

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
JUNE 12, 2018**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Jeffery Plaza

Applicant Name: 7131 Jeffrey Development, LLC, Jeffery Advisors, LLC d/b/a Shop & Save Market and/or affiliate entities

Project Address: 2101 E. 71st St

Ward and Alderman: 5th Ward, Alderman Leslie Hairston

Community Area: South Shore (43)

Redevelopment Area: 71st/Stony Island

Requested Action: TIF Developer Designation

Proposed Project: Acquisition of the Jeffery Plaza shopping center and redevelopment of the vacant Dominick's grocery store into a Shop & Save Market.

TIF Assistance: \$10,000,000

II. PROPERTY DESCRIPTION

Address: 2101 E. 71st St

Location: Southeast corner of 71st and Jeffery Blvd

Tax Parcel Numbers: 20-25-200-034; 20-25-200-036; 20-25-200-037; 20-25-201-033; 20-25-201-035

Land Area: Approximately 8.5 acres

Current Use: The site is currently improved with an 113,000 square foot commercial plaza that includes a 62,000 square foot grocery store space left vacant since the departure of Dominick's.

Current Zoning: PD 446

Environmental Condition: N/A

III. BACKGROUND

Jeffery Plaza (the “Plaza”) was constructed in 1990 and is located at the southeast corner of 71st Street and Jeffery Boulevard approximately 9 miles from downtown Chicago in the South Shore community area. The South Shore community contains 52,010 people and 23,496 households. The neighborhood is 94% African-American with a median household income of \$29,900 which is below the Chicago area average of \$47,300. The neighborhood should see increased investment as nearby projects in Jackson Park, including the Obama Presidential Center, the and the Tiger Woods designed Jackson Park golf course renovation are developed in the upcoming years. These projects should increase traffic around the Plaza.

The Plaza is the primary shopping destination for the South Shore community. The intersection of 71st and Jeffery is well served by transit, containing two bus routes, the 71 and the J14-Jeffery Jump express bus to downtown Chicago, as well as the Bryn Mawr Metra Electric Line station. As other commercial locations along the 71st Street struggled with vacancy, the Plaza solidified its role as a neighborhood shopping destination. Consequently this places a priority on making sure the Plaza remains viable. Filling the vacant Dominick’s space with a quality grocery store anchor is paramount to the viability of the Plaza and the 71st Street retail corridor.

In December 2013, the anchor tenant, a 62,000 square foot Dominick’s, closed. For the last five years the neighborhood has been without a full-service grocery store. This left the South Shore community with limited alternatives for buying groceries, including fresh meat, vegetables and fruit. The closest grocery store is a Jewel over a mile away near 75th St and Stony Island Ave.

On November 5, 2014, the City Council provided the Department of Planning and Development (“DPD”) with the authority to acquire the site, provided that a qualified buyer could be found. The acquisition authority was renewed on October 11th, 2017. The City has made numerous efforts to seek out several national retailers and grocery-store operators to occupy the vacant site. In August, 2017 the City issued an RFP requesting qualified developers to occupy the site. However, the RFP expired in November 2017 and a suitable buyer was not identified. The site remains as the last vacant Dominick’s store in Chicago.

As of March 2018, an Agreement of Sale and Purchase between the seller Jeffrey Plaza Investment LLC and the buyer 7131 Jeffrey Development, LLC Market was executed. This sale will allow for the purchase of the entirety of the Plaza and the redevelopment of the vacant Dominick’s into a 62,000 square foot Shop & Save Market to be operated by Jeffery Advisors, LLC. These are affiliate entities with the same ownership group. To facilitate the sale, the City of Chicago will enter into a Redevelopment Agreement (“RDA”) with the developer. The acquisition of the property is expected to close in October, 2018. The developers worked with the City previously to redevelop an underutilized shopping center and bring a Shop & Save Market to Archer Avenue. The overall result was positive, and the developers exceed

MBE/WBE goals for the project. This mutually beneficial experience makes them reliable partners in the redevelopment of the Plaza.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: 7131 Jeffrey Development, LLC and Jeffery Advisors, LLC d/b/a Shop & Save Market are affiliate entities both owned by the Jakubowski family--Cezary and Eva Jakubowski. They currently own and operate six other Shop & Save Markets in the Chicago metropolitan area:

- Bridgeview – 8847 South Harlem Avenue, operational since September 2008
- Des Plaines – 518 Metropolitan Way, operational since June 2006
- Niles – 229 Golf Mill Center, operational since February 2002
- Downers Grove – 7241 Lemont Rd, operational since May 2013
- Chicago—5829 South Archer Avenue. operational since March 2010
- Chicago—6312 N Nagle Avenue, operational since November 2014

Consultants:

- Architect – Alan R. Schneider Architects, P.C.
- Environmental—Advance Environment Corp
- Engineering—Waldman Engineering Consultants Inc.
- Legal—Tinkoff, Popko & Associates.

V. PROPOSED PROJECT

Project Overview: 7131 Jeffrey Development, LLC and their affiliate Jeffery Advisors, LLC d/b/a Shop & Save Market, (the “Developer”) proposes to purchase and refurbish the Plaza located at 2101 E. 71st St. The Developer will be the sole owner and will manage all operations of the Shop & Save Market as well as the inline tenants of the Plaza.

The Developer intends to redevelop the 62,000 square foot vacant Dominick’s as part of the larger redevelopment of the 113,000 square foot shopping center. The Developer plans on improving its overall appearance and making it more attractive to customers and potential tenants.

The project is anticipated to create 70-85 temporary construction positions as well as 60-85 full-time equivalent (“FTE”) jobs at the Shop & Save Market. Furthermore, the Developer anticipates that they will retain 59 FTE positions and 54 part-time positions at the fifteen other stores that make up the Plaza.

In order to facilitate local hiring the Developer will work with the City to develop an outreach program for hiring residents of the South Shore neighborhood... The program should include: (a) engaging a local community organization to recruit, train, prepare, and follow up with prospective job applicants from the South Shore neighborhood, (b) hosting at least 3 outreach and recruiting job fairs in the South Shore neighborhood, and (c) following-up with residents of the South Shore neighborhood who are hired in order to ensure that such residents remain employed.

Environmental Features: N/A

VI. FINANCIAL STRUCTURE

The City intends to enter into a Tax Increment Financing (“TIF”) RDA with the Developer for the purpose of providing an incentive to develop, own, and maintain the project for a minimum of 10 years.

The City intends to reimburse the Developer for a portion of its TIF-eligible costs in an amount not to exceed \$10,000,000 (the “City Funds”), which is approximately 42.1% of the Total Project Costs (the “TPC”), currently estimated to be \$23,756,702. The City Funds will be provided, primarily as a reimbursement for the acquisition of the property. The reimbursement is needed so that a long needed grocer can be brought back to the Plaza after a nearly five year absence, and the last vacated Dominick's location remaining in the City of Chicago will finally be occupied.

- At the closing of the RDA, the City shall make a payment to the Developer of \$2,000,000 (the “Initial Payment”).
- Upon the later of the first anniversary of the Initial Payment or the issuance of a Certificate of Completion for the Project (the “Certificate”), the City shall make the first of four annual installment payments to the Developer of \$2,000,000 (the “First Annual Payment”).
- On the anniversary of the First Annual Payment, the City shall make the second installment payment of \$2,000,000 (the “Second Annual Payment”).
- On the anniversary of the Second Annual Payment, the City shall make the third installment payment of \$2,000,000 (the “Third Annual Payment”).
- On the anniversary of the Third Annual Payment, the City shall make the final installment payment of \$2,000,000 (the “Fourth Annual Payment”).

The Developer will be required to adhere to a compliance period of at least 10 years from receiving a Certificate of Completion. According to the stipulations in the Compliance Period the Developer must:

- Not sell or transfer the property
- Operate a full-service grocery store on site
- Maintain at least 50% occupancy of the non-grocery store retail space

The Developer will be allowed one 12-month cure period to correct any compliance deficiencies. If the Developer fails to cure these deficiencies by the end of the cure period, the City shall have the right to cease TIF payments, recapture the full amount of all previous payments of TIF funds, and terminate the RDA.

The following table identifies the sources and uses of funds related to this project:

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$595,000	2.5%
Debt	\$9,189,702	38.7%
NMTC	\$3,972,000	16.7%
City Assistance	\$10,000,000	42.1%
Total Sources	\$23,756,702	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of</u>
Acquisition	\$13,000,000	\$114.74 psf
Site Clearance and Preparation	\$50,000	\$0.44 psf
Hard Costs	\$7,219,000	\$63.72 psf
Soft Costs		
Architect's Fee (2.6% of hard costs)	\$185,000	
General Contractor (1.5% of total costs)	\$350,000	
Loan Fees (0.4% of total costs)	\$83,924	
Loan Interest (4.3% of total costs)	\$1,016,906	
Other soft costs (7.8% of total costs)	<u>\$1,851,872</u>	
Total Soft Costs (14.7% of total costs)	\$3,487,702	\$30.78 psf
Total Uses	\$23,756,702	\$209.68 psf

VII. PROJECT BENEFITS

The proposed project will provide the following public benefits.

Grocery Store: The project will create a full-service grocery store for the South Shore community. After a five-year absence the project will once again provide a retail destination where community residents can obtain fresh meats, fruits and vegetables.

Eliminate Vacancy: The project will eliminate a large vacant commercial space from the center of the South Shore retail shopping district. The Plaza will also be redeveloped to improve the physical systems, parking-lot and appearance so as to retain existing tenants and attract additional tenants.

Permanent Jobs: It is anticipated that the project will generate 60-85 full-time equivalent ("FTE") jobs in all operational areas of the grocery store, from managers of the store and the meat and seafood departments, to cashiers and stock clerks. The project is anticipated to retain 59 full time and 54 part time jobs.

Construction Jobs: The project is anticipated to produce 70-85 temporary construction jobs.

Property Taxes: The project will expand the tax base because the investment in the property will result in an increase in its assessed value by eliminating vacancy and blight.

Affirmative Action: The Developer will comply with the requirements of Chicago's

Affirmative Action Ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% 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 copy of the notification letter and the post office receipts for the mailing of 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

Alderman Leslie Hairston has provided a letter of support endorsing this project and the proposed TIF assistance level.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the 71st/Stony Island Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Rehabilitating and upgrading existing structures to support the retention of businesses and residents;
- Eliminating blight by substantially reducing the amount of commercial vacancy within the neighborhood;
- Employing residents from within the area as well as adjacent neighborhoods and redevelopment project areas;
- Creating new job opportunities within the area. and,
- Stabilizing and enhancing the real estate and sales tax base of the City and other taxing districts.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the Community Development Commission, DPD will negotiate an RDA with the Developer. The RDA 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 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 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 of the RDA will not occur before the City Council has approved the agreement, the Developer has obtained all necessary City approvals including zoning and building permits and the developer has presented proof of financing. The RDA will include a development timetable.

XI. RECOMMENDATION

DPD has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project and its need for public assistance. DPD recommends that the Community Development Commission approve the designation of 7131 Jeffrey Development, LLC and Jeffery Advisors, LLC d/b/a Shop & Save Market as developers for the redevelopment of Jeffery Plaza at 2101 E. 71st Street so that the project can advance to the City Council.

EXHIBITS

TIF Map

Neighborhood Map

Site Plan

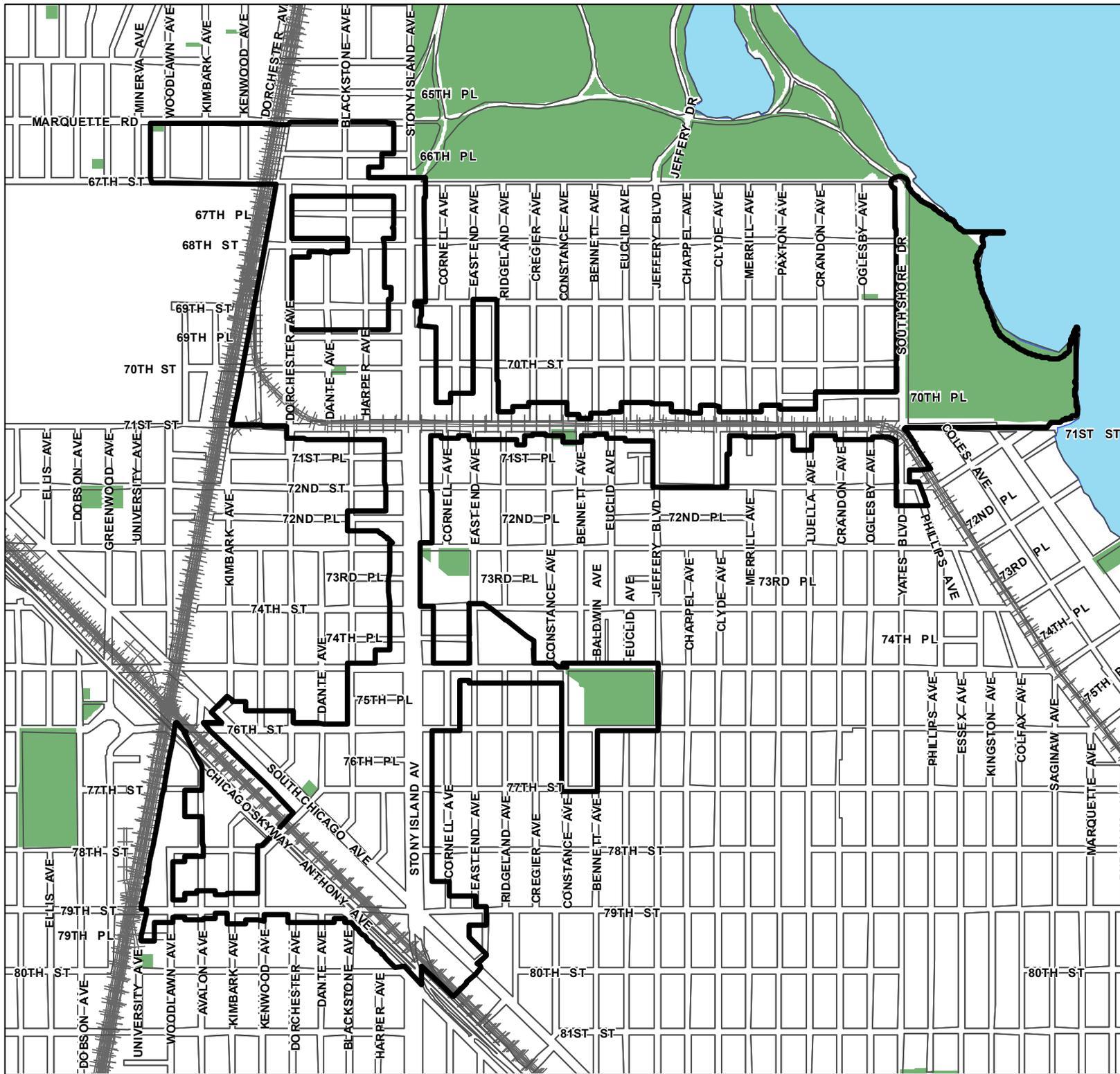
Sample M/WBE Letter

Copies of M/WBE Certified Receipts

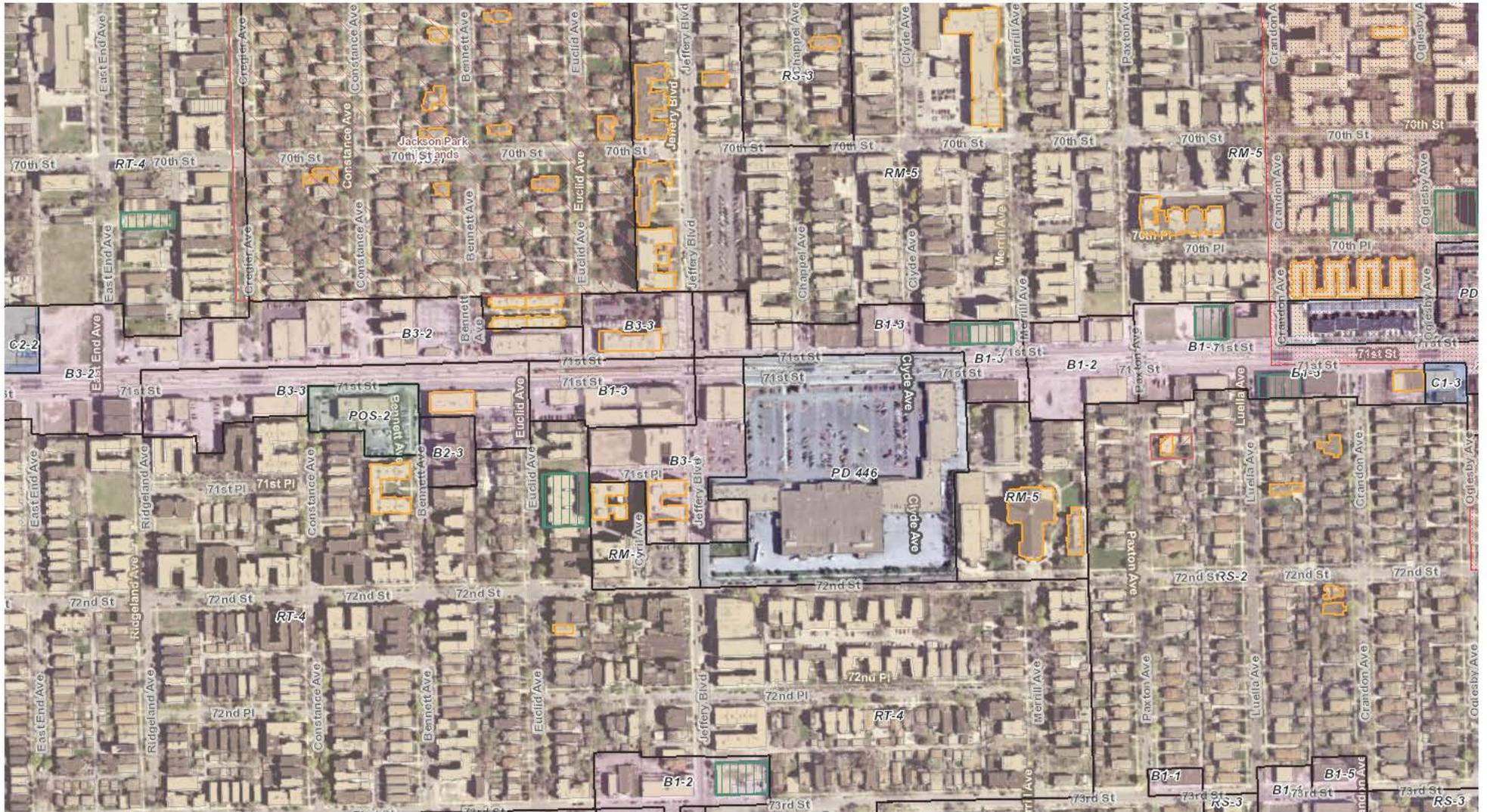
Alderman Letter of Support

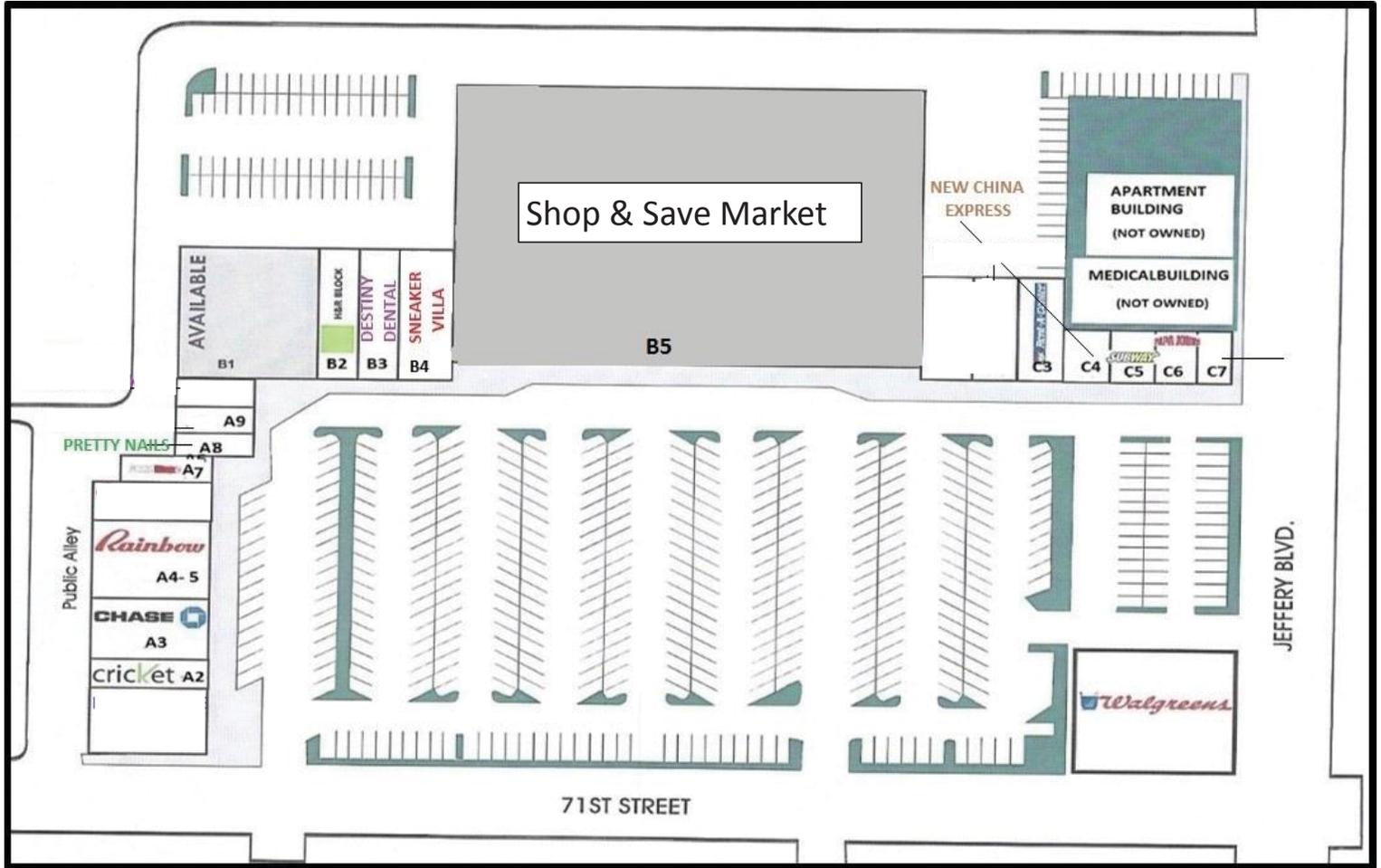
Existing Tax Increment Financing Districts

71st/Stony Island



Zoning and Land Use Map
Department of Planning and Development





7131 JEFFREY DEVELOPMENT, LLC

**8847 S. Harlem Ave.
Bridgeview, IL 60455
(708) 398-6600**

June 5, 2018

Mr. Omar Duque
Illinois Hispanic Chamber of Commerce
222 W. Merchandise Mart Plaza
Suite 1212, c/o 1871
Chicago, Illinois 60654

VIA CERTIFIED MAIL

Dear Mr. Duque:

7131 JEFFREY DEVELOPMENT, LLC is pleased to announce the redevelopment of the property located at 2101 E. 71st Street in Chicago, Illinois. The property consists of a 113,300 square feet commercial shopping center that includes a vacant 62,000 square foot grocery store space that will be redeveloped into a Shop & Save Market complete with on-site parking.

7131 JEFFREY DEVELOPMENT, LLC will be selecting a general contractor for the project after we close on the property in July, 2018. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Once a general contractor is selected 7131 JEFFREY DEVELOPMENT, LLC will send out an additional letter detailing the estimated project budget, which identifies the items subject to minority business enterprise (MBE) participation of twenty-six percent (26%) and women business enterprise (WBE) participation of four percent (4%). The letter will also include an attached proposed project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

7131 JEFFREY DEVELOPMENT, LLC is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

7131 JEFFREY DEVELOPMENT, LLC



Kenneth J. O'Connor,
Controller

cc: Chip Hastings, City of Chicago Department of Planning and Development

7017 3380 0000 8078 6274

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CHICAGO, IL 60641

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Ms. Beth Doria, Federation of Women Contractors
 Street and Apt. No., or PO Box No. 4210 W. Irving Park Road
 City, State, ZIP+4® Chicago IL 60641

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 3380 0000 8078 6293

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CHICAGO, IL 60661

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Mr. Jorge Perez, Hispanic Amer. Const. Fed.
 Street and Apt. No., or PO Box No. 650 W. Lake Street, Ste 415
 City, State, ZIP+4® Chicago IL 60661

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 3380 0000 8078 6286

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CHICAGO, IL 60603

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Ms. Emelio D. Meno, WBDC
 Street and Apt. No., or PO Box No. 8 S. Michigan, Suite 400
 City, State, ZIP+4® Chicago IL 60603

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 9462 6510

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NILES, IL 60714

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Mr. Perry Nakachi, Assoc. of Asian Const. ENT
 Street and Apt. No., or PO Box No. 5037 W Howard Street
 City, State, ZIP+4® Niles IL 60714

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 9462 6497

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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CHICAGO, IL 60654

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Mr. Omar Duque IL Hip. Chamber of Commere
 Street and Apt. No., or PO Box No. 222 W. Merch. Mart Plaza, Suite 1212, 061971
 City, State, ZIP+4® Chicago IL 60654

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 9462 6503

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CHICAGO, IL 60628

Certified Mail Fee	\$3.45	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	11
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	



Sent To: Mr. Edward Makinik, Black Contractors United
 Street and Apt. No., or PO Box No. 11906 S. Michigan Ave.
 City, State, ZIP+4® Chicago IL 60628

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



2325 EAST 71ST STREET
CHICAGO, ILLINOIS 60649
TELEPHONE: (773) 324-5555
FAX: (773) 324-1585

CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER

THIRD FLOOR - CITY HALL
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6832

LESLIE A. HAIRSTON
ALDERMAN, FIFTH WARD

COMMITTEE MEMBERSHIPS

ECONOMIC, CAPITAL AND
TECHNOLOGY DEVELOPMENT
(VICE-CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

SPECIAL EVENTS, CULTURAL AFFAIRS
AND RECREATION

May 25, 2018

Mr. David Reifman, Commissioner
Department of Planning and Development City of Chicago
City Hall, Room 1000
121 N. La Salle Street
Chicago, Illinois 60602

Re: Letter of Support for Jeffery Plaza, 2101 E 71st Street

Dear Commissioner Reifman:

I am writing you today to give my support for providing Tax Increment Financing (TIF) Assistance to Jeffrey Advisors, LLC to assist in the redevelopment of the Jeffery Plaza shopping center. I support granting Jeffrey Advisors, LLC TIF reimbursement payments so that they can add a much needed grocery store to this location. Attracting a quality grocery store to the long-vacant Dominick's site is a long standing goal of our community and I look forward to the grand opening of the Shop & Save Market.

Your attention to this matter is greatly appreciated. If you have any questions, please contact my office at your earliest convenience.

Sincerely,

Leslie A. Hairston,
Alderman, Fifth Ward

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH 7131 JEFFREY DEVELOPMENT, LLC,
JEFFERY ADVISORS, LLC D/B/A SHOP & SAVE MARKET AND/OR AFFILIATE
ENTITIES**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF JEFFREY ADVISORS, LLC
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 198-CDC-93 and pursuant to the Act, enacted three ordinances on October 29, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the 71st & Stony 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, upon the recommendation of the Commission, pursuant to Resolution 17-CDC-16, and in accordance with the Plan, the City Council enacted an ordinance on October 11, 2017, which grants to the City the authority to acquire the property at the South East Corner of 71st Street and Jeffrey Boulevard (PIN20-25-200-034; 20-25-200-036; 20-25-200-037; 20-25-201-033; 20-25-201-035) (the "Property"); and

WHEREAS, on August 8th, 2017 the Commission authorized the advertisement and issuance of a Request for Proposals ("RFP") for the purchase and redevelopment of the Property; and

WHEREAS, the advertisement appeared in the August 13, 2017, August, 27th 2017 and September 10, 2017 issues of the Chicago Sun Times and the RFP documents were made available to the public beginning August 14, 2017; and

WHEREAS, the Department of Planning and Development (the “Department”) received one proposal by November 17, 2017; the deadline for submission of responses to the RFP; and

WHEREAS, the staff of the Department reviewed the submission and found that it did not satisfy the goals and objectives of the RFP and the Plan; and

WHEREAS, 7131 Jeffrey Development LLC, Jeffery Advisors LLC d/b/a Shop & Save Market and/or affiliate entities (the “Developers”), have 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 and the goals and objectives of the RFP, consisting of the redevelopment of a 113,000 square foot retail shopping center including the re-occupancy of the vacant 62,000 grocery store into a Shop & Save Market (the “Project”); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developers 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
71st & Stoney Island Tax Increment Financing
Redevelopment Project Area

The Area is bounded approximately by Stoney Island Avenue from E 66th Street on the north and E 80th Street on the south; and 71st Street from Lake Michigan to the east and S Kimbark Avenue on the west.