

STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK )

**CERTIFICATE**

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 13<sup>th</sup> Day of March 2007 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

**Dated this 13<sup>th</sup> Day of March 2007**

A handwritten signature in cursive script that reads "Jennifer Rampke". The signature is written in black ink and is positioned above a horizontal line.

**EXECUTIVE SECRETARY  
Jennifer Rampke**

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

**RESOLUTION NO. 07-CDC-21**

**AUTHORIZATION TO ENTER INTO A NEGOTIATED SALE WITH RPA LIMITED  
PARTNERSHIP FOR DISPOSITION OF THE PROPERTY LOCATED AT  
3708 W. DOUGLAS BOULEVARD WITHIN THE MIDWEST TIF  
REDEVELOPMENT PROJECT AREA**

**AND**

**AUTHORIZATION TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH  
RPA LIMITED PARTNERSHIP**

**AND**

**RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF RPA LIMITED PARTNERSHIP 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 00-CDC-28 and pursuant to the Act, enacted three ordinances on May 17, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Midwest TIF 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**, the City owns the property located at 3708 W. Douglas Boulevard having the Property Identification Number(s) (PINs) 16-23-111-024 (the "City Property") and desires that it be redeveloped for green space; and

**WHEREAS**, RPA Limited Partnership ("Developer") owns the property located at, 3123-27 and 3131 W. Douglas Boulevard having the Property Identification Numbers(s) (PINs) 16-24-104-027 and 3700-3706 W. Douglas having the PIN, 16-23-111-025 ("the Developer Property") and the City desires that they be renovated for continued use as affordable rental housing; and

**WHEREAS**, staff of the Department of Planning and Development and the Department of Housing of the City of Chicago (the “Departments”) have entered into discussions with the Developer concerning the sale of the City Property for the development of green space and renovation of the Developer property (“ the Project”); and

**WHEREAS**, the Developer has submitted a project budget and evidence of having the financial capacity to complete the project, and the staff of the Departments have reviewed these and found them to be satisfactory; and

**WHEREAS**, the Developer has proposed to pay \$1.00 as consideration for the purchase of the City Property, which is \$67,499 less than the appraised fair market value of \$67,500; and

**WHEREAS**, staff of the Departments have determined that the Developer’s proposal conforms to the Plan; and

**WHEREAS**, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement relating to the development of City-owned property within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

**WHEREAS**, the Departments request the authority of the Commission to make the required disclosure by publishing a public notice substantially in the form set forth as **Exhibit B** hereto (the “Notice”) be published at least once for three consecutive weeks in at least one Chicago metropolitan newspaper, inviting alternative proposals from other developers who will have a period of not less than thirty (30) days after the first publication of the public notice in which to submit a responsive proposal; and

**WHEREAS**, the Departments request that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Departments be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project, if no responsive alternative proposals are received by the Departments within thirty (30) days after publication of the first Notice or, if alternative proposals are received and the Departments in their sole discretion determine that the Developer’s Project is the best proposal; 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 authorizes the Departments to publish the Notice.
- Section 3. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Departments be authorized to negotiate, execute and deliver on the City’s behalf a redevelopment agreement with the Developer for the Project, so long as no responsive alternative proposals are received by the Departments within

the time recited above or, if alternative proposals are received and the Departments in their sole discretion determine that the Developer's Project is the best proposal.

- Section 4. The Departments are hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Lori Healey Commissioner, Department of Planning and Development, Attn: Fernando Espinoza, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.
- Section 6. In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and the Departments in their sole discretion determine that the Developer's Project is the best proposal, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.
- Section 7. 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 8. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 9. This resolution shall be effective as of the date of its adoption.
- Section 10. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: March 13, 2007

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area Street Boundary Description

Exhibit B, Form of Notice Requesting Alternative Proposals

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

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REGARDING  
A PROPOSED NEGOTIATED SALE OF CITY-OWNED PROPERTY  
AND DESIGNATION OF DEVELOPER  
MARCH 13, 2007**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	Renaissance Place Apartments
Applicant Name:	RPA Limited Partnership, an Illinois limited partnership.
Project Address:	3123-37 W. Douglas Blvd. -- Developer-owned 3131 W. Douglas Blvd. -- Developer-owned 3700-06 W. Douglas Blvd. -- Developer-owned 3708 W. Douglas Blvd. -- City-owned
Ward and Alderman:	24th Ward / Alderman Michael D. Chandler
Community Area:	North Lawndale
Redevelopment Project Area:	Midwest TIF District
Requested Action:	Negotiated Sale and TIF Developer Designation.
Proposed Project:	The rehabilitation of three, three-story walk-up brick buildings and the improvement of one adjacent, city-owned vacant lot for landscaped green space. The project will provide 54 affordable apartment units for families at the 60% AMI income level or below. The project will contain 27 two-bedroom units, 17 three-bedroom units and 10 four-bedroom units.
Appraised Market Value:	\$ 67,500.00
Sales Price:	\$ 1.00
Acquisition Assistance:	\$ 67,499.00
TIF Assistance:	\$2,000,000.00

**II. PROPERTY DESCRIPTION**

Address: 3123-27 W. Douglas Blvd. – Developer-owned  
3131 W. Douglas Blvd. – Developer-owned  
3700-06 W. Douglas Blvd. – Developer-owned  
3708 W. Douglas Blvd. – City-owned

Location: The 3100 block of West Douglas Boulevard between Kedzie Avenue and Albany Avenue and the 3700 block of West Douglas between Lawndale Avenue and Independence Boulevard.

Tax Parcel Numbers: 16-23-111-024 – 3708 W. Douglas Blvd.  
16-23-111-025 – 3700-06 W. Douglas Blvd.  
16-24-104-027 – 3123-27 and 3131 W. Douglas Blvd.

Land Area: City-owned parcel – 3,749.94 square feet.

Current Use: Each of the three buildings which comprise this development are brick, three-story, walk-up properties. At present 3123- 27 W. Douglas, which contains 24 units and has a building square foot area of 25,329 square feet, is vacant; the other two properties, one containing 6 units at 7,374 building square feet and the other containing 24 units and 27,924 square feet, respectively, are partially occupied. The occupancy rate for these two buildings is at 33%. Each of the buildings is approximately 90 years old. The last property, 3708 W. Douglas is a vacant, to be conveyed, City-owned lot which the developer will landscape and use as green space. All three buildings will be renovated. Relocation will occur within the project.

Current Zoning: 3123-27 W. Douglas Blvd. – RT-4; Multi-Unit District.  
3131 W. Douglas Blvd. – RM-5; Multi-Unit District.  
3700-06 W. Douglas Blvd. - RT-4; Multi-Unit District.  
3708 W. Douglas Blvd. – RT-4; Multi-Unit District.

Environmental Condition: The developer has included a \$35,000 line item in the development budget for environmental remediation. A Phase-I report was done in July, 2006 by EMG company and indicated needed removal of asbestos around basement pipes in two of the project’s buildings; 3123-27 W. Douglas Blvd. and 3131 W. Douglas Blvd. The developer had the asbestos removed this month, February, 2007, by Galaxy Environmental.

Inventory Profile:

The City acquired the property through the Tax Reactivation Program, on January 23, 2002.

**III. BACKGROUND**

These 54 units are part of the 1,200-unit Lawndale restoration portfolio which had a Project-Based Section 8 contract on all of the units. Despite a “moderate” rehabilitation in the early 1990s, the buildings fell into severe disrepair. With numerous building code violations and vacancy rates rising, HUD foreclosed on the properties in June of 2005.

To avoid a mass auction of the units, HUD agreed to convey the properties to the City of Chicago. The CDC recommended acquisition authority in November, 2005. The portfolio was divided into groups of buildings and DOH issued an RFQ for developers to purchase one of the groups of buildings in the portfolio for \$10 per building through the Community Investment Initiative program. Lawndale Christian Development Corporation partnered with Safeway Construction Company and was selected to purchase the three buildings in this project.

This project will restore these buildings to their original grandeur and enhance Douglas Boulevard and the surrounding area. The project will retain 54 units of safe and affordable housing. This specific project has not received previous CDC action.

**IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** RPA Limited Partnership is an Illinois limited partnership (the “Borrower”), the general partner of which is LCDC Safeway II, LLC, an Illinois limited liability company, the members of which are Lawndale Christian Development Corporation (LCDC), an Illinois not-for-profit corporation, and Douglas Boulevard II, LLC, an Illinois limited liability company (the members of which are Douglas Boulevard LRP, Inc., an Illinois corporation, and John W. Bonds, Jr., an individual. Lawndale Christian Development Corporation (LCDC) was established in 1987 to bring holistic revitalization to the lives and environment of North Lawndale residents through economic empowerment, housing improvements, educational enrichment, and community advocacy. LCDC focuses on both residential and commercial development projects. LCDC has been involved in six previous projects funded with DOH assistance: The Lazarus Apartments funded in December of 1994. It is a 48 multi-unit affordable housing development; Tabernacle Apartments funded in 1998. It is a 26 multi-unit affordable housing development; Koinania Condominiums was funded in 2000. It is the affordable for-sale development of 10 condominiums under the City’s New Homes for Chicago program. Canaan Homes was funded in 2003. It is a 24 unit New Homes for Chicago affordable for-sale development. Praise Apartments was funded in 2006. It is a 32 unit affordable housing development; and Fountain View Apartments was funded in 2006. It is a 45 multi-unit affordable housing development.

John W. Bonds, Jr. and his family of companies have more than 25 combined years of experience in housing construction, development and management. Those companies consist of Safeway Construction Company, Inc., Safeway I. C. Management, Inc. and S & G Construction

Group, Inc. As a general partner, Mr. Bonds currently owns and operates over 50 units of affordable rental housing. Safeway Construction was the general contractor on the above-referenced Praise Apartments and Fountain View Apartments developments. Praise Apartments has been successfully completed and rented. Fountain View Apartments is expected to have construction completed within the next couple of months.

**Consultants:** The financial consultant is Virginia Pace of the Lighten-Gale Group (LGG), a consulting firm, which has been in business since 1999. The firm has extensive experience in coordinating financing and project management services related to the development of affordable, market rate and mixed income housing. LGG specializes in multi-family affordable housing but also coordinates other creatively financed projects. LGG is coordinating all of the private and public financing for this project.

## **V. PROPOSED PROJECT**

**Project Overview:** Renaissance Place Apartments is the rehabilitation of three, three-story walk-up brick buildings. The buildings that make up this project have been in disrepair for many years and were recently foreclosed upon by HUD. All three buildings are located on West Douglas Boulevard. The project is 33% occupied and consist of 54 residential units. The units are a mix of two, three and four bedroom sizes. 33 units will be restricted at or below 50% AMI and 21 units will be restricted at or below 60% AMI. The developer has met with the Mayor's Office for People with Disabilities (MOPD) and MOPD has agreed upon allowing 3 of the units for which accessibility will be "readily achievable" and one audio/visual impaired unit.

A site plan, floor plans and elevation are provided as exhibits to this report.

**Residential Unit Profile:** The following table provides a detailed description of the proposed project. The subject property will provide 54 rental units affordable for households earning no more than 60 percent of the area median income. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects receiving City assistance in the form of a land write-down or 20 percent affordable units in projects receiving TIF assistance. The Department of Housing has reviewed and approved the affordable unit rents.



### Unit Profile

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent/sf*	Monthly Rent*
2 bed/1 bath	7	Affordable at 50% AMI	950	\$ .79	\$ 754
2 bed/1 bath	9	50% AMI-Tnt. Pd. Heat	950	\$ .74	\$700
2 bed/1bath	5	Affordable at 60% AMI	950	\$ .85	\$804
2 bed/1 bath	6	60%AMI- Tnt.Pd.Heat	950	\$ .79	\$750
3 bed/1bath	9	Affordable at 50%AMI	1,063	\$ .81	\$863
3 bed/1 bath	2	50% AMI-Tnt. Pd. Heat	1,063	\$ .75	\$800
3 bed/1 bath	5	Affordable at 60% AMI	1,063	\$ .91	\$963
3 bed/1 bath	3	60% AMI-Tnt. Pd. Heat	1,063	\$ .85	\$900
4 bed/1 bath	3	Affordable at 50% AMI	1,230	\$ .79	\$975
4 bed/1 bath	3	50% AMI- Tnt. Pd. Heat	1,230	\$ .73	\$900
4 bed/1 bath	1	Affordable at 60% AMI	1,230	\$ .87	\$1,075
4 bed/1 bath	3	60% AMI-Tnt. Pd. Heat	1,230	\$ .81	\$1,000

- The units represented with tenant paid heat are the units in the 3131 W. Douglas and 3700-06 W. Douglas Blvd. buildings. The units in these buildings will have individually controlled heat.

### VI. FINANCIAL STRUCTURE

#### SOURCES OF FUNDS:

<u>Loan Description</u>	<u>Lender</u>	<u>Amount</u>	<u>% Ttl</u>	<u>Term</u>	<u>Int. Rate</u>	<u>Lien</u>
Series A	Harris Savings Bk	\$2,000,000	19%	15/40 yrs.	6.00%	1*
Series B - TIF	Harris Savings Bk	2,000,000	19%	24 mons.		2
Equity Bridge Loan	Harris Savings Bk	2,300,000	21%	24 mons.		3
HUD Grant	Hous. & Urban Dev.	2,160,000	20%			5
FHLB AHP	Harris Savings Bk	290,915	3%			6
Def. Developer Fee	LCDC Safeway II, LLC	191,477	2%			7
Tax Credit Equity	Apollo Hous. Cptl.	<u>1,783,528</u>	<u>16%</u>			8
<b>TOTAL:</b>		<b>\$10,725,920</b>	<b>100%</b>			

\*The Developer has applied for ARC funding through the Low-Income Housing Trust Funds in the amount of \$700,000. If approved the first mortgage amount will be reduced by \$700,000 and the ARC funding will be in the 4<sup>th</sup> lien position.

USES OF FUNDS:

	<u>AMOUNT</u>	<u>PER UNIT</u>
Acquisition	\$ 56,400	\$ 1,044
Construction (Incl. contingency.)	6,857,389	126,989
Environmental	35,000	648
Professional Fees	627,470	11,620
Construction Period (tax & ins.)	434,800	8,052
Tenant Relocation	166,500	3,083
Lenders Fees	476,316	8,821
Marketing & Leasing	75,000	1,389
Developer Fee	990,000	18,333
Reserves	527,045	9,760
Construction Period Interest	<u>480,000</u>	<u>8,889</u>
<b>Total</b>	<b>\$10,725,920</b>	<b>\$198,628</b>

**Environmental Features:** The developer will be including the following green and energy efficient features:

- The windows will meet the City’s Conservation Energy Code with Low “E” glazing for a higher “R” value.
- All mechanical systems are being upgraded to higher efficiency. In one building, 3123-27 W. Douglas Blvd., a new gas-forced heating system is being installed with a 90% high-efficiency furnace.
- R43 blown insulation will be installed in attics.
- Insulating around all bathtubs that are on exterior walls
- Roofs will get reflective roof coating.
- All exterior doors will be insulated and fully weather-stripped.
- The developer is converting a vacant lot into landscaped green space with trees and shrubs.

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits:

**Affordable Housing:** The project will provide 54 renovated affordable housing units.

**Property Taxes:** The project will place once vacant and deteriorated buildings back on the City's tax rolls.

**Permanent Jobs:** The project is estimated to generate three permanent jobs; one janitor position, one maintenance worker position and one site-manager position. MOWD has been informed of this project and will work with the developer on job placement and training.

**Construction Jobs:** The project will produce 40 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 eight 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**

Alderman Michael D. Chandler endorses the project and has provided a letter of support (see exhibits for copy). The project was presented to the community at meetings held in 2005. The following community organizations have endorsed the project: The Westside Federation, Neighborhood Housing Services of Chicago, and the Chicago Public Schools (see exhibits for copy).

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

The proposed project is located in the Midwest Tax Increment Financing ("TIF") Redevelopment Plan and Project Area, established pursuant to ordinances approved by the City Council on May 17, 2000.

The proposed project conforms to the Redevelopment Goals and Objectives of the Plan to include a comprehensive and coordinated area-wide investment in new public and private improvements and facilities. Implementation of the Goals and Objectives are essential for the successful redevelopment of the Project Area; as well as the elimination of conditions that have

impeded redevelopment of the Project Area in the past. The success of the Plan will spur the revitalization of existing housing and institutional community development.

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

If the proposed resolution is approved by the CDC, DOH and 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 City 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. Before today's action is presented to the city council for approval, the department will conduct a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

Closing of the redevelopment agreement 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 redevelopment agreement will include a development timetable.

#### **XI. RECOMMENDATION**

The Department of Housing (DOH) and the Department of Planning (DPD) have 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 DOH and DPD recommend that the CDC approve the sale of 3708 W. Douglas Blvd. to RPA Limited Partnership for development of greenspace and recommend to the City Council the designation of RPA Limited Partnership as Developer for the development of the Renaissance Place Apartments located at 3123-27 West Douglas Blvd., 3131 West Douglas Blvd., and 3700-06 West Douglas Blvd.

**EXHIBITS**

Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
Site Plan  
Typical Floor Plan  
Front Elevation or Rendering  
Sample M/WBE Letter  
Copies of M/WBE Certified Letter Receipts  
Copy of Residential Developer License  
Letter of Interest from Lender  
Community Letters of Support  
Alderman's Letter of Support



NORTH LAWNDALE PROJECT AREA

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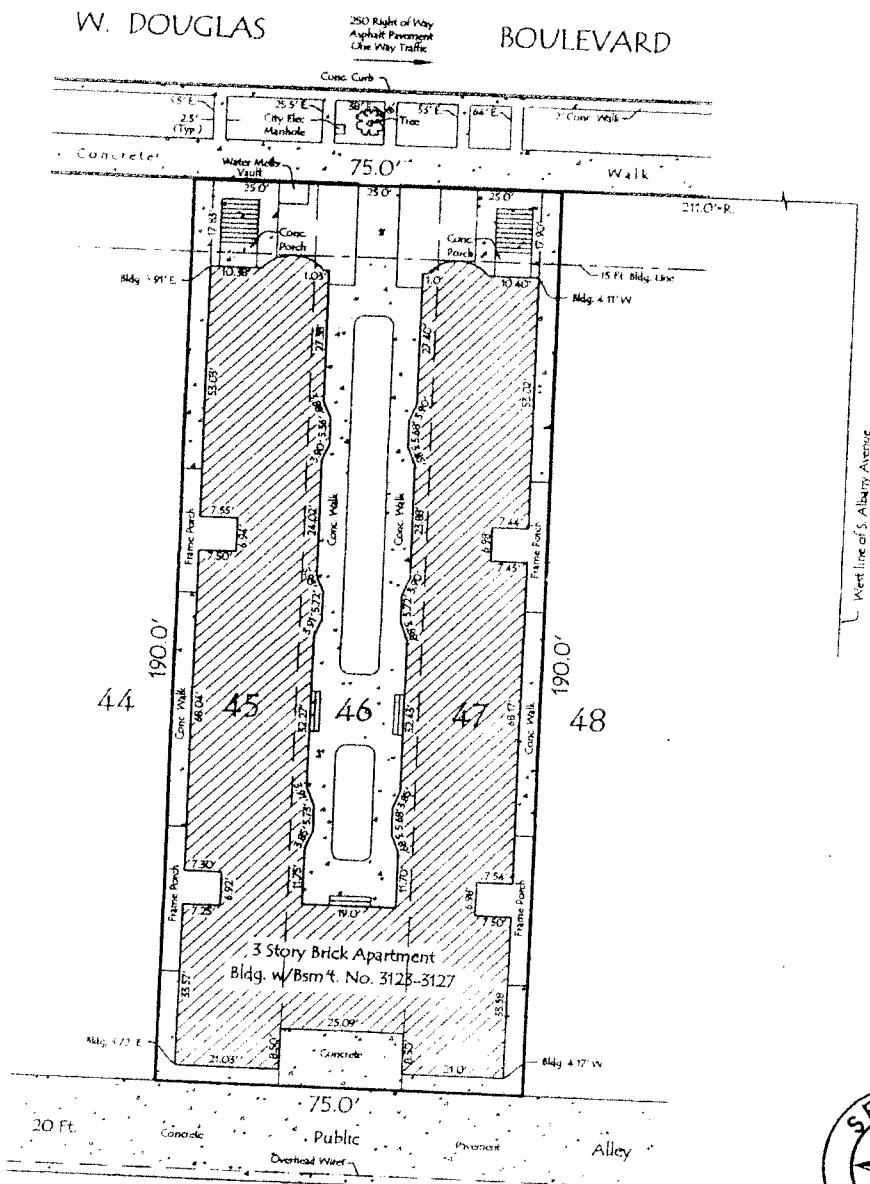
# Zarko Sekerez & Associates, Inc.

## Land Surveyors & Land Planners

8 S. MICHIGAN AVE., STE. 1007  
 CHICAGO, ILLINOIS  
 PHONE: (312)726-1313  
 FAX: (312) 236-9508

ORDER NO. 8079  
 3123-3127 W. Douglas Blvd.  
 Chicago, Illinois

Lots 45, 46 and 47 in Block 2 in Douglas Park Addition, a Subdivision of Lots 4 and 5 of Circuit Court Partition of the West 1/2 of the West 1/2 in Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



TO: Lawndale Christian Development Corp.  
and City of Chicago Bldg. Dept.

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the deed shown an inspection of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time. This plat was prepared for use by the above named party only, for the limited purpose of identification of the subject property for recording of a building permit. Subject property has not been staked and therefore no data herein should be used for corner-station or establishing boundary or fence lines. After building permit is issued, contact surveyor to have property staked.

*[Signature]*  
 ILLINOIS LAND SURVEYOR NUMBER 35-1944



The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

SCALE 1 IN = 25 FT  
 DATE December 12, 2006  
 BOOK 7551 PAGE \_\_\_\_\_  
 ORDERED BY: Lawndale Christian Development Corp.

No dimensions should be assumed by scale measurements upon plat.  
 Boundary dimensions are based on the public record and/or description provided.  
 This plat is valid for six (6) months from the date shown and should not be relied on thereafter.



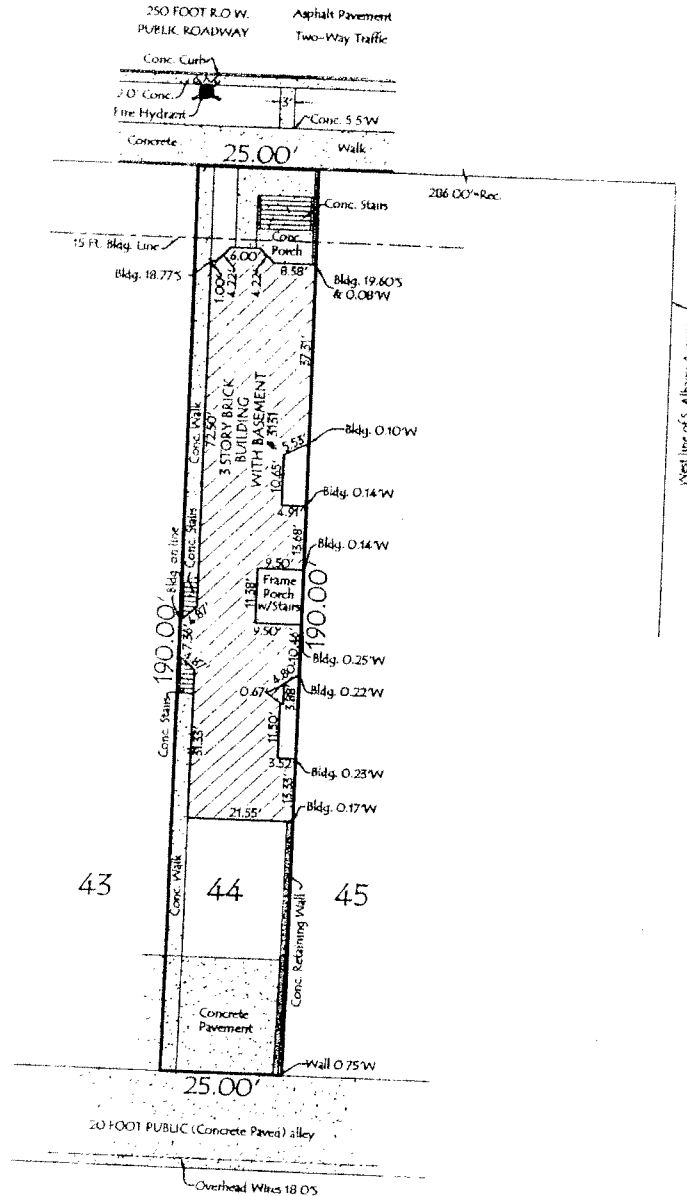
8 S. MICHIGAN AVE., STE 1007  
 CHICAGO, ILLINOIS  
 PHONE: (312) 726-1313  
 FAX: (312) 236-9506

# Zarko Sekerez & Associates, Inc. Land Surveyors & Land Planners

LOT 44 IN BLOCK 2 IN DOUGLAS PARK ADDITION, A SUBDIVISION OF LOTS 4 AND 5 OF CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ORDER NO. 8080  
 4151 West Douglas Boulevard  
 Chicago, Illinois

## W. DOUGLAS BLVD.

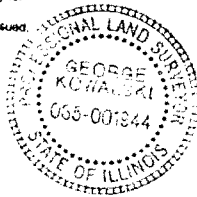


TO: Lawndale Christian Development Corp.  
 City of Chicago Building Department

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the dated shown an inspection of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time. This plat was prepared for use by the above named party only, for the limited purpose of identification of the subject property for issuance of a building permit. Subject property has not been staked and therefore no data herein should be used for construction or establishing boundary or fence lines. After building permit is issued, contact surveyor to have property staked.

*[Signature]*  
 ILLINOIS LAND SURVEYOR NUMBER 35-1844

No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.



The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

SCALE 1 IN = 25 FT  
 DATE December 12, 2006  
 BOOK 7550 PAGE \_\_\_\_\_  
 ORDERED BY Lawndale Christian Development Corp

DB

4K



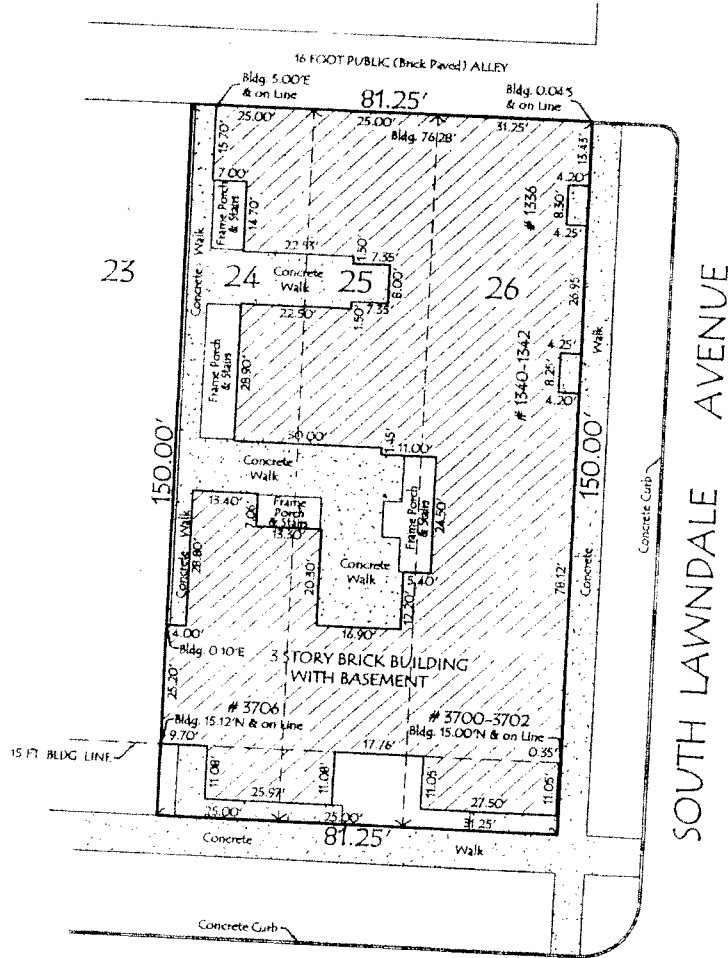


1515 MICHIGAN AVE., STE. 1007  
 CHICAGO, ILLINOIS  
 PHONE: (312) 726-1513  
 FAX: (312) 236-9506

# Zarko Sekerez & Associates, Inc. Land Surveyors & Land Planners

ORDER NO. 7549  
 5700-02 & 5706 West Douglas Boulevard  
 1336-42 South Lawndale Avenue  
 Chicago, Illinois

LOTS 24, 25, 26 IN BLOCK 2 IN VANCE AND PHILLIP'S BOULEVARD ADDITION  
 IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



WEST DOUGLAS BOULEVARD

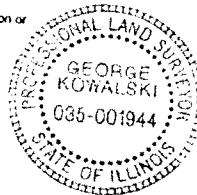
SOUTH LAWNDALE AVENUE

TO Lawndale Christian Development Corp.

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the date shown an inspection of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time. This plat was prepared for use by above named party only, for the limited purpose of identification of said property. Subject property has not been staked and therefore no data herein should be used for construction or establishing fence lines.

*George Kowalski*  
 ILLINOIS LAND SURVEYOR NUMBER -35-1844

No dimensions should be assumed by scale measurements upon plat.  
 Boundary dimensions are based on the public record and/or description provided.  
 This plat is valid for six (6) months from the date shown and should not be relied on thereafter.



The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

SCALE 1 IN = 25 FT  
 DATE January 18, 2006  
 BOOK 98334 PAGE \_\_\_\_\_  
 ORDERED BY Lawndale Christian Development Corp.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-00923

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

TEL: (847) 675-3008  
FAX: (847) 675-2167

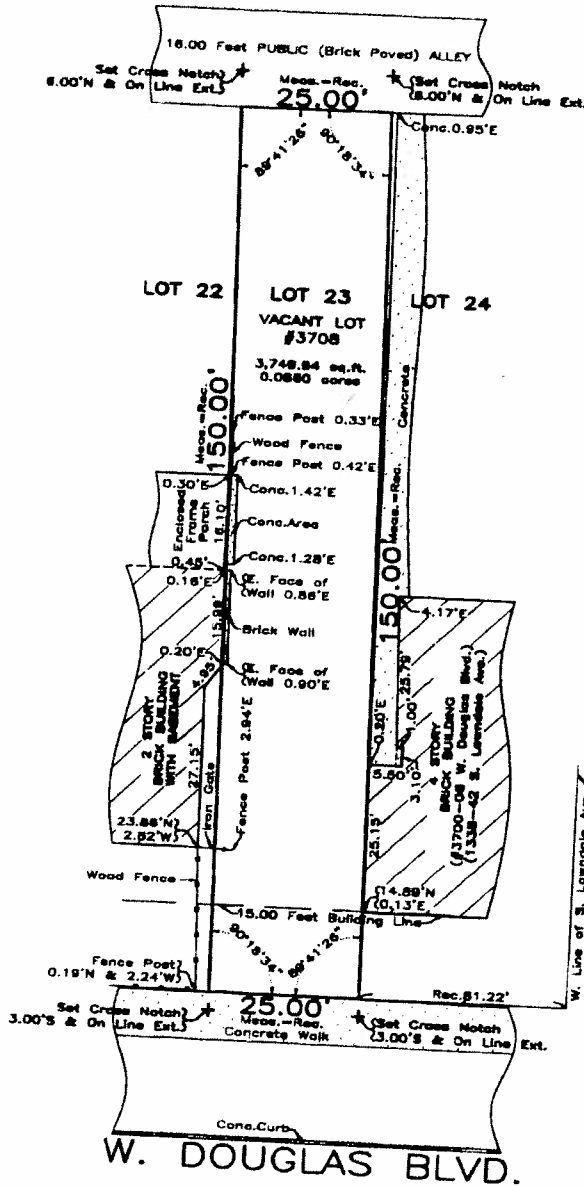
PLAT OF SURVEY

OF

LOT 23 IN BLOCK 2 IN VANCE AND PHILLIP'S BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 3708 WEST DOUGLAS BOULEVARD, CHICAGO, ILLINOIS.



3708 W. DOUGLAS BLV.



NOTE:  
SURFACE DETAILS OBSCURED BY SNOW.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 08-76718  
Scale: 1 inch = 20 feet  
Date of Field Work: December 7, 2006  
Ordered by: LAWDALE CHRISTIAN DEVELOPMENT CORPORATION



THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

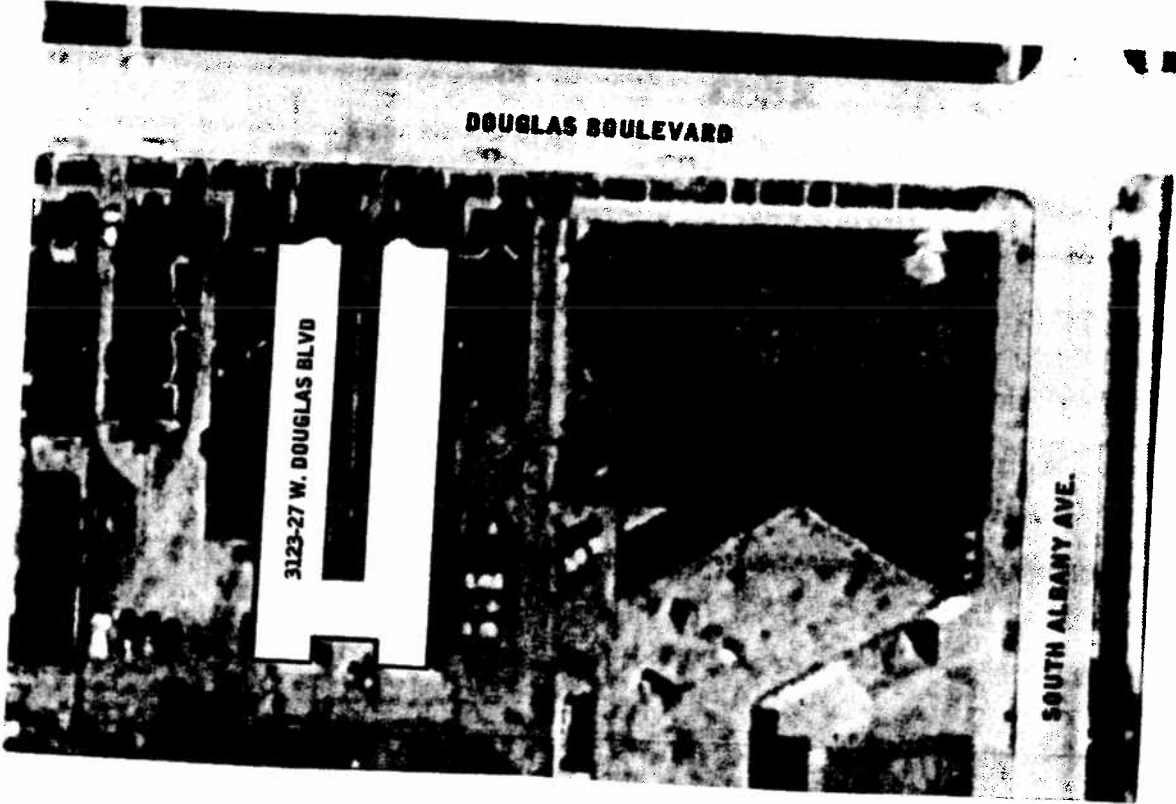
State of Illinois, U.S.  
County of Cook, ILL.  
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: December 11, 2006  
*Wayne W. Dondorf*  
E. PROP. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2008  
Drawn by: J. K.

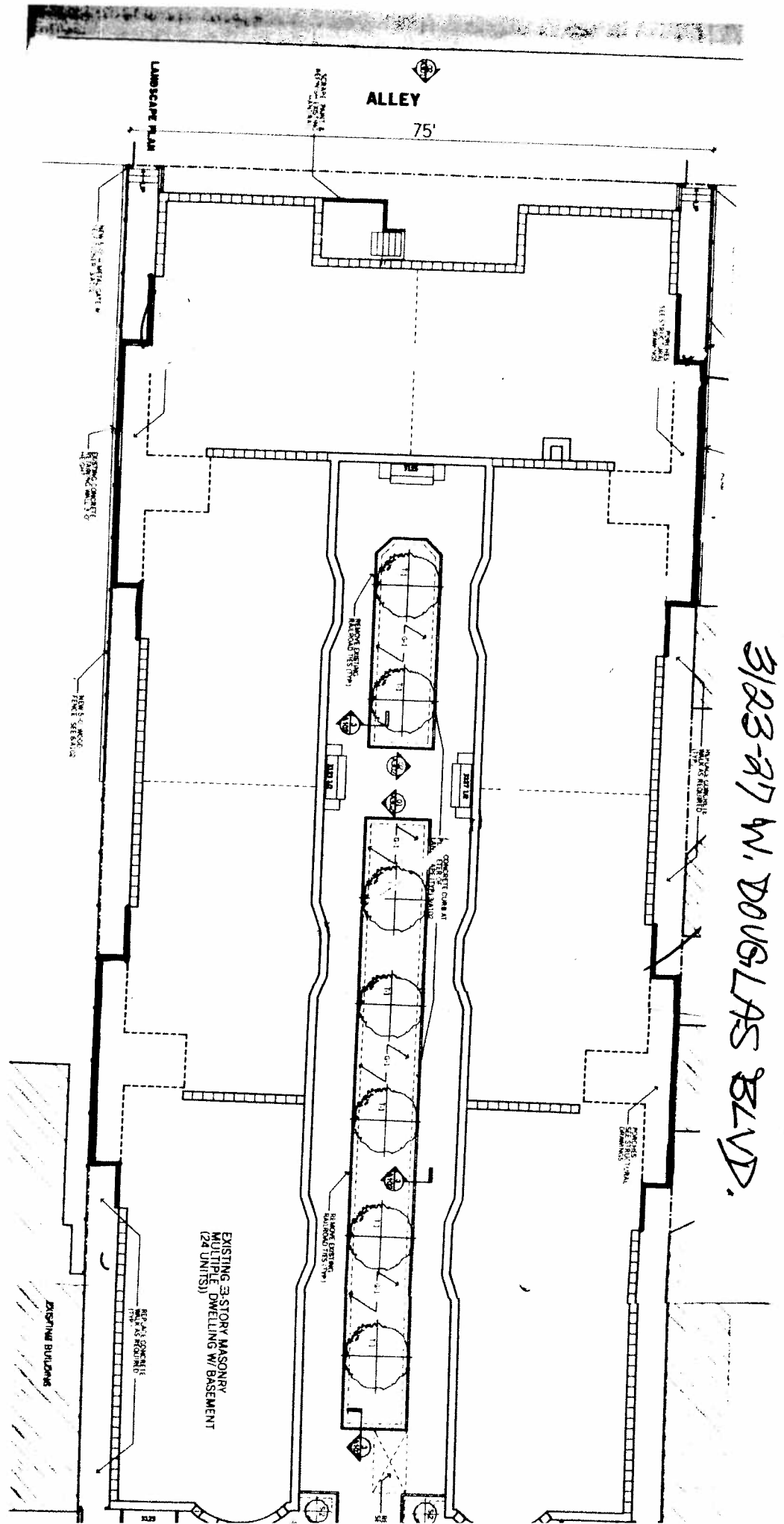
DOUGLAS BOULEVARD

3123-27 W. DOUGLAS BLVD

SOUTH ALBANY AVE.



3123-27 W. DOUGLAS BLVD.



ALLEY

75'

EXISTING 3-STOREY MASONRY  
MULTIPLE DWELLING W/ BASEMENT  
(24 UNITS)

LANDSCAPE PLAN

MECHANICAL ROOM

EXISTING BUILDING

NEW 3-STOREY MASONRY  
MULTIPLE DWELLING W/ BASEMENT  
(24 UNITS)

EXISTING BUILDING

EXISTING CORRIDOR

NEW 3-STOREY MASONRY  
MULTIPLE DWELLING W/ BASEMENT  
(24 UNITS)

MECHANICAL ROOM

MECHANICAL ROOM

REST ROOM

TOILET

SINK

VIBES

SINK

VIBES

SINK

VIBES

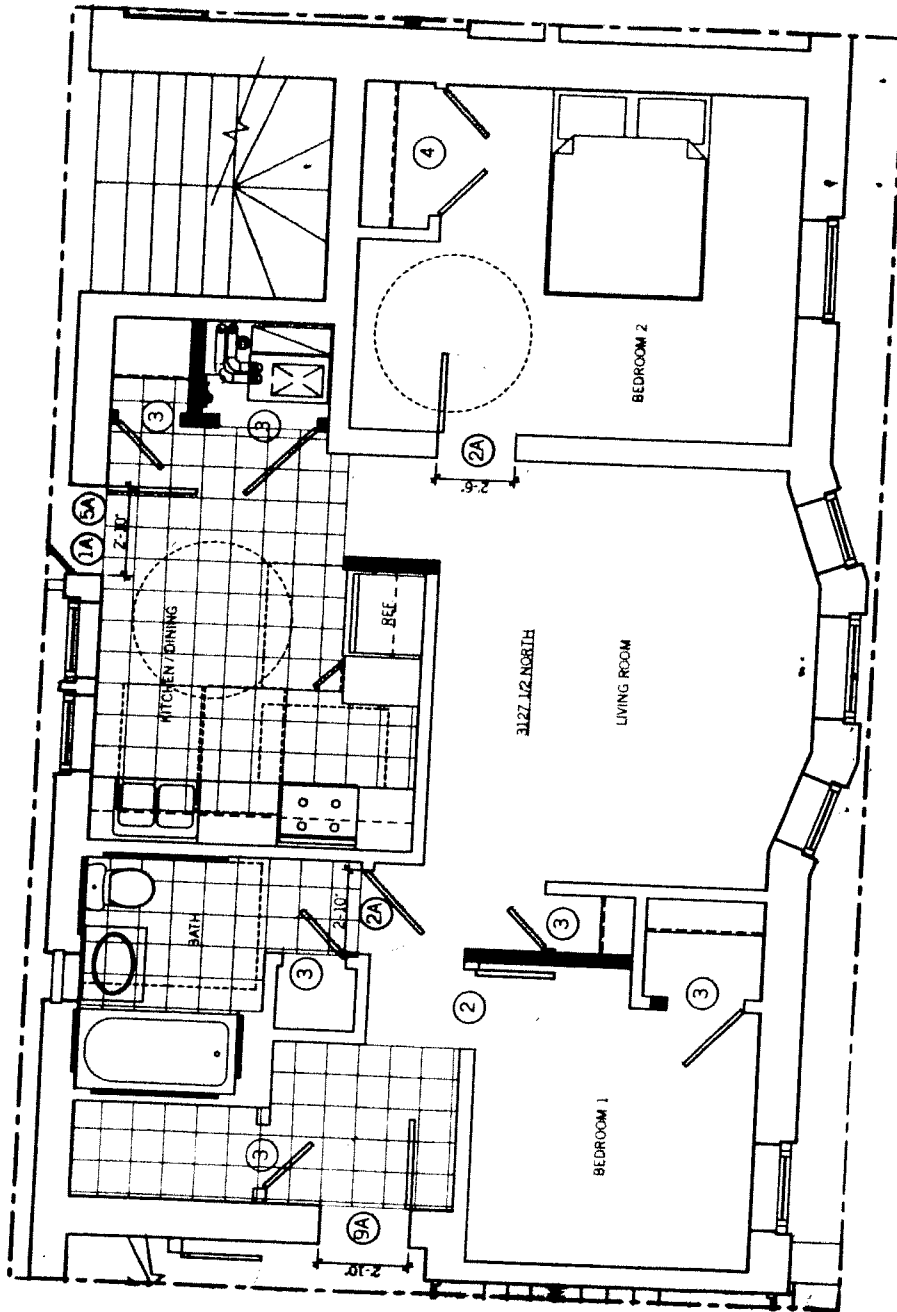
SINK

VIBES

SINK

VIBES

3123-27 W. DOUGLAS BL  
TYPICAL FLOOR PLAN

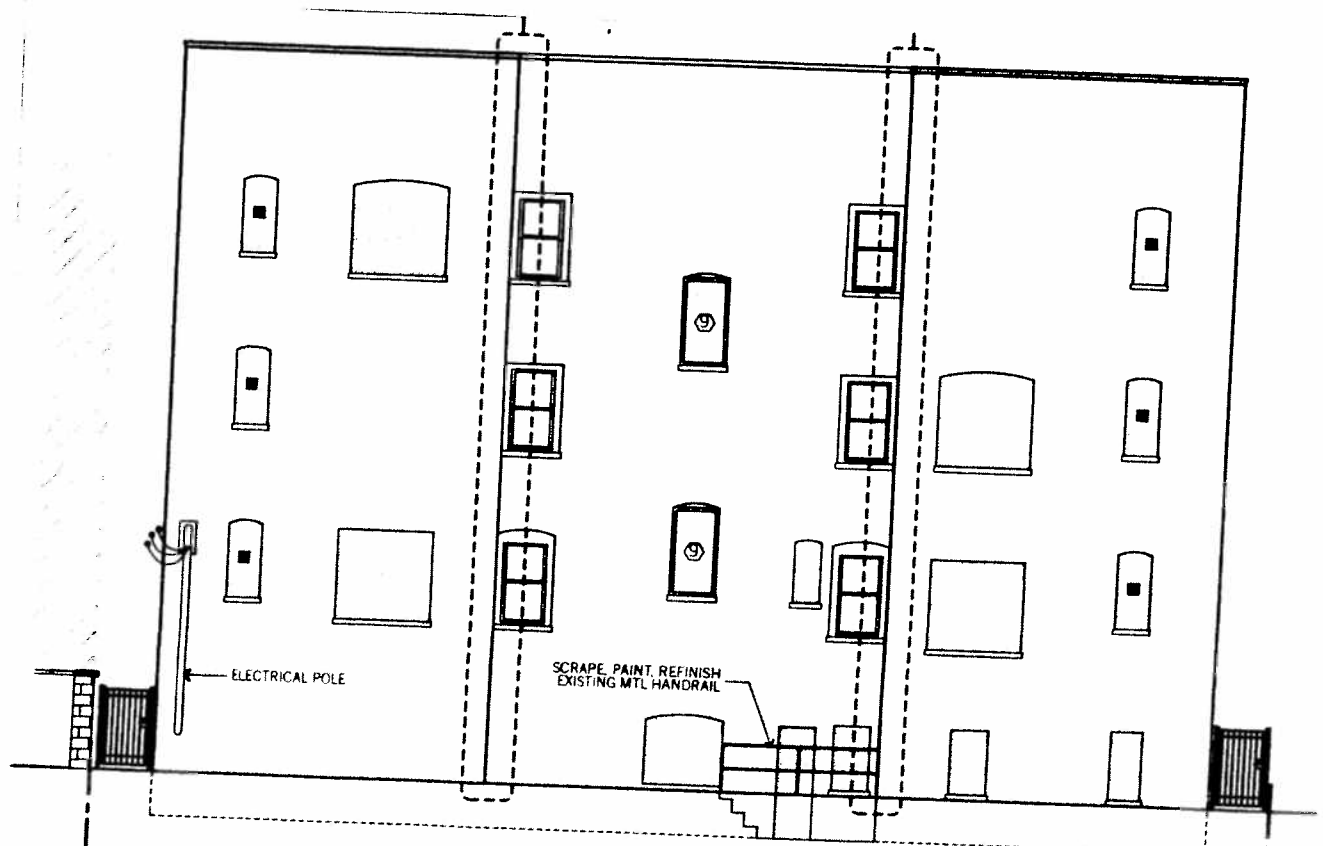


# 3123-27 W. DOUGLAS Blvd. BUILDING ELEVATIONS



**01 NORTH ELEVATION**

- NEW PORCH SEE STRUCTURAL



**02 COMMON BRICK ELEVATION**

PROPERTY LINE

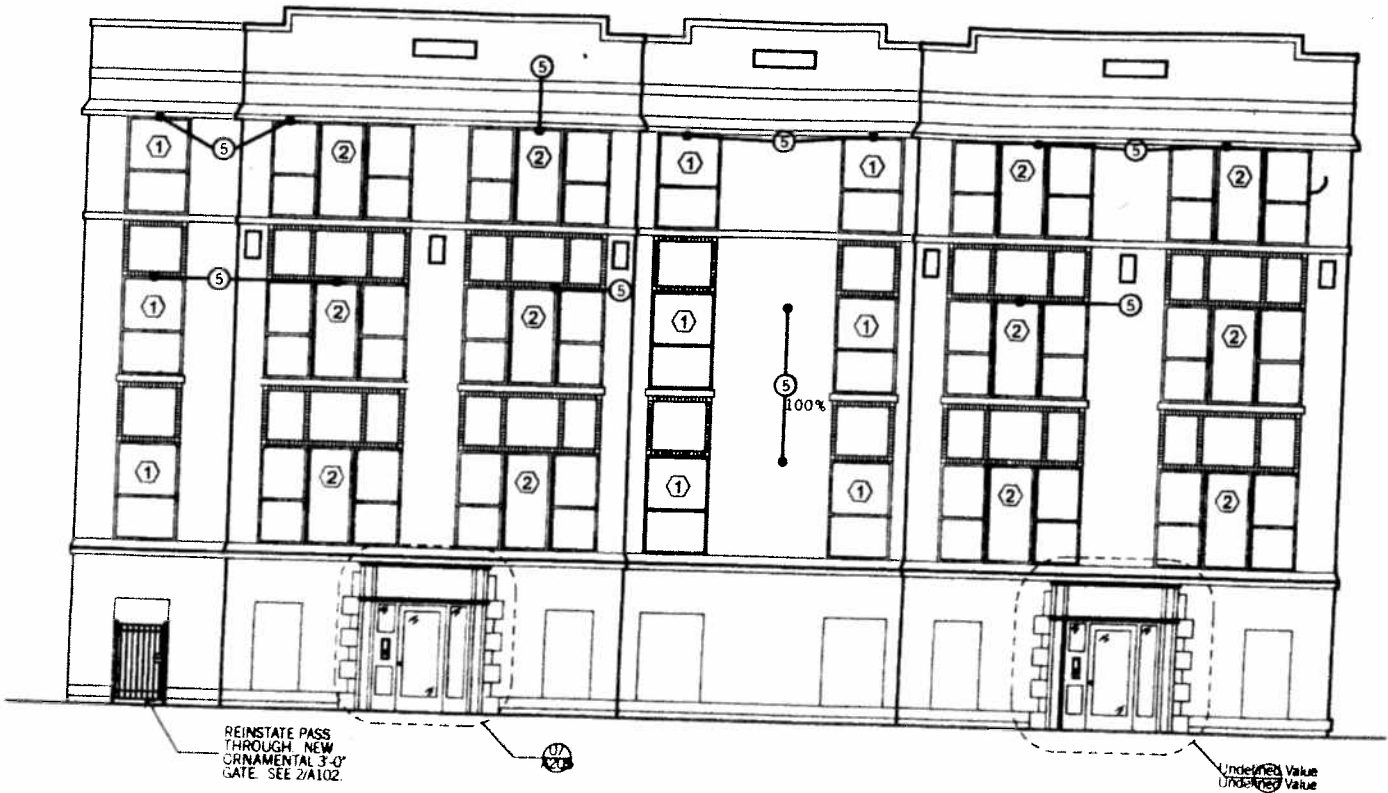
3700-06 W. Douglas Blvd.



3700-06 W. HOUSTON BLVD.



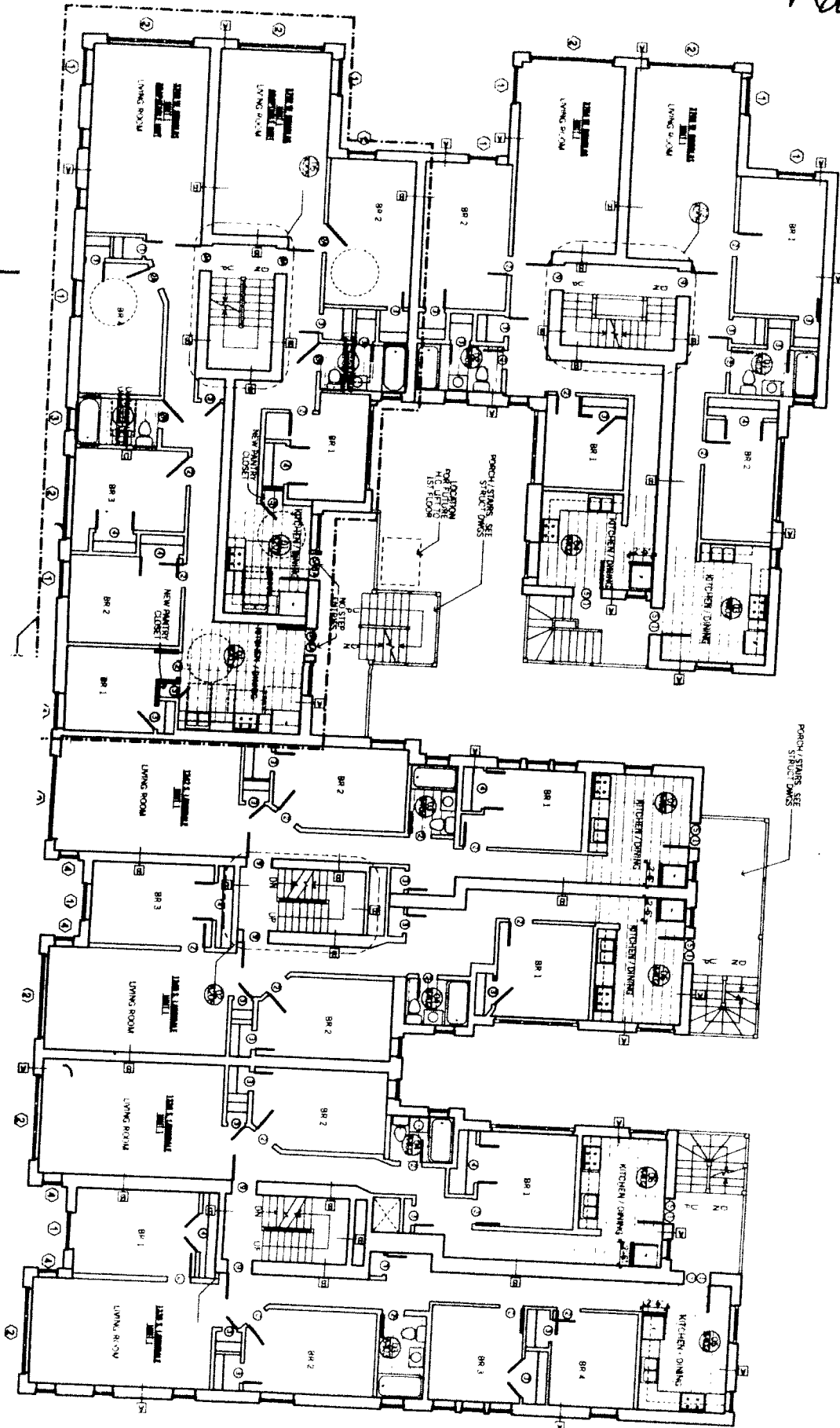
EXISTING SOUTH ELEVATION



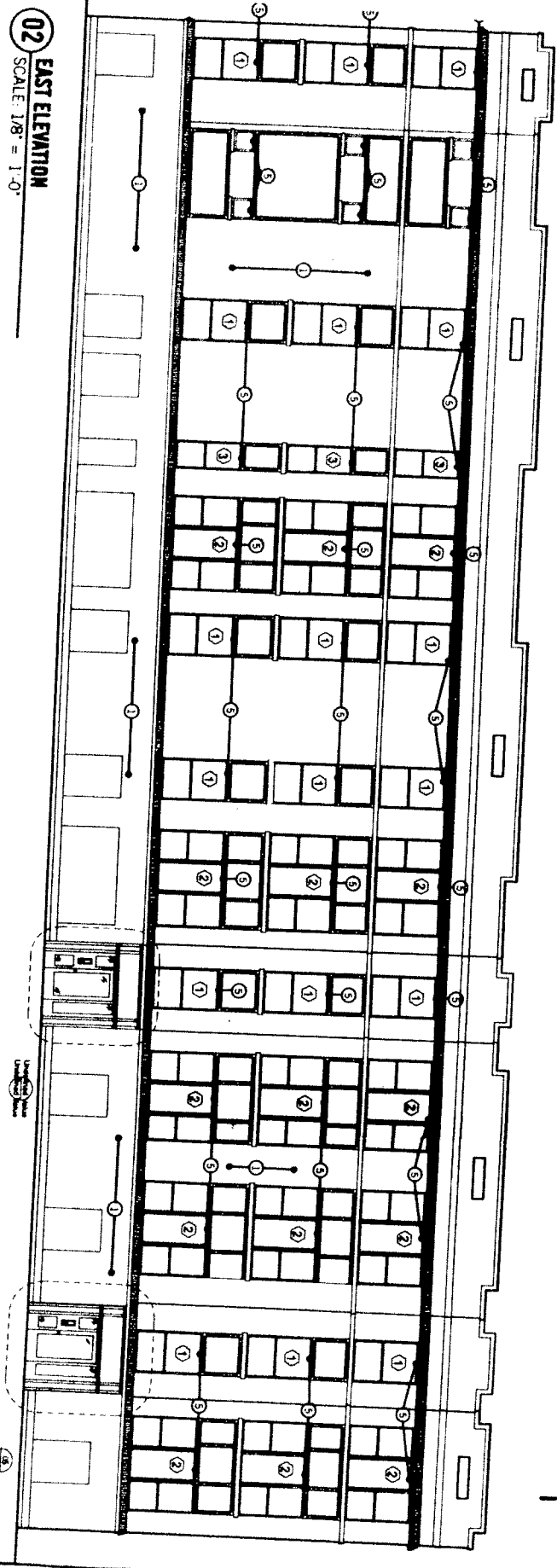
**01** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2700-06 S. DOUGLAS BL  
Plan Plan



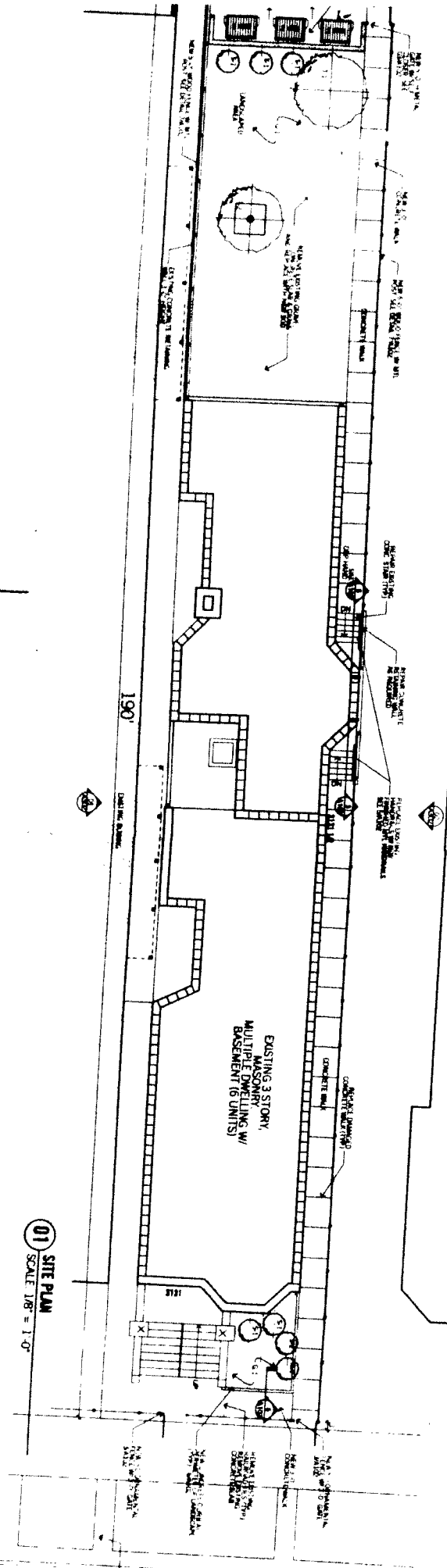
3700-06 S. DOUGLASS BLVD  
FRONT ELEVATION



02 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

3131 W. DOUGLAS BLVD,



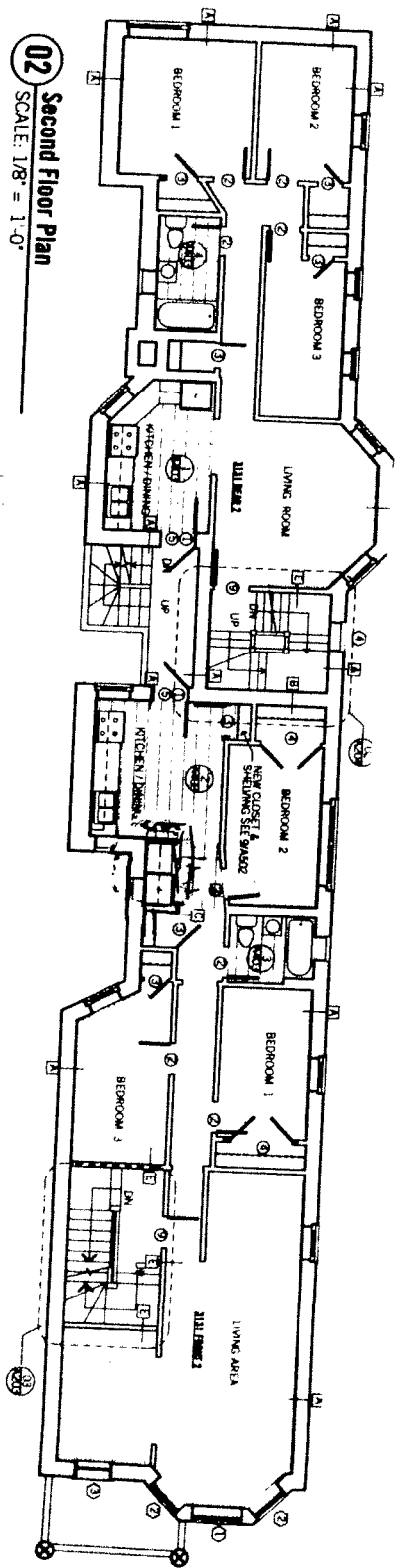


01 SITE PLAN  
SCALE 1/8" = 1'-0"

3131 W. DOUGLAS  
BLVD.

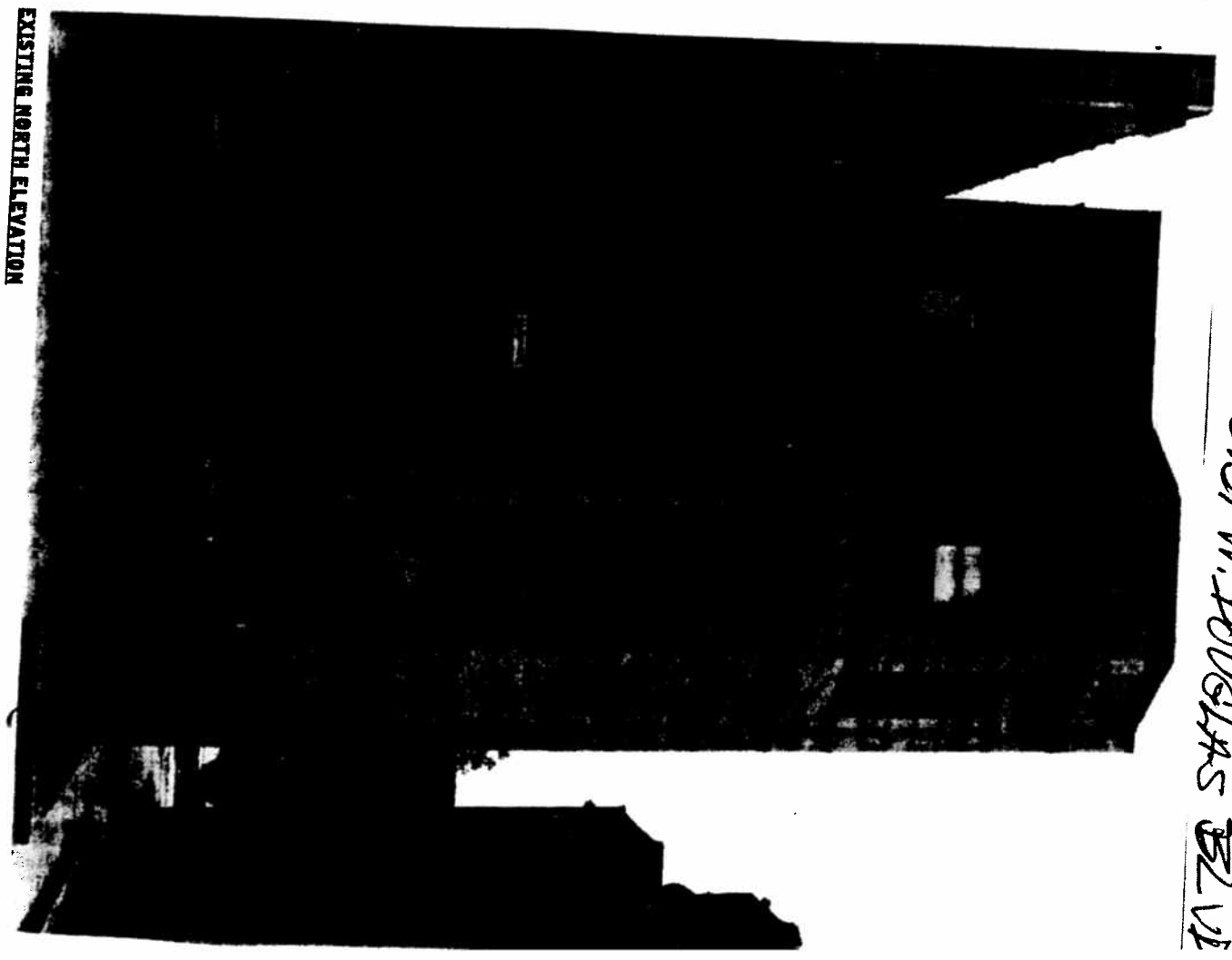
W 01111 AC 0111 EVADP

3131 W. DOUGLASS BLVD.

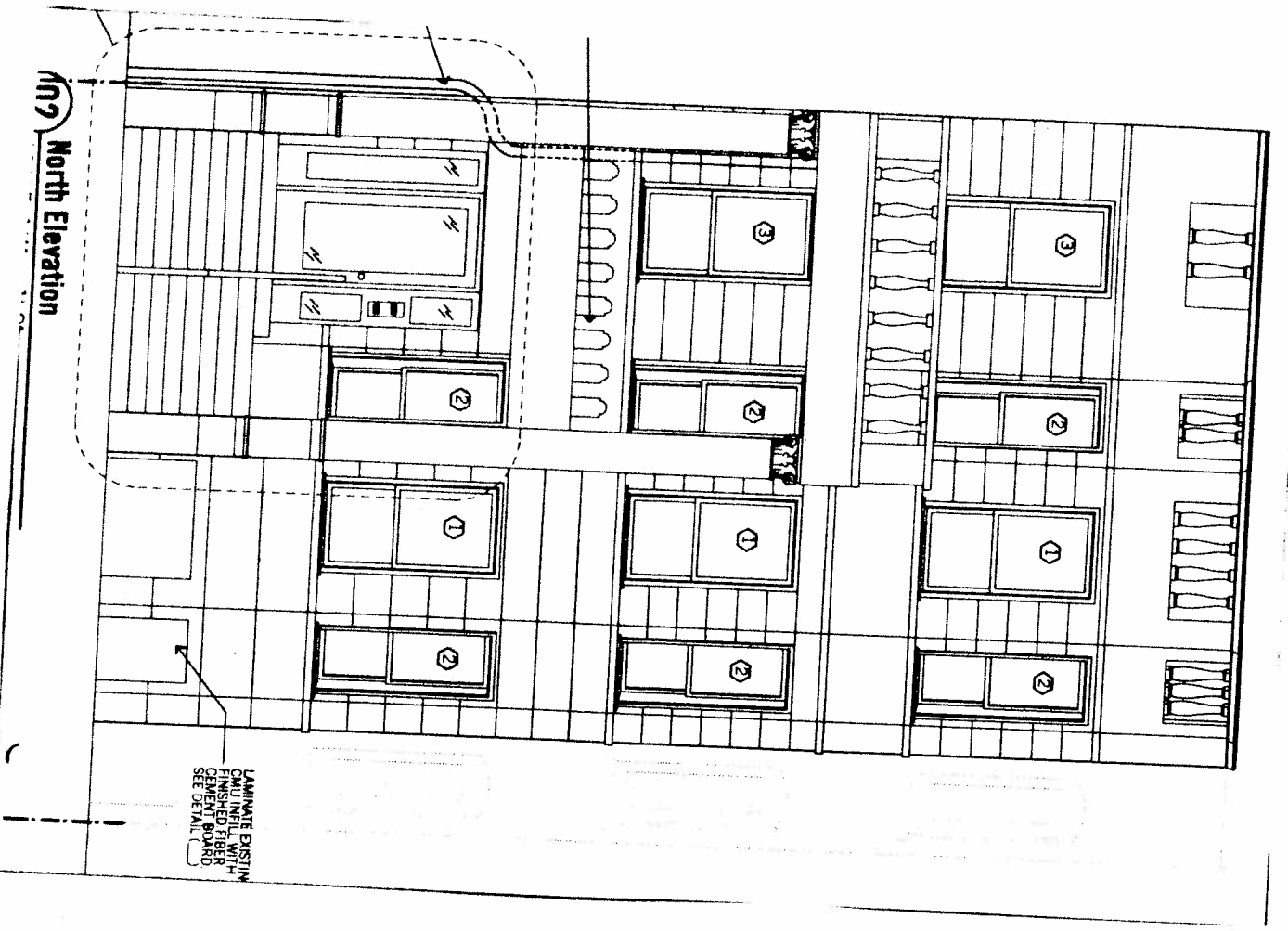


02 Second Floor Plan  
SCALE: 1/8" = 1'-0"

3131 W. DOUGLASS BL VI



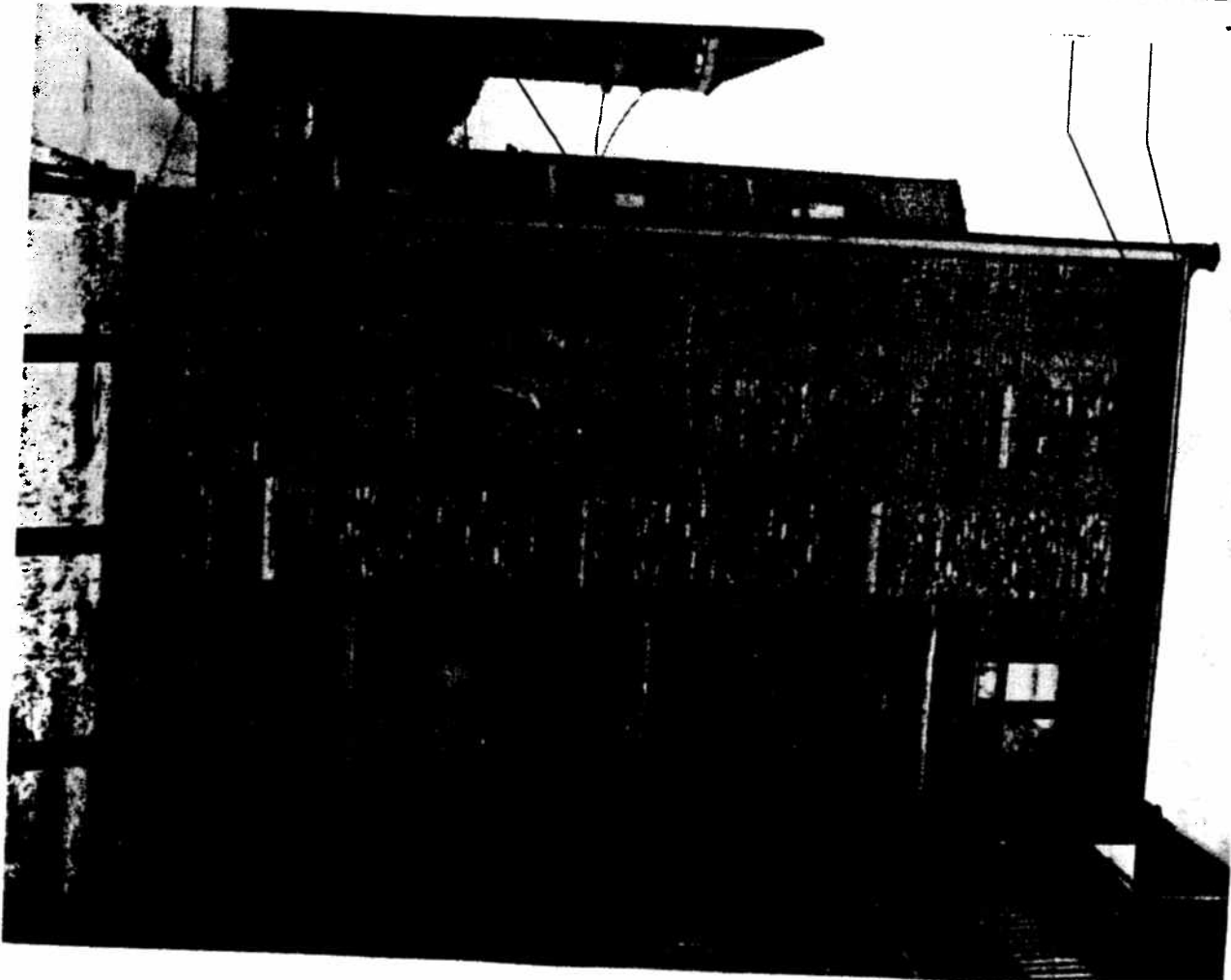
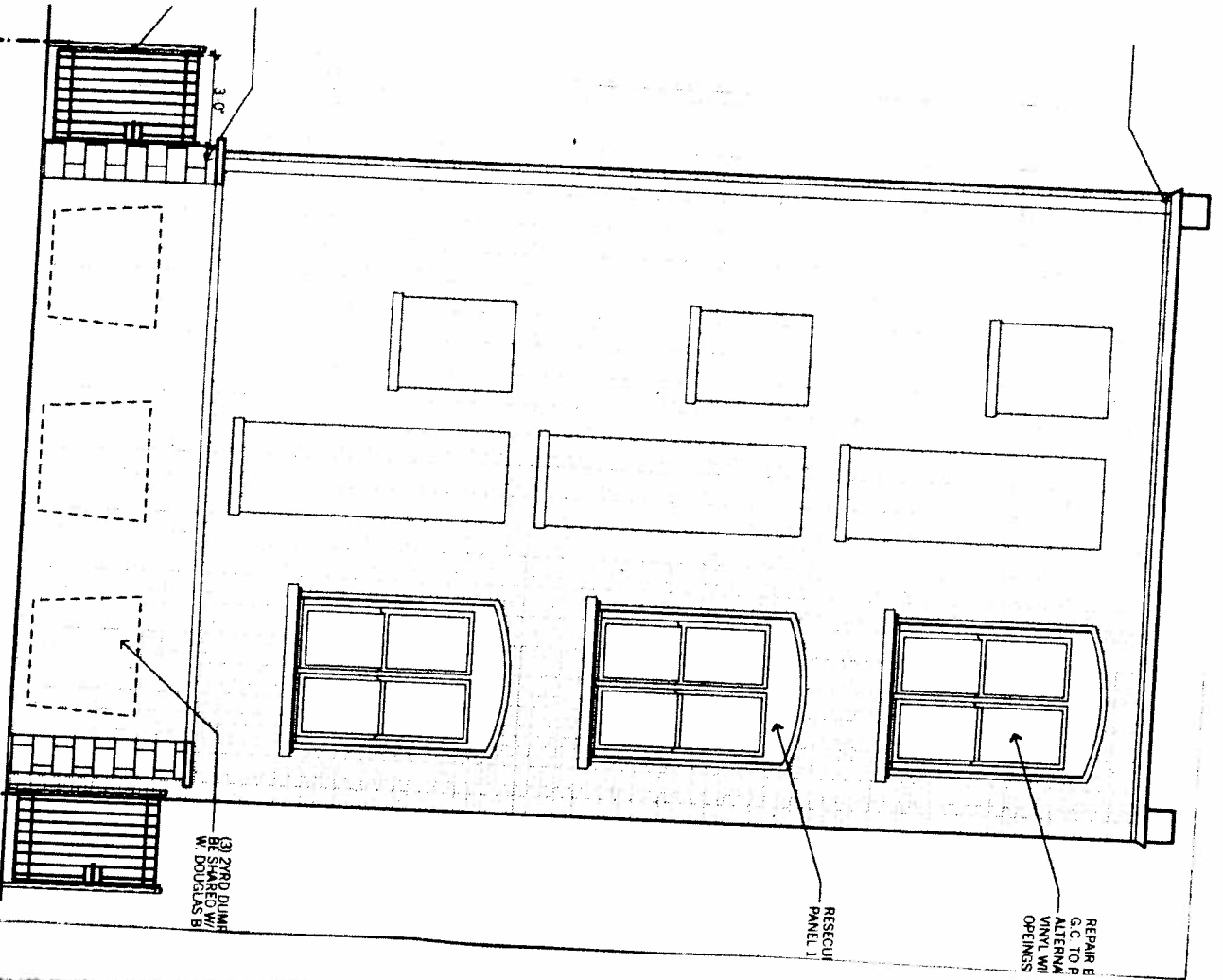
EXISTING NORTH ELEVATION



North Elevation

LAMINATE EXISTING  
CMU INFILL WITH  
FINISHED FIBER  
CEMENT BOARD  
SEE DETAIL.

n1 South Elevation



3181 W. DOUGLASS BLVD







**LAWNDALE CHRISTIAN DEVELOPMENT CORPORATION**

3843 W. Ogden Avenue • Chicago, IL 60623

773.762.8889, phone • 773.762.8893, fax

www.lcdc.net

February 26, 2007

Mr. Edward McKinnie  
Black Contractors United  
400 W. 76th  
Chicago, IL 60620

**BY CERTIFIED MAIL**

Re: Renaissance Place Apartments

Dear Mr. McKinnie,

LCDC Safeway II, LLC is pleased to announce the redevelopment of the Renaissance Place Apartments, located at 3123-27 W. Douglas Blvd., 3131 W. Douglas Blvd., and 3700-08 W. Douglas Blvd, Chicago, Illinois. The property consists of three buildings and a vacant lot that will be rehabbed into 54 units of affordable rental housing.

LCDC Safeway II, LLC has chosen Safeway Construction Co. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. The attachment also includes the estimated 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).

LCDC Safeway II, 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,

Kim Jackson, Director of Real Estate Development, Lawndale Christian Development Corporation, a member of LCDC Safeway II, LLC

cc: Ms. Barbara Taylor  
Dept. of Housing, City of Chicago

Mr. John Bonds  
Safeway Construction Company

*Faith-driven Community Revitalization*



# LAWNDALE CHRISTIAN DEVELOPMENT CORPORATION

3843 W. Ogden Avenue • Chicago, IL 60623

773.762.8889, phone • 773.762.8893, fax

www.lcdc.net

February 26, 2007

Ms. Hedy Ratner  
Women Business Development Center  
8 S. Michigan Avenue, Suite 400  
Chicago, IL 60603

**BY CERTIFIED MAIL**

Re: Renaissance Place Apartments

Dear Ms. Ratner,

LCDC Safeway II, LLC is pleased to announce the redevelopment of the Renaissance Place Apartments, located at 3123-27 W. Douglas Blvd., 3131 W. Douglas Blvd., and 3700-08 W. Douglas Blvd, Chicago, Illinois. The property consists of three buildings and a vacant lot that will be rehabbed into 54 units of affordable rental housing.

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LCDC Safeway II, 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,

Kim Jackson, Director of Real Estate Development, Lawndale Christian Development Corporation, a member of LCDC Safeway II, LLC

cc: Ms. Barbara Taylor  
Dept. of Housing, City of Chicago

Mr. John Bonds  
Safeway Construction Company

*Faith-driven Community Revitalization*

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Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Mr. Omar Shareef  
 Street, Apt. No.,  
 or PO Box No. 3706 S. Indiana Ave. 1st Fl  
 City, State, ZIP+4  
Chicago IL 60653  
 PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Mr. Perry Naakachi  
 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

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Ms. Babette Payton  
 Street, Apt. No.,  
 or PO Box No. 1643 E. 71st  
 City, State, ZIP+4  
Chicago IL 60649  
 PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Mr. Cesar Santoy  
 Street, Apt. No.,  
 or PO Box No. 901 W. Jackson, Ste. 205  
 City, State, ZIP+4  
Chicago IL 60607  
 PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Mr. Juan Ochoa  
 Street, Apt. No.,  
 or PO Box No. 23 Alameda St. 5th Fl 1710  
 City, State, ZIP+4  
Chicago IL 60608

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Ms. Hedy Ratner  
 Street, Apt. No.,  
 or PO Box No. 8 S. Michigan Ave Ste. 404  
 City, State, ZIP+4  
Chicago IL 60608

7004 1350 0004 1105 0841

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Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Mr. Edward McKinnie  
 Street, Apt. No.,  
 or PO Box No. 400 W. 76<sup>th</sup>  
 City, State, ZIP+4® Chicago, IL 60630

PS Form 3800, Jun. 2002 See Reverse for Instructions

7004 1350 0004 1105 0834

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Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To Ms. Beth Doria  
 Street, Apt. No.,  
 or PO Box No. 5650 S. Archer  
 City, State, ZIP+4® Chicago IL 60638

PS Form 3800, June 2002 See Reverse for Instructions

# Irrevocable Direct Pay Letter of Credit Proposal (Revised)

## SUMMARY OF TERMS AND CONDITIONS

*This Summary of Term and Conditions is intended as an outline only and does not purport to summarize all the conditions, covenants, representations, warranties and other provisions which would be contained in definitive legal documentation for the financing contemplated hereby. Any commitment of the Harris Bank, if and when issued, is subject to negotiation and execution of definitive Loan Documents in form and substance satisfactory to the Harris Bank, the Borrower, and their respective counsels.*

- Borrower:** Renaissance Place Apartments LP. Project sponsor is Lawndale Christian Development Corporation.
- Type:** Irrevocable Direct Pay Letter of Credit (the "Facility") to enhance variable-rate tax-exempt bonds whose proceeds will be used to rehabilitate 54 units of rental divided among the following properties located in Chicago, IL: 3123-27 W. Douglas, 3700-06 W. Douglas, and 3131 W. Douglas, 3410-18 W. Douglas. Bonds will be issued by the City of Chicago.
- Amount:** Up to \$6,100,000 (the principal bond amount) plus the maximum possible accrued interest (45 days). \$2,000,000 of the bond proceeds will be used to bridge tax-credit equity pay-ins.
- Facility Term:** Initially seven years, with two five-year renewal options.
- Bond Term:** 30 years or such other terms as permitted based upon the useful life of assets.
- Fees & Expenses:** 1.00% of the Facility amount is due at closing. An annual fee of 1.00% is payable quarterly in advance. Additionally, Bank shall be reimbursed for legal and other out-of pocket expenses.
- Interest Rate Cap:** Optional and may be purchased up front.
- Payment & Amortization:** The borrower will be responsible for monthly payments of interest at an all-in interest rate that captures bond interest and Letter of Credit administrative costs. The current weekly bond rate as 2/19/07 is 3.70%, yielding an all-in rate of 4.85%. The Borrower will exercise the right of Optional Redemption to make principal repayments in equal amounts on each anniversary of the issue date. For the equity bridge portion of the bond, borrower will make scheduled principal payments that match the equity pay-in schedule.
- Project Reserves:** As required. All reserves must be deposited and held with Harris.

**Covenants:**

Borrower will covenant to the Harris that they will not permit a violation of the following covenants at any time:

1. Project NOI shall cover debt payments at a debt service coverage ratio of not less than 1.10 xs.
2. Borrower will establish and maintain all building operating accounts for this property with the Harris Bank.
3. The Borrower shall guarantee satisfactory lien-free completion of the project within 24 months and shall keep the budget in balance at all times.
4. Borrower shall agree to allow Harris Bank custom signage to be placed in a highly visible location on the project site.

**Bond Underwriter/  
Placement Agent:**

Harris N.A.

**Collateral:**

As collateral security for repayment of the Facility, Borrower shall execute and deliver, or cause to be executed and delivered to Harris, the following documents (some of which shall be filed and recorded to establish valid first liens in favor of the Harris Bank). All security documents shall be satisfactory to the Harris Bank in its sole discretion:

1. A mortgage creating a valid first mortgage lien in the amount of \$6,100,000 on the land and improvements at each address listed above.
2. Assignment of equity investor partnership interest and limited partner capital obligations. Equity pay-installments shall be unconditional and not subject to adjustments. In the case of conditional equity funding, a Letter of Credit for the full amount of the bridge loan may be provided.
3. An Assignment of Leases and Rents for all leases entered into or to be entered into by the Borrower covering all or any part of the Improvements, and all of the rents, issues, and profits thereof;
4. An environmental indemnity agreement signed by the Borrower, which shall be satisfactory to Harris Bank at its sole discretion;
5. A subordination of any development fee line item contained in the final budget;
6. Issuance of payment and performance bond by an acceptable surety company naming Harris Bank as an obligee;
7. Such other collateral as may be required by Harris.

**AHP Sponsorship:**

Harris is a Federal Home Loan Bank member and shall submit an application on behalf of the borrower if the first mortgage loan and equity bridge are financed by Harris.

**Guarantees:**

*Repayment:* The Borrower shall guaranty the repayment of not less than 100% of the outstanding Loan Principal plus all Loan Interest, Loan Fees, Bank Expenses inclusive of any and all collection costs, Real Estate Taxes, Insurance Premiums, and Maintenance associated with the Improvements.

*Completion:* The Borrower shall warrant the lien-free and timely completion of the Improvements and all site work associated with the Improvements pursuant to the approved plans and specifications, the terms and conditions of any Lease(s), and the final approved construction budget.

**Appraisal:**

Harris Bank shall have received an appraisal from an appraiser, engaged by and acceptable to the Harris with a "Stabilized Value" of not less than 125% of the first mortgage, providing an overall Loan-To-Value of not more than 80%.

**Environmental Reporting:**

Completion of an Environmental Phase I engineering report satisfactory to Harris Bank, prepared for Harris Bank and from firms acceptable to Harris Bank will be required prior to closing.

**Disbursements:**

Disbursements will be made in accordance with the final approved project cost budget. Disbursement of proceeds for the Improvements shall be based on work completed and shall be made through a title company satisfactory to Harris Bank. Further, Harris Bank shall retain, at Borrower's expense, an inspecting architect who, from time to time, will be required to inspect and certify the work for which payment is requested. Harris Bank shall also require satisfactory Sworn Owner's and Contractor's Statements, copies of all subcontracts and appropriate lien waivers.

**Property Insurance:**

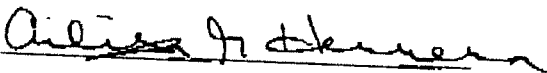
General liability insurance with single limit coverage and flood hazard insurance, if the Project is in a flood hazard area, shall be required. The minimum coverage amounts for general liability insurance shall equal the total loan amount for each occurrence and in the aggregate. The minimum deductible for all insurance shall be not more than \$5,000.00. On the certificate of insurance, Harris must be listed as Harris Trust and Savings Bank, its successors and/or assigns. The bank must also be named as first mortgagee and loss payee (as to builder's risk and property insurance) and as an additional insured party (as to liability insurance) on all insurance coverages.

**Other Documents:**

Harris shall receive such other documents, in form and substance satisfactory to the Harris Bank and its counsel as it may reasonably request.

Very truly yours,

HARRIS NA

By: 

Ailisa M. Herrera, Vice President

*This Summary of Term and Conditions is intended as an outline only and does not purport to summarize all the conditions, covenants, representations, warranties and other provisions which would be contained in definitive legal documentation for the financing contemplated hereby. Any commitment of the Harris Bank, if and when issued, is subject to negotiation and execution of definitive Loan Documents in form and substance satisfactory to the Harris Bank, the Borrower, and their respective counsels.*



# ...the New Westside Federation

Leadership: The passion of the new with the experience of the old

## President

Reverend Randall W. Harris, Sr., Pastor  
Faith Community Baptist Church

## Board of Directors

### Chairman Emeritus

Rev. Dr. Shelvin J. Hall, Pastor  
Friendship Baptist Church

### Chairman

Reverend George Daniels, Pastor  
First Baptist Congregational Church

### Vice Chairman

Reverend Michael Eaddy, Pastor  
Peoples Church of the Harvest COBIC

### Secretary

Reverend George Bowen  
Friendship Baptist Church

### Treasurer

Rev. Richard Nelson, Pastor  
Greater Open Door Baptist Church

### Historian

Law Kreinberg  
Friendship Baptist Church

Rev. Lewis Flowers

Chief Executive Officer  
Westside Ministers Coalition

Rev. Cy Fields

Landmark M. B. Church

Rev. Marshall Hatch, Pastor

New Mount Pilgrim MB Church

Rev. Gregory Livingston, Pastor

Wendell Methodist Church

Helen Randolph

Randolph Pharmacy

Rev. Steven Spiller, Pastor

Greater Galilee MB Church

Eric Strickland

Executive Director

Lawndale Business & Local

Development Corporation

William Wallace

President

WTW Architect

February 21, 2007

To Whom It May Concern at the City of Chicago Department of Housing:

I am writing to express **The Westside Federation's** strong support for the rehabilitation of Renaissance Place Apartments, a partnership of Lawndale Christian Development Corporation and Safeway Construction Company.

Renaissance Place Apartments will consist of 54 units of rental housing in three structures on Douglas Boulevard. As a longtime stakeholder in the revitalization of Chicago's West Side, **the Westside Federation** values the tremendous positive impact that the turnaround of these three buildings will bring to the Boulevard. Renaissance Place Apartments will be an integral part of preserving housing in North Lawndale for those who can least afford it.

The partnership of Lawndale Christian Development Corporation and Safeway Construction has a solid history of creating and managing high quality, affordable rental opportunities for the North Lawndale neighborhood. We view Renaissance Place Apartments as both a positive addition to North Lawndale's affordable housing stock and an anchor for the redevelopment of Douglas Boulevard. We strongly support their efforts.

Sincerely,



Rev. George W. Daniels  
Chairman

NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

*Rebuilding Chicago's Neighborhoods*

North Lawndale

3555 W. Ogden Ave.  
Chicago, IL 60623  
773-522-4637  
fax: 773-522-4890  
www.nhschicago.org



February 20, 2007

Jack Markowski, Commissioner  
Department of Housing  
33 N. LaSalle  
Chicago, Illinois 60602

Dear Commissioner Markowski:

I am writing to express Neighborhood Housing Services' strong support for the rehabilitation of Renaissance Place Apartments, a partnership of Lawndale Christian Development Corporation and Safeway Construction Company.

Renaissance Place Apartments will consist of 54 units of rental housing in three structures on Douglas Boulevard. As a fellow developer of the former Lawndale Restoration buildings, NHS values the tremendous positive impact that the turnaround of these three buildings will bring to the Boulevard. Renaissance Place Apartments will be an integral part of preserving housing in North Lawndale for those who can least afford it.

The partnership of Lawndale Christian Development Corporation and Safeway Construction Company has a solid history of creating and managing high quality, affordable rental opportunities for the North Lawndale neighborhood. We view Renaissance Place Apartments as both a positive addition to North Lawndale's affordable housing stock and an anchor for the redevelopment of Douglas Boulevard. We strongly support their efforts.

Sincerely,

Charles Leeks



CHICAGO PUBLIC SCHOOLS

Theodore Herzl Elementary School • 3711 West Douglas Blvd. • Chicago, Illinois 60623-1499  
Telephone 773/534-1480 • FAX 773/534-1486  
*"Where Children Come First"*

Dr. Betty J. Allen-Green  
Principal

Ms. Patricia Surgeon  
Assistant Principal

February 21, 2007

To Whom It May Concern at the City of Chicago Department of Housing,

I am writing to express Herzl Elementary School's strong support for the rehabilitation of Renaissance Place Apartments, a partnership of Lawndale Christian Development Corporation and Safeway Construction Company.

Renaissance Place Apartments will consist of 54 units of rental housing in three structures on Douglas Boulevard. Herzl Elementary School is located directly across the Boulevard from one of the buildings and a vacant lot that make up part of the development, 3700-08 W. Douglas. We are in discussion with the developer about a partnership in which our students (many of whom have lived in the former Lawndale Restoration buildings) would work with architresures to design a mural for the wall of the building and contribute design elements to the green space of the vacant lot. Herzl School is excited about this possibility, and values the tremendous positive impact that the turnaround of these three buildings will bring to the Boulevard. Renaissance Place Apartments will be an integral part of preserving housing in North Lawndale for those who can least afford it.

The partnership of Lawndale Christian Development Corporation and Safeway Construction Company has a solid history of creating and managing high quality, affordable rental opportunities for the North Lawndale neighborhood. We view Renaissance Place Apartments as both a positive addition to North Lawndale's affordable housing stock and an anchor for the redevelopment of Douglas Boulevard. We strongly support their efforts.

Sincerely,

  
Dr. Betty J. Allen-Green  
Principal



CITY HALL - ROOM 209-20  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6839

## MICHAEL D. CHANDLER

ALDERMAN - 24<sup>TH</sup> WARD  
PUBLIC SERVICE OFFICE

1325 WEST ROOSEVELT ROAD  
CHICAGO, ILLINOIS 60624  
TELEPHONE: 773-522-2400  
FAX: 773-522-2454

### COMMITTEE MEMBERSHIPS

AVIATION

BUDGET

FINANCE

COMMITTEES, RULES AND ETHICS

ENERGY, ENVIRONMENTAL PROTECTION  
AND PUBLIC UTILITIES

HISTORICAL LANDMARK PRESERVATION

HOUSING AND REAL ESTATE

HUMAN RELATIONS

January 24, 2007

John G. Markowski, Commissioner  
City of Chicago Department of Housing  
33 N. LaSalle, 2<sup>nd</sup> fl  
Chicago, IL 60602

Dear Commissioner Markowski:

I am writing this letter in support of Renaissance Place Apartments, a project of Lawndale Christian Development Corporation and Safeway Construction Company.

Renaissance Place Apartments is located at 3123-27, 3131, and 3700-06 W. Douglas Boulevard. These buildings are located along the historic Douglas Boulevard here in the 24<sup>th</sup> Ward. Their restoration is a major component of the revitalization of the entire boulevard.

Lawndale Christian Development Corporation and Safeway Construction Company have a history of working together successfully. Together, they bring together more than 33 years of combined experience and expertise, which will be instrumental in the successful completion of the redevelopment, stabilization and ongoing management of the Renaissance Place Apartments.

I support the City using its TIF, Donation Credits, and Tax Exempt Bond authority to help this project move forward. The 24<sup>th</sup> Ward is part of the Midwest Tax Increment Financing District. TIF financing is an essential component to the success of this renovation, and I support the projects application for this use of TIF funds. Finally, I support the award of Tax Exempt Bond authority for the project as needed.

Please feel free to contact my ward office at 773.522.2400 with any questions.

Sincerely,

Michael D. Chandler  
Alderman, 24<sup>th</sup> Ward





CITY HALL - ROOM 209-20  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6839

**MICHAEL D. CHANDLER**

**ALDERMAN - 24TH WARD  
PUBLIC SERVICE OFFICE**

4325 WEST ROOSEVELT ROAD  
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FAX: 773-522-2454

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HUMAN RELATIONS

January 19, 2007

John Markowski, Commissioner  
City of Chicago  
Department of Housing  
33 N. LaSalle, 2<sup>nd</sup> Floor  
Chicago, IL 60602

Dear Commissioner Markowski:

I am writing this letter in support of Lawndale Christian Development Corporation (LCDC) and Safeway Construction Company as they seek to acquire the vacant lot at 3708 W. Douglas Boulevard, (property identification number 16-23-111-024-0000).

Both LCDC and Safeway have an outstanding history of work in quality, affordable housing, and have a track record of working together successfully. They are intending to use the lot as green space for the residents of the 24 unit apartment building located at 3700-06 W. Douglas. As you know, this building is part of the project formerly known as Lawndale Restoration, the revitalization of which is of tremendous importance to the 24<sup>th</sup> Ward

Lawndale Christian Development Corporation and Safeway Construction Company are seeking to acquire this lot as soon as possible, so that they may incorporate its revitalization into their scope of work. Any assistance you can give in this matter would be greatly appreciated. Please feel free to contact the office at (773) 522-2400 for any further inquiries.

Sincerely,

Michael D. Chandler  
Alderman, 24<sup>th</sup> Ward



**EXHIBIT A**

Street Address and P.I.N.s of Disposition Parcels  
and  
Street Boundaries of the  
Midwest Tax Increment Financing  
Redevelopment Project Area

Street Addresses:

3708 West Douglas Boulevard

P.I.N.s:

16-23-111-024

Midwest Tax Increment Financing Redevelopment Project Area:

The Area is generally bounded by Lake Street on the north, California Avenue on the east, 16<sup>th</sup> Street on the south, and Pulaski Road on the west.

## **EXHIBIT B**

**PUBLIC NOTICE** is hereby given by the Community Development Commission of the City of Chicago (the "City") pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Departments of Planning and Development ("DPD") and Housing ("DOH") ("the Departments") intend to negotiate a redevelopment agreement with RPA Limited Partnership (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of \$2,000,000 or 19% of the total project budget from the Midwest tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act for eligible costs associated with the Renaissance Place Apartments development project (the "Project") to be located at 3123-27, 3131 and 3700-06 West Douglas Boulevard (the "Property"), located in the Midwest TIF Redevelopment Project Area (the "Area"). The Project will consist of 54 affordable rental units in three buildings. The City also intends to negotiate a redevelopment agreement with the Developer for the sale of 3708 W. Douglas Boulevard, an individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for \$1.00. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the Midwest TIF Redevelopment Plan. The Area is generally bounded as follows:

Lake Street on the north, California Avenue on the east, 16<sup>th</sup> Street on the south, and Pulaski Road on the west.

### **THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE REDEVELOPMENT OF THE DISPOSITION PARCELS FOR CONSIDERATION BY THE CITY.**

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before March 2, 2007 at the offices of DPD, Room 1006, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "Midwest Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Developer for the Project; and
- (iii) the terms of all bids and proposals received, if any, by the City related to the Project and the redevelopment agreements.

Please contact Fernando Espinoza at DPD at (312) 744-8568 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals

shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until March 30, 2007 at 4:00 p.m., at which time all alternative proposals will be opened and reviewed.

**Mary Richardson-Lowry, Chairman**  
**COMMUNITY DEVELOPMENT COMMISSION**

Attach Schedule 1 - Disposition Parcels