

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

RESOLUTION NO. 02 - CDC - 78

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
WM. WRIGLEY JR. COMPANY
WITHIN THE
GOOSE ISLAND
T.I.F. REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
WM. WRIGLEY JR. COMPANY
AS THE 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-28 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, Wm. Wrigley Jr. Company (the "Company"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the redevelopment of a site located at 1132 West Blackhawk Street into offices, a research and development lab, and a pilot

manufacturing plant (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Company be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Company 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 Company be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Company 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: August 13, 2002

Attachment: Exhibit A, Street Boundary Description

**CITY OF CHICAGO
COMMUNITY DEVELOPMENT COMMISSION**

August 13, 2002

SUMMARY SHEET

Action Requested: 1) Grant authority to negotiate a Redevelopment Agreement with William Wrigley Jr. Company (the "Developer") for the use of incremental tax revenues and/or tax increment revenue bond proceeds for the redevelopment of 1132 West Blackhawk Street (the "Property"), located within the Goose Island Redevelopment Project Area (the "Area") and;

2) Recommend to the City Council of the City of Chicago the designation of William Wrigley Jr. Company, as the developer of the Project located within the boundaries of the Area.

Project : The Developer proposes to build a new Global Innovation Center at 1132 West Blackhawk Street to include approximately 180,000 square feet of office space, 75,000 square feet of lab space, and a 45,000 square foot pilot plant. The project will be built out in three phases and will ultimately result in the retention/creation of 388 jobs.

Type of Development: Industrial/Commercial

Location: The property is located at 1132 West Blackhawk Street and is located in the Goose Island Redevelopment Project Area.

Developer: William Wrigley Jr. Company

Assistance: The Developer is requesting \$15 million in TIF assistance.

Direct Project Assistance: The City, through the Department of Planning and Development (DPD), is planning to provide to the Developer for the TIF-eligible costs equal to the lesser of \$15 million or 18% of total project costs. The City will also provide the developer with a Cook County 6(b) tax abatement which will allow the Company to save approximately \$1 million. The TIF assistance plus the tax savings are equal to \$16 million or 19% of the total actual project costs, currently estimated at \$84,330,000.

Alderman/Ward: Alderman Theodore Matlak, 32nd Ward

Public Benefits:

- * Job Retention/Creation
- * Economic investment and redevelopment of vacant property
- * Site improvement on underutilized property

MBE/WBE:

The Developer will comply with all requirements regarding the use of minority and women-owned business contractors for the construction/build-out of the Project.

Issues: None

STAFF REPORT

MR. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The resolution before the Commission requests the following actions:

- 1) Grant authority to negotiate a Redevelopment Agreement with William Wrigley Jr. Company (the "Developer") for the use of incremental tax revenues and/or tax increment revenue bond proceeds for the redevelopment of 1132 West Blackhawk Street (the "Property"), located within the Goose Island Redevelopment Project Area (the "Area") and;
- 2) Recommend to the City Council of the City of Chicago the designation of William Wrigley Jr. Company, as the developer of the Project located within the boundaries of the Area.

PURPOSE OF THE RESOLUTION:

The purpose of this resolution is to provide Tax Increment Financing in order to foster the effective reuse of a presently vacant site to revitalize the Area.

BACKGROUND:

The William Wrigley Jr. Company is a recognized leader in the confectionery field and the world's largest manufacturer and marketer of chewing gum, with global sales of \$2.5 billion. Founded in 1891, the company is headquartered in Chicago and has production facilities in a dozen countries (including their original plant which is still in operation at 35th & Ashland), operations in two dozen more, and nearly 11,000 employees worldwide.

Wrigley is probably best known for their Juicy Fruit and Wrigley's Spearmint gum brands that were created over 100 years ago. The company has since increased their product portfolio to dozens of brands. Wrigley products now deliver benefits including breath freshening, tooth whitening and oral care, as well as sore throat, cough and heartburn relief.

While most of their product innovations have been created at their lab and research facilities in their present manufacturing location at 35th and Ashland, they are currently running out of space. Their lab space that was created to accommodate 50 scientists now is home to 100 employees. Building this new Innovation Center will allow Wrigley the space they need to expand and the capabilities of creating and testing new products, new manufacturing processes, and new packaging innovations that will keep Wrigley competitive in the global confectionery market.

Wrigley originally explored sites outside of the city of Chicago, in suburban locations, as well as land Wrigley currently owns in Mokena, West Chicago and Yorkville. The primary cost differential is the higher cost of the Goose Island land as well as the fact that they will have to build a parking deck on Goose Island versus surface parking in the other locations. Also, the Goose Island site has a price of \$27 per square foot as opposed to \$5.50 - \$7.50 per square foot in the suburban locations. Wrigley, a Chicago corporation for over 100 years, is committed to staying in Chicago and therefore has sought assistance from the City to make the decision to locate their Global Innovation Center here cost-effective. Wrigley has estimated that the difference in developing on the Goose Island site versus the suburban sites is approximately \$14 to \$15 million and therefore is requesting this amount in TIF financing to bridge the gap.

PROJECT SUMMARY:

Development Team:

Developer:

William Wrigley Jr. Company, a public traded company headquartered in Chicago.

Financing:

Not applicable.

Architect:

Hellmuth, Obata + Kassabaum (HOK), Inc.

Project Scope:

As one of its key long-term strategic choices, the Wm. Wrigley Jr. Company has increased its focus on innovation. The Company is announcing its plan to establish a Global Innovation Center to support the development of new, innovative products, processes and packaging. This Center will allow the company to achieve the following goals:

- Encourage collaboration between cross-functional teams working together from concept to execution.
- Offer flexible/adaptable spaces to accommodate growth and change.
- Acknowledge and incorporate history and future brand evolution.
- Provide appropriate amenities to support recruitment and retention.
- Produce a high energy environment with natural light and exterior views.
- Create an environment where innovation can flourish.

The primary strategic objective of the proposed project is to create a place where teams can work together, focused on a specific business outcome. The completed project will have 180,000 square feet of office space, a 75,000 square foot lab facility where new products will be created and tested, and a 45,000 square foot pilot plant facility where manufacturing operations will be tested in small batches prior to full scale release.

The proposed site at 1132 Blackhawk anchors the north end of Goose Island in the center of a proposed Planned Manufacturing District and the Goose Island TIF district, and encompasses approximately 331,380 square feet of vacant land. The project will be built out in three phases:

Phase I: 59,000 square foot office space; 58,000 square foot lab (one building); and 33,000 square foot Research Pilot Plant.

Phase II: 31,000 square foot office, 17,000 square foot lab; and 12,000 square foot Research Pilot Plant additions.

Phase III: 90,000 square foot separate office building; and 300 car parking structure.

The proposed Innovation Center is conceived as a place where collaboration can be nurtured and where innovative ideas can flourish. The approach to the architectural design and the campus planning of the

Innovation Center campus will mirror and support these objectives. The master plan for the buildings encourages that the placement of the buildings, parking facilities and open space be considered together so that the whole is greater than the sum of the individual elements. As the design is being completed the following subjects are being explored:

- Natural ventilation
- Double skin curtain walls
- Innovative day-lighting strategies
- High performance but non-reflective glazing
- General sustainability
- Sun screening devices and other modulating architectural features

Until the parking deck is erected in Phase III, surface parking will be created on the project site to accommodate Wrigley employees. Although temporary, surface lots will be landscaped and will meet or exceed the Landscape Ordinance requirements. Also, surface lots will be constructed using sustainable materials—materials that are biodegradable and/or recyclable—to lessen damaging effects to the environment. The surface parking facilities will be displaced by the future decks but the perimeter landscape program will be preserved as a pedestrian path as well as a screening element for the deck.

Wrigley, in an effort to lower development costs, had considered alternative sites to locate their innovation center instead of Chicago. As one of Chicago's most prominent companies, Wrigley has a commitment to this city. With City assistance, this Chicago institution will remain in the city, thereby retaining jobs and continuing to add to Chicago's economic base.

DEAL STRUCTURE:

Project Cost and Financing (see attached Budget)

The City, through the Department of Planning and Development (DPD), is planning to assist the developer in two ways. The Developer will receive a 6b classification for the pilot plant building. It is assumed the new 6b classification will be renewed through the life of the TIF. The net present value of the estimated tax savings of the new 6b classification is \$1,015,288. With respect to TIF, DPD will reimburse the Developer for the TIF-eligible costs in an amount equal to the lesser of \$15,000,000 or 18% of total project costs. TIF will be provided to the Developer in the form of three TIF Developer Notes to coincide with the completion of each of three phases of the project. Specifically, Note #1 will be in an amount not to exceed \$9,000,000 and will be issued upon the developer's receipt of certificate of completion for Phase I activities. Note #2 will be in an amount not to exceed \$3,000,000 and will be issued upon the developer's receipt of certificate of completion for Phase II activities. Note #3 will be in an amount not to exceed \$3,000,000 and will be issued upon the developer's receipt of certificate of completion for Phase III activities. The interest rate on the notes will be based upon market conditions. Disbursement is subject to the developer's meeting all applicable conditions and requirements of the redevelopment agreement including, but not limited to, MBE/WBE, prevailing wage, and City residency.

The total of TIF and 6b classification savings represents 19% of the total project costs, currently estimated at \$84,330,000. This amount of assistance was critical to the Developer selecting Chicago over alternative sites which were substantially lower in cost to the Developer.

Sources and Uses:

Please refer to Term Sheet

CONFORMANCE WITH THE REDEVELOPMENT PLAN:

The Project conforms to the plan and goals of the Goose Island TIF. It contributes to the goals of the plan by providing sound economic development in the project area, eliminating conditions which qualify as blighted in the Redevelopment project area and strengthening the economic well being of the project area as well as the City by increasing business activity and taxable values.

COMMUNITY OUTREACH:

Alderman Theodore Matlak, 32nd Ward supports this Project.

PUBLIC BENEFITS:

Project Benefits

- **Job Retention/Creation**
The project will ensure the retention of all 330 current jobs and is expected to result in 58 new jobs in Wrigley's workforce. Virtually all of the employees will be relocating from the current Wrigley facility at 35th and Ashland with a few (10%) coming from 410 N. Michigan. Wrigley will convert the area being vacated by these groups for use in current operations, including the possibility of additional production capacity. New jobs to be created include management, professional, technical and clerical positions. Salaries for these newly created jobs range from \$38,000/yr to \$111,000/yr.
- **Economic investment and redevelopment of vacant property**
- **Site improvement on underutilized property**
- **Pedestrian Bridge**
The City is working with the Developer to determine the feasibility of renovating and refitting a railway bridge adjacent to the property to allow for pedestrian traffic to cross, thus allowing employees of Goose Island as well as the project site to utilize business services along North Avenue.
- **Prevailing Wage, M/WBE, City Residency**
The Developer has agreed to comply with all City ordinances regarding Prevailing Wage, M/WBE and City Residency. The Developer mailed letters to the MBE/WBE Contractors Associations in July 2002 and met with the Monitoring and Compliance staff on July 25, 2002.

MBE / WBE

The Developer will comply with all requirements regarding the use of minority and women-owned business contractors for the construction/build-out of the Project. To date, in July 2002 the Developer has notified eight minority and women-owned business associations, by certified mail, of their intent to develop this project. The Developer also met with the Monitoring and Compliance staff on July 25, 2002 to discuss the monitoring and reporting requirements related to MBE/WBE compliance.

RECOMMENDATION:

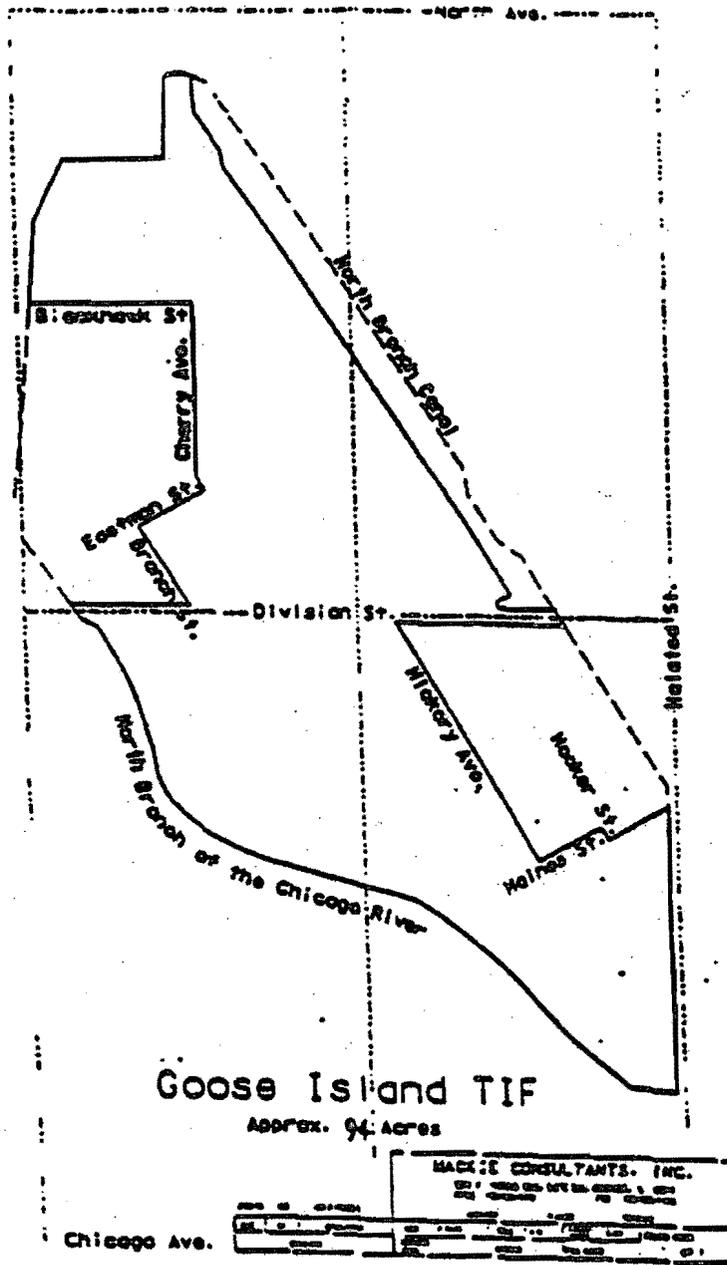
The resolution before the Commission requests the following actions:

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Redevelopment Project Area (the "Area") and;

2) Recommend to the City Council of the City of Chicago the designation of William Wrigley Jr. Company, as the developer of the Project located within the boundaries of the Area.

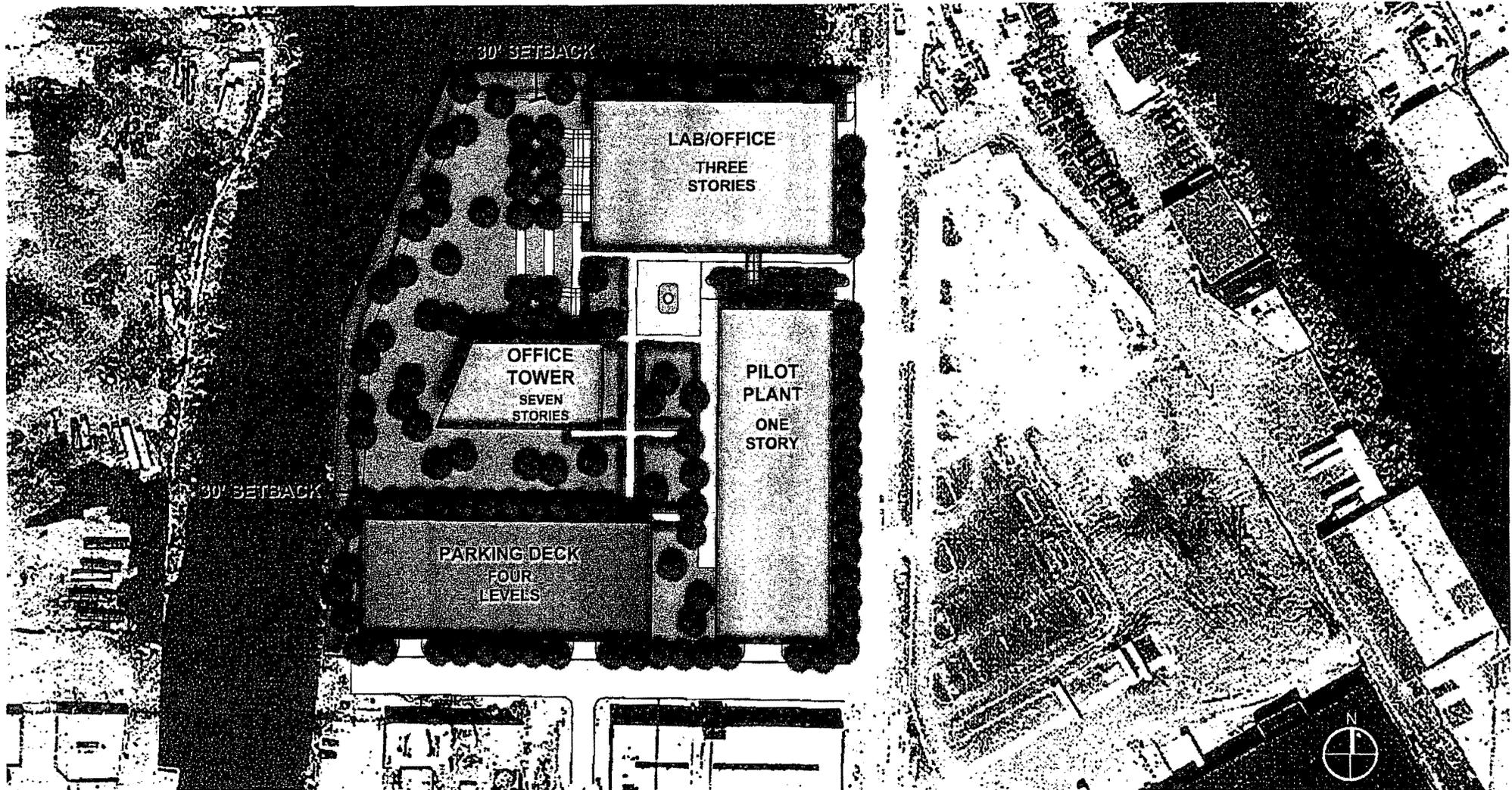
REDEVELOPMENT PROJECT AREA



Goose Island TIF

Approx. 94 Acres

SITE PLAN - STAGE III



Wrigley Innovation Center

Wm. **WRIGLEY** Jr. Company

1132 W. BLACKHAWK ST

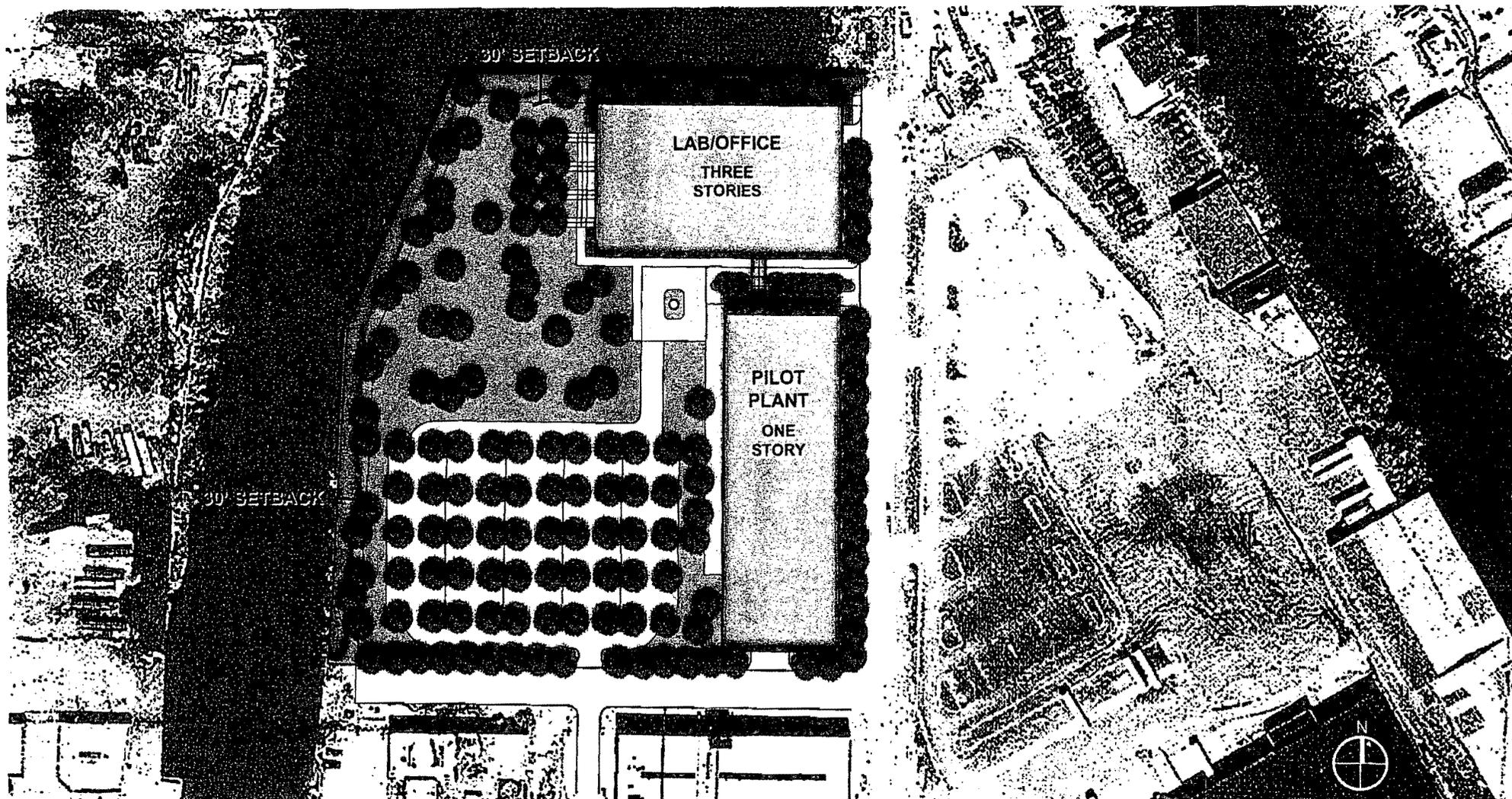
SCALE: 1" = 100'

the Science + Technology Group
the HOKPlanning Group



June 2002

SITE PLAN - STAGE II



Wrigley Innovation Center

Wm. WRIGLEY Jr. Company

1132 W. BLACKHAWK ST

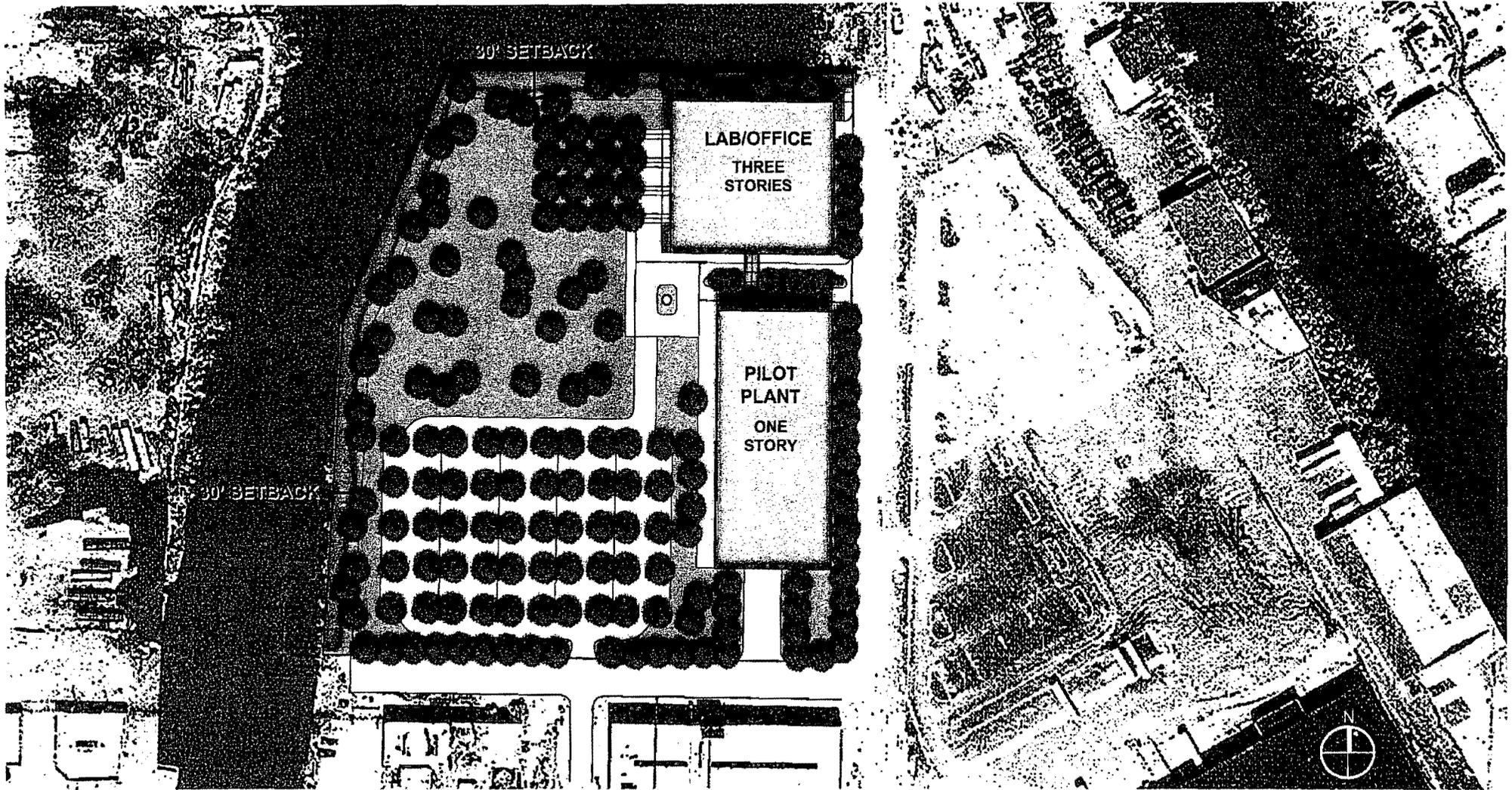
SCALE: 1" = 100'

the Science + Technology Group
the HOKPlanning Group



June 2002

SITE PLAN - STAGE I



Wrigley Innovation Center

Wm. WRIGLEY Jr. Company

1132 W. BLACKHAWK ST

SCALE: 1" = 100'

the Science + Technology Group
the HOKPlanning Group



June 2002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Medy Ratner
 Street, Apt. No., or PO Box No. Women Bus. Dev. Center
 City, State, ZIP+4

PS Form 3800, May 2000 See Reverse for Instructions

7000 1530 0003 7433 4802

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Rafael Hernandez
 Street, Apt. No., or PO Box No. Hispanic American
 City, State, ZIP+4

PS Form 3800, May 2000 See Reverse for Instructions

7000 1530 0003 7433 4833

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Babette Payton
 Street, Apt. No., or PO Box No. FL Assoc of Minority
 City, State, ZIP+4

PS Form 3800, May 2000 See Reverse for Instructions

7000 1530 0003 7433 4819

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
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Sent To Ornar Duque
 Street, Apt. No., or PO Box No. American Chamber
 City, State, ZIP+4

PS Form 3800, May 2000 See Reverse for Instructions

7000 1530 0003 7433 4826

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0003 7427 1954

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
*Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Carrol Walker
 Street, Apt. No., or PO Box No. Black Contractors
 City, State, ZIP+ 4

PS Form 3800, May 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0003 7427 1961

Postage	\$ 2.30
Certified Fee	37
Return Receipt Fee (Endorsement Required)	
*Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Sandra Bradley
 Street, Apt. No., or PO Box No. Redirection of Women
 City, State, ZIP+ 4 Contractors

PS Form 3800, May 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0003 7433 1844

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
*Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Perry Nockachi
 Street, Apt. No., or PO Box No. Association of Asian
 City, State, ZIP+ 4 Contractors Bnt

PS Form 3800, May 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0003 7427 1947

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
*Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark
Here

Sent To Amir Sharief
 Street, Apt. No., or PO Box No. African American
 City, State, ZIP+ 4 Contractors

PS Form 3800, May 2000 See Reverse for Instructions

TERM SHEET

The Developer proposes to build a new Global Innovation Center at 1132 West Blackhawk Street to include approximately 180,000 square feet of office space, 75,000 square feet of lab space, and a 45,000 square foot pilot plant. The project will be built out in three phases and will ultimately result in the retention and creation of 388 jobs.

In an attempt to lower costs, Wrigley was considering two suburban sites to locate their new development. Wrigley has estimated that the difference in developing on the Goose Island site versus the suburban sites is approximately \$14 to \$15 million and therefore is requesting this amount in TIF financing to bridge the gap.

Sources and Uses of Funds:

Uses:		Sources:	
Land Acquisition	\$9,000,000	Equity	\$84,330,000

Hard Costs:

Site Preparation	700,000
Cleaning and Grading	175,000
Public Works Improvements	2,300,000
Property Assembly	2,400,000
Demolition	350,000
Building Construction	28,448,200
Conveyance	2,706,825
Plumbing	6,315,925
HVAC	8,014,325
Fire Protection	796,125
Electrical	6,422,075
Equipment	371,525
Relocation Cost	<u>550,000</u>
Subtotal	59,550,000
Hard Cost Contingency	<u>5,955,000</u>
Total Hard Costs	65,505,000

Soft Costs

Studies	350,000
Surveys	200,000
Professional Fees	8,425,000
Other Soft Costs & Contingency	<u>850,000</u>
Total Soft Costs	9,825,000

Total Project Cost 84,330,000

The City, through the Department of Planning and Development (DPD), is planning to assist the developer in two ways. The City intends to issue a 6b classification for the pilot plant. It is assumed the new 6b classification will be renewed through the life of the TIF. With respect to TIF, DPD will reimburse the Developer for the TIF-eligible costs in an amount not to exceed \$15,000,000 or 18% of total project costs, whichever is less. TIF will be provided to the Developer in the form of a three TIF Developer Notes to coincide with the completion of each of three phases of the project. Interest rates will be based upon market conditions.



THEODORE A. MATLAK

ALDERMAN, 32ND WARD
2148 NORTH DAMEN AVENUE
CHICAGO, IL 60647-4562
TELEPHONE: (773) 227-1100
FAX: (773) 384-1874

CITY COUNCIL

CITY OF CHICAGO

CITY HALL
121 NORTH LASALLE STREET
ROOM 201 F
CHICAGO, IL 60602
TELEPHONE: (312) 744-6867
FAX: (312) 744-6824

July 29, 2002

Mr. Joe Williams, Chairman
Community Development Commission
121 North La Salle Street
Chicago, Illinois 60602

Dear Chairman Williams:

I am in full support of the Department of Planning and Development's request for financial assistance for the new Global Innovation Center at 1132 West Blackhawk Street in the Goose Island TIF.

The development will include approximately 180,000 square feet of office space, 75,000 square feet of laboratory space, and a 45,000 square foot pilot plant. The project will be built out in three phases and will ultimately result in the retention/creation of 388 jobs.

I have no objections and fully support this redevelopment effort.

Sincerely,

Theodore Matlak
Alderman, 32nd Ward

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

RESOLUTION NO. 02 - CDC -

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
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**TO RECOMMEND TO
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THE DESIGNATION OF
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- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 2002

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 description of the Area is an area bounded on the west by the West Bank of the Chicago River from Halsted to Division, then east on the northern side of Division Street to the east side of North Branch Street, then northwest to the south side of Eastman Street, then northeast to the east side of Cherry Street and north on Cherry Street to the north side of Blackhawk Street, then west on Blackhawk Street to the west side of Cherry Street, then north to the northern tip of Goose Island at the United States Turning Basin. The Redevelopment Project Area then runs southeast 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 Hooker Street, heading southeast to Halsted Street, and finally south along the western side of Halsted Street back to the point of beginning at the North Branch of the Chicago River.