 of J. A. Yale's Resub. of Blk. 45 of Elston's Add. to Chicago (see "A"). Rec. Aug 24, 1917 Doc. 6179056.

"L"  
Blackhawk-Halsted Subdivision of Block 59 in Elston's Addition to Chicago (See "A"). Rec. Nov 1, 2011 Doc. 1136529057.

CONDOMINIUM: 17-05-214-022  
Seno West Condo 15th Amendment  
Rec. 4/14/2001 Doc. 1010434107  
Rec. 11/6/2008 Doc. 0831145010  
Rec. 12/16/2008 Doc. 0835122030  
Rec. 1/14/2009 Doc. 0901431034  
Rec. 2/24/2009 Doc. 0905545000  
Rec. 2/27/2009 Doc. 0905645106  
Rec. 3/26/2009 Doc. 0908534099  
Rec. 4/27/2009 Doc. 0911745082  
Rec. 5/28/2009 Doc. 0914844039  
Rec. 7/13/2009 Doc. 0919418040  
Rec. 8/13/2009 Doc. 092544073  
Rec. 9/14/2009 Doc. 0925721029  
Rec. 10/8/2009 Doc. 0928131095  
Rec. 11/18/2009 Doc. 0932218013  
Rec. 12/23/2009 Doc. 0935745000  
Rec. 2/9/2010 Doc. 1004018032  
Rec. 6/10/2010 Doc. 1016118004  
Rec. 8/20/2010 Doc. 1023239002  
Rec. 10/27/2010 Doc. 1030034065

Unit	Unit	Unit
306 = 1001	906 = 1053	1905 = 1105
406 = 1002	907 = 1054	1906 = 1106
501 = 1003	1002 = 1055	1907 = 1107
503 = 1004	1003 = 1056	1908 = 1108
505 = 1005	1004 = 1057	2001 = 1109
506 = 1006	1101 = 1058	2002 = 1110
601 = 1007	1103 = 1059	2004 = 1111
602 = 1008	1104 = 1060	2005 = 1112
605 = 1009	1201 = 1061	2006 = 1113
606 = 1010	1202 = 1062	2007 = 1114
701 = 1011	1203 = 1063	2101 = 1115
702 = 1012	1204 = 1064	2102 = 1116
708 = 1013	1205 = 1065	2103 = 1117
808 = 1014	1401 = 1066	2104 = 1118
905 = 1015	1402 = 1067	2105 = 1119
908 = 1016	1403 = 1068	2106 = 1120
1001 = 1017	1501 = 1069	2107 = 1121
1005 = 1018	1502 = 1070	2108 = 1122
1006 = 1019	1503 = 1071	2201 = 1123
1007 = 1020	1504 = 1072	2202 = 1124
1008 = 1021	1505 = 1073	2203 = 1125
1102 = 1022	1506 = 1074	2204 = 1126
1105 = 1023	1507 = 1075	2205 = 1127
1106 = 1024	1508 = 1076	2206 = 1128
1107 = 1025	1601 = 1077	2207 = 1129
1108 = 1026	1602 = 1078	2208 = 1130
1206 = 1027	1603 = 1079	2302 = 1131
1207 = 1028	1604 = 1080	2306 = 1132
1208 = 1029	1605 = 1081	2307 = 1133
1404 = 1030	1606 = 1082	2308 = 1134
1405 = 1031	1607 = 1083	2406 = 1135
1406 = 1032	1608 = 1084	2407 = 1136
1407 = 1033	1701 = 1085	2408 = 1137
1408 = 1034	1702 = 1086	2501 = 1138
303 = 1035	1703 = 1087	2502 = 1139
403 = 1036	1704 = 1088	2503 = 1140
405 = 1037	1705 = 1089	2506 = 1141
407 = 1038	1706 = 1090	2507 = 1142
507 = 1039	1707 = 1091	2508 = 1143
607 = 1040	1708 = 1092	2602 = 1144
703 = 1041	1801 = 1093	2603 = 1145
704 = 1042	1802 = 1094	2604 = 1146
705 = 1043	1803 = 1095	2606 = 1147
801 = 1044	1804 = 1096	2607 = 1148
802 = 1045	1805 = 1097	2702 = 1149
803 = 1046	1806 = 1098	2703 = 1150
804 = 1047	1807 = 1099	2706 = 1151
807 = 1048	1808 = 1100	2707 = 1152
901 = 1049	1901 = 1101	2802 = 1153
902 = 1050	1902 = 1102	2803 = 1154
903 = 1051	1903 = 1103	2806 = 1155
904 = 1052	1904 = 1104	2807 = 1156



JLL  
Project and Development Services  
200 E. Randolph Drive, Chicago, Illinois 60601  
tel +1 312 228 3621

June 6, 2014

Black Contractors United  
Ms. Belinda Henderson  
1200 Marshfield Street  
Calumet Park, IL 60827

**VIA CERTIFIED MAIL**

**RE: UI LABS**

Dear Ms. Henderson:

The purpose of this letter is to inform your organization of potential contracting opportunities associated with the construction of certain improvements at the property at 1333 N. Hickory Avenue, Chicago, Illinois (the "Property"). UI LABS plans to locate its headquarters in downtown Chicago and in connection therewith, construct tenant improvements to approximately 94,000 square feet of office and manufacturing space at the Property. The project is anticipated to require the participation of trades such as electrical, mechanical, plumbing, fire protection, carpentry, painting and others. There will be a minimum 24% MBE and 4%WBE participation on this project. Construction is anticipated to begin in October 2014.

I am the project coordinator and can be reached at 1-312-228-3621. While the bidding process is not anticipated to begin for several months, I am available to answer questions and/or meet with representatives of your organization regarding the budget (once finalized), schedule and contracting opportunities for the project. At your request, I will provide your organization with one copy of the project bid documents (including plans and specifications).

Please make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, do not hesitate to contact me at the number listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Plummer".

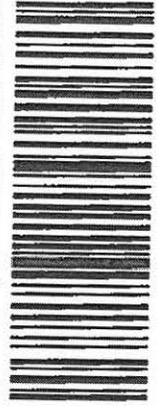
Jim Plummer  
Managing Director

Cc: Caralyn Nowinski – UI LABS  
Marty Malone – UI LABS  
Meredith O'Connor - JLL

7005 1160 0000 9438 1254

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7005 1160 0000 9438 1254

7005 1160 0000 9438 1254

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To  
 IL Hispanic Chamber of Commerce  
 Street, Apt. No. or PO Box No. 855 W. Adams St  
 City, State, Zip+4 Chicago IL 60617

PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IL Hispanic Chamber of  
 Commerce  
 Mr. Omar Duque  
 855 W Adams St  
 Chicago IL 60617

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 X  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  Hispanic American Construction Ray Rivera 901 W. Jackson #205 Chicago IL 60607	B. Received by (Printed Name) _____ C. Date of Delivery _____  D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.  4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

7005 1160 0000 9438 1230  
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
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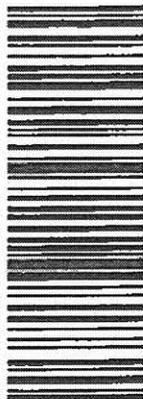
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Hispanic American Construction  
 Street, Apt. No., or PO Box No: 901 W. Jackson

7005 1160 0000 9438 1247

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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7005 1160 0000 9438 1247

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<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To Federation of Women Contractors Street, Apt. No., or PO Box No. 5650 S. Archer Ave City, State, ZIP+4 Chicago IL 60638	
PS Form 3800, June 2002 See Reverse for Instructions	

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Federation of Women Cont.  
Beth Doria  
5650 S. Archer Ave  
Chicago IL 60638

2. Article Number  
(Transfer from service label)**COMPLETE THIS SECTION ON DELIVERY**

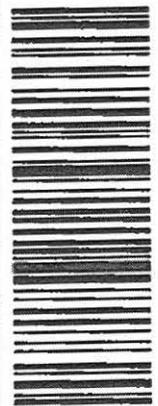
- A. Signature  Agent  
 Addressee  
**X**
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No
3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.
4. Restricted Delivery? (Extra Fee)  Yes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span>  <b>X</b></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p>
<p>1. Article Addressed to:</p> <p>Black Contractors United          Belinda Henderson          1200 Marshfield St.          Calumet Park IL 60827</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number          (Transfer from service label)</p>	
<p>PS Form 3811, February 2004 <span style="margin-left: 200px;">Domestic Return Receipt</span> <span style="float: right;">102595-02-M-1540</span></p>	

7005 1160 0000 9438 1261

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	

Sept To

Black Contractors United

Street, Apt. No. or PO Box No.

1200 Marshfield St

City, State, ZIP+4

Calumet Park IL 60827

7005 1160 0000 9438 1223

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS AT DOTTED LINE

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7005 1160 0000 9438 1223

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To  
 Assoc Asian Construction Ent  
 Street, Apt. No. or PO Box No. 333 N. Ogden Ave  
 City, State, ZIP+4 Chicago IL 60607  
PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Assoc Asian Construction  
 Perry Nackachi  
 333 N. Ogden Ave  
 Chicago IL 60607

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

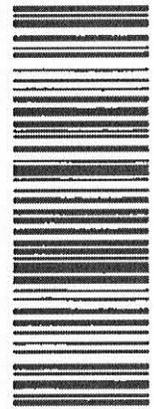
D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature X <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p>
<p>1. Article Addressed to:</p> <p>African American Contrac Omar Shaveef 7445 S. South Chicago Chicago IL 60619</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type  <input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7005 1160 0000 9436 1209  
 PLACE THIS MAIL TOP OF MAILPIECE OR THE FRONT OF THE ENVELOPE ADDRESSED TO THE ADDRESSEE  
**CERTIFIED MAIL™**



7005 1160 0000 9436 1209  
 7005 1160 0000 9436 1209

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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>											
<b>OFFICIAL USE</b>											
<table border="1"> <tr><td>Postage</td><td>\$</td></tr> <tr><td>Certified Fee</td><td></td></tr> <tr><td>Return Receipt Fee (Endorsement Required)</td><td></td></tr> <tr><td>Restricted Delivery Fee (Endorsement Required)</td><td></td></tr> <tr><td>Total Postage &amp; Fees</td><td>\$</td></tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$	Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$										
<table border="1"> <tr> <td>Sent To</td> <td>African American Contractors</td> </tr> <tr> <td>Street, Apt. No. or PO Box No.</td> <td>7445 S. South Chicago</td> </tr> <tr> <td>City, State, ZIP+4</td> <td>Chicago IL 60619</td> </tr> </table>		Sent To	African American Contractors	Street, Apt. No. or PO Box No.	7445 S. South Chicago	City, State, ZIP+4	Chicago IL 60619				
Sent To	African American Contractors										
Street, Apt. No. or PO Box No.	7445 S. South Chicago										
City, State, ZIP+4	Chicago IL 60619										
PS Form 3800, June 2002 <span style="float: right;">See Reverse for Instructions</span>											

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Women Business Develop Ctr  
Hedy Ratner  
8 S. Michigan #400  
Chicago IL 60603

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

7005 1160 0000 9438 1216

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7005 1160 0000 9438 1216

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

Postmark Here

Sent To  
Women Business Develop. Ctr.  
Street, Apt. No.,  
or PO Box No. 8 S. Michigan Ave #400  
City, State, ZIP+4  
Chicago IL 60603

PS Form 3800, June 2002 See Reverse for Instructions

Aldermanic support Letters will be attached to Staff Report for CDC hearing

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION NO. 14 - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH UI LABS**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF UI LABS  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution 96-CDC-29 and pursuant to the Act, enacted three ordinances on July 10, 1996 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Goose Island Redevelopment Project Area (the Area), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

**WHEREAS**, UI LABS(the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of the build-out of space to house the Digital Manufacturing Design Innovation Institute and UI LABS headquarters (the "Project"); and

**WHEREAS**, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: \_\_\_\_\_, 20\_\_

Attachment: Exhibit A, Street Boundary Description

## **EXHIBIT A**

### Street Boundary Description of the Goose Island Tax Increment Financing Redevelopment Project Area

The general street boundary of the Area is an area bounded on the west by the East Bank of the North Branch of the Chicago River from Halsted to Division, then east along the northern side of Division Street to North Branch Street, then northwest to Eastman Street, then northeast to Cherry Avenue and north on Cherry Avenue to Blackhawk Street, then west to the East Bank of the North Branch of the Chicago River and north to the northern most tip of Goose Island. The Area then runs southeast along the west line of Waste Management Corporation's property all the way to the southern side of Division Street and then heads west to Hickory Avenue, then southeast to Haines Street, then northeast to Halsted Street, then south along the western side of Halsted to the east Bank of the North Branch of the Chicago River.