

# TIF PROJECT SCORECARD

**City Hyde Park**  
**5100 S. Lake Park Avenue**

120,000 SF commercial space, a residential towers with 182 rental units, and 350 underground parking spaces. Tenants will likely include Whole Foods, TJ Maxx and Michael's Crafts.

Type of Project: Mixed use retail/residential

Developer: Antheus Capital

Total Project Cost: \$114,823,985

Timeline for Completion: 3 years

TIF Funding Request: \$11,321,242

Project Status: October CDC

TIF District: 51st / Lake Park

## RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Develop and deploy neighborhood assets to align with regional econ growth

Advances Goal of TIF District YES or NO

Stimulate new commercial and mixed-use development opportunities that will increase the real estate tax base.

Addresses Community Need YES or NO

There is a lack of quality retail and parking in the Hyde Park area

Jobs Created/Retained  
220 Construction/300 Permanent

Affordable Housing Units Created/Preserved  
38 Affordable units

Return on Investment to City  
Property tax and sales tax

## FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF  
\$9.14

Financing Structure Grant

Types of Other Funding Leveraged YES or NO

New Market Tax Credits

## RDA TERMS

Payment Schedule:  
Notes paid annually upon project completion

Monitoring Term of Agreement:  
Life of TIF; ends in 2036

Taxpayer Protection Provisions YES or NO

## OTHER CONSIDERATIONS



**City of Chicago  
Department of Housing and Economic Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
October 9, 2012**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	City Hyde Park
Applicant Name:	1525 HP LLC
Project Address:	5100 S. Lake Park Ave.
Ward and Alderman:	4 <sup>th</sup> Ward – Will Burns
Community Area:	Hyde Park
Redevelopment Project Area:	51 <sup>st</sup> and Lake Park TIF
Requested Action:	TIF Developer Designation
Proposed Project:	The Developer proposes the construction of a mixed use development that will consist of 120,000 s.f. of retail space, 350 parking spaces, and 182 residential rental units.
TIF Assistance:	\$11,321,424.00

**II. PROPERTY DESCRIPTION**

Address:	5100 S. Lake Park Ave.
Location:	Project is located at the South West corner of 51 <sup>st</sup> Street and Lake Park Ave.
Tax Parcel Numbers:	20-11-405-008-0000, 20-11-405-009-0000
Land Area:	Approximately 2.08 acres.

Current Use: The current use is commercial. The property consists of two parcels and three deteriorating buildings and parking.

Current Zoning: PD 1174

Proposed Zoning: PD 1174

Environmental Condition: Per a Phase I, a comprehensive asbestos survey is recommended.

### **III. BACKGROUND**

In December, 2011, 1525 HP LLC (The “Developer”) submitted a TIF application to the Department of Housing and Economic Development (DHED) proposing a plan to develop a site that is approximately 2.08 acres and is located on the southwest corner of Hyde park Boulevard (51<sup>st</sup> Street) and Lake Park Avenue. The Project Site is within the Hyde Park community and within the 51<sup>st</sup> and Lake Park TIF.

The Hyde Park community area is located on the South Side of Chicago. The Hyde Park community’s boundaries are E Hyde Park Blvd. (51st Street) on the north, 60<sup>th</sup> Street on the South, Lake Michigan on the East, and Cottage Grove on the West. Hyde Park is also home to many visitor attractions: the University of Chicago, the DuSable Museum of African American History, the Museum of Science and Industry and other institutions.

The site is owned by 1525 HP LLC, the Developer of the site. The project site consists of two parcels and three buildings. The developer, Antheus Capital, acquired the site was acquired in 2005 through 1525 HP LLC, a single purpose entity. At the time of the purchase the site was in a dilapidated state and the purchase was made with a plan to create a high-quality mixed-use new development for the Hyde Park community.

Today the site is half vacant and former tenants have come to the end of their leases. The Dialysis Center had operated on the site for over 20 years and the facility was inefficient and obsolete. Davita, which purchased the business from University of Chicago in 2010, is relocating services and patients to a new facility at 43rd and Cottage Grove. Village Foods occupied Village Center for over 40 years. The Village Foods ownership group had operated 12 small groceries across Illinois, Indiana and Michigan. At the time Antheus purchased the building, Village Foods was the last operating business and the owners will retire on closing the store. The Original Pancake House, which occupied one of the buildings, has relocated to the northwest corner of 47<sup>th</sup> and Lake Park.

The City’s efforts to increase economic development in this area are evident. At the corner of 53<sup>rd</sup> and Lake Park is Harper Court, a mixed-use project that includes office and retail space. There you will also find the Hyatt Place Chicago at Hyde Park hotel, a 131 key hotel project.

Both projects, Harper Court and Hyatt Place Chicago at Hyde Park hotel, included TIF assistance from the 53<sup>rd</sup> Street TIF.

Also, the old Border's building (southwest corner of 53<sup>rd</sup> & Lake Park) is currently being substantial rehabilitated for a proposed retailer and a restaurant. And, the Hyde Park Theater at Harper and 53<sup>rd</sup> Street is also having extensive rehabilitation and is expected to open late 2012 or spring 2013.

The City Hyde Park project is a continuation of the City's effort to spur economic development in the Hyde Park Community.

The 51st and Lake Park TIF is a project specific for the City Hyde Park project. It is located at the southwest corner of 51st and Lake Park Avenue and consists of 2.25 acres. Its boundaries are Hyde Park Boulevard (51<sup>st</sup> street) on the north, Lake Park Avenue on the east, Harper Avenue on the West, the southern boundary line of tax parcels 20-11-405-008 and 20-11-405-009 on the South, and Harper Avenue on the west. The TIF Redevelopment Plan Eligibility was introduced and approved to CDC on September 11, 2012. The TIFs' primary goals include: Elimination of the factors that qualified the Project area as a conservation area; provides an environment that will foster an improved quality of life and contribute more positively to the health, safety and general welfare of the Project area and the surrounding community; stimulate new commercial and mixed use development opportunities that will increase the real estate tax base of the City and other taxing districts having jurisdiction over the Project area; and increase employment and business opportunities for community residents.

This project complies with objective of the 51<sup>st</sup> and Lake Park TIF in that it will improve an underutilized site and provide a high-quality mixed use development in they Hyde Park Community.

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

**Development Entity:** The site is owned by 1525 HP, LLC, the Developer. 1525 HP, LLC is a single purpose entity for this project. 1525 HP LLC is the development entity whose principal member is Lyrical-Antheus Realty partners, LP ( an Equity Fund that has interest of 100%). Lyrical-Antheus Realty partners, LP is owned by multiple entities: Bay Roc Associates, LLC (Schneider Family Descendants Trust – Leslie Schneider, Schneider Family Descendants Trust – Scott Schneider, Schneider Family Descendants Trust – Susan Schneider) with 23.8% interest, CBT Holdings (Charles Bronfman Trust) with 17.8%, Jeffrey A. Keswin 2007 Perpetuities Trust with 11.9%, and the remaining 46.5% are entities that own less that 7.5% on interest. The managing entity is AL - 1525 HP, LLC, whose primary member is Antheus Capital, LLC, Antheus Capital, LLC's principals are Eli Ungar, David Gefsky, Jennifer Gefsky, and Harley Ungar.

Since purchasing its first building in Chicago in 2002, Antheus Capital (Principals Eli Ungar and David Gefsky) has acquired over 4,000 apartments in 90 buildings within the Hyde Park community. It has completed the substantial rehabilitation of over 1,500 apartments in the portfolio including the large apartment hotels Del Prado, East Park Tower, Algonquin and Sutherland. The 330 apartments at the Shoreland are currently under construction. Antheus has a similar portfolio of 1,500 apartments in 22 buildings in Midtown Kansas City. Antheus Capital's proprietary property manager, MAC Property Management, and construction and development company, Silliman Group, employ over 100 people in Chicago.

The developer's organization chart is included in the exhibits.

**Consultants:**

TIF Consultant

Johnson Research  
343 South Dearborn Street  
Chicago, IL 60604

Architect

Studio Gang  
1212 North Ashland Avenue #212  
Chicago, IL 60622

Third-party Independent Financial Review

AREA Consulting

Pre-construction General Contractor

Linn-Mathes  
309 South Green Street  
Chicago, Illinois 60607-3501

Legal (Incentive and Land Use)

Neal & Leroy  
203 North La Salle Street #2300  
Chicago, IL 60601

**V. PROPOSED PROJECT**

The Developer proposes to develop the 2.08 acre site into a mixed-used development at the southwest corner of Hyde Park Boulevard (51<sup>st</sup> Street) and Lake Park Avenue. The currently underutilized and dilapidated site will be replaced with the new construction of a mixed-use development that will include 120,000 square feet of retail space in a two-story base building, 182 residential units including 38 units (>20%) affordable to households earning less than 60% of area median income and more than 350 underground parking spaces. The retail space will be anchored by a Whole Foods grocery store, as well as retailers designed to serve neighborhood and community needs.

Parking for the development will be located on two underground levels. The retail space will be located at the ground level with approximately 53,000 square feet of rentable space, and the second floor with an approximate 57,000 square feet of additional rentable space. The third

level will include residential amenities: fitness center, business center, and a party room.

The maximum building height of the residential tower will be 280 feet and the roof above the 2<sup>nd</sup> floor retail is designed as a rooftop garden. The residential tower is oriented to maximize natural light and views of the rooftop garden and surrounding area. The ground level entrances to the retail space will be oriented along Lake Park Avenue, Hyde park Boulevard and Harper Avenue with Whole foods entrance facing Lake Park Avenue. Entrance to the lower level parking will be located at Lake Park Avenue.

The building represents an exciting and forward looking addition to the architectural legacy of Hyde Park and the south side of Chicago. City Hyde Park will be the first multifamily residential new construction in the community in over two decades. As a result, it will also be the first multifamily building constructed to contemporary accessibility standards, offering a new housing option for people with disabilities seeking to live in the area. Linn-Mathes Inc. is providing pre-construction general contractor and cost estimation services.

The total cost of the Project is approximately \$114,823,985 and the developer is requesting \$11,321,424.00 in TIF assistance.

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 a total of 182 rental units of which 38 units or 20% percent will be 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 developed on land sold by the City or 20 percent affordable units in projects receiving TIF assistance.

**Unit Profile**

Unit Type	Number	Market/ Affordable	Size-sf	Monthly Rent/sf*	Monthly Rent*
Studio	10	Market	626	\$2.06	\$1,295
Studio	3	Affordable at 60%AMI	626	\$1.25	\$786
1 bedroom	36	Market	824	\$2.18	\$1,800
1 bedroom	10	Affordable at 60%AMI	824	\$1.02	\$842
2 bedroom	77	Market	1178	\$2.21	\$2,600
2 bedroom	20	Affordable at 60%AMI	1178	\$0.85	\$1011
3 bedroom	21	Market	1535	\$2.35	3,600

3 bedroom	5	Affordable at 60%AMI	1535	\$0.76	\$1167
Total	182				

\* Utilities (HVAC and light) are included in the rent for the affordable units.

The affordable rent paid by the tenant is based on the tenant’s income and not on market comparables. The maximum rent for each defined “affordable” income level is published annually by the US Department of Housing and Economic Development and listed according to building construction type (i.e. apartment, townhouse, and house), number of bedrooms and household size. Rent per square foot is not considered except that HUD housing quality standards and Chicago zoning and building codes set minimum room and unit sizes. Different federal funding development and operating support sources may have different maximum income and rent restrictions.

The Developer has previously, and will continue, to work with the Mayor’s office for People with Disabilities in order to reach out and market the residential units in this project.

**Environmental Features:** The Developer intends to obtain a LEED rating for City Hyde Park. Green elements planned include a 50% green roof, high efficient energy systems and enhanced refrigerant management, charging stations for electric cars and preferred parking for low-emitting vehicles, reduced rain water runoff via the green roof, recycled content building materials, as well as passive strategies including building orientation to maximize natural light and balcony shading to reduce direct sunlight. The Project has excellent proximity to multiple modes of public transportation (Metra and CTA), bicycle parking in excess of City requirements, and inherent pedestrian access to the Project’s own retail facilities.

**VI. FINANCIAL STRUCTURE**

The project will be comprised of commercial and residential space, which will be leased out to tenants and then owned and operated by the Developer. The Developer worked with the elected officials and community residents to design a project that will meet the retail needs of the community and which will provide the first new construction rental units that Hyde Park has seen in decades. In response to community input the proposed tenants will be a mixture of upscale grocery, fashion clothing, a craft store and several smaller users.

The community has been advocating for national retailer as the current options in Hyde Park are sub par for the community’s needs. Given the excess of vacant retail space that exists in the suburban markets, retailers are able to choose where to locate any new stores while demanding competitive rents. In many markets, including the City of Chicago, the higher costs of new construction are not supported by the rents the retailers are willing to pay. This development will

be built using higher quality materials, masonry, and feature design elements that will contribute to the overall aesthetic of the surrounding area. The parking will also be located underground, which imposes a significant cost burden on the developer. The developer will also provide affordable housing units in the residential tower, which will also reduce the operating income of the project.

The deal is being financed with equity, New Market Tax Credits and a construction loan. The developer has been working with a lender to finance this project. In the current economic climate building a project of this caliber while generating market rates of return is not feasible. The developer has requested TIF assistance in order to offset these costs. The TIF assistance of \$11.3M is less than 10% of the total project cost. The TIF will be comprised of two notes; a taxable note in the amount of 25% of the TIF assistance and a tax-exempt note in the amount of 75% of the assistance. These notes will not be issued until the project is complete and the city will have the right to suspend payments on the taxable note in the event the ongoing operating and prohibited use covenants are not met.

Both notes will be funded entirely from the project PINs, with an amount being set aside for public improvements and City fees and other costs. This project will serve as a catalyst for the Hyde Park community and invigorate a tired, outdated retail center. The TIF assistance is crucial to building a development that has high quality construction and retail amenities.

The following tables identify the sources and uses of funds and the estimated profit.

### Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$34,899,258	30.5%
New Market Tax Credits	\$11,000,000	9.5%
Debt: Bank TBD	\$68,848,887	60%
Total Sources	\$114,748,145	100%

<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition (\$56 per sf of land)	\$5,250,000	\$14.33 psf
Site Clearance and Preparation	\$8,918,812	\$24.35 psf
Hard Costs	\$80,228,635	\$219 psf
Soft Costs		
Marketing and Lease Termination	\$2,824,637	
Architect's Fee (.5% of hard costs)	\$440,000	
Legal Fees (0.8% of total costs)	\$922,500	
Other soft costs (1.2% of total costs)	\$1,387,500	
Total Soft Costs (7.5% of total costs)	\$5,574,637	\$ 23 psf
Finance Costs		
Loan Origination Fee (0.7% of loan)	\$500,000	

Loan Interest (6.5% of total costs)	\$4,513,304	
Working Capital	\$450,000	
Development Management Fee	\$8,450,000	
Operating Carry	<u>\$862,757</u>	
Total Uses	\$114,748,145	\$313 psf

\*Gross building area is 366,255 square feet

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

**Permanent Jobs:** The project is estimated to generate approximately 200 permanent jobs (100 full time, 100 part time) in retail. The department's workforce development specialists will work with the developer on job training and placement.

**Construction Jobs:** The project will produce approximately 220 temporary construction jobs.

**Affordable Housing:** The project will provide 20% new affordable housing units.

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

**Environmental Features:** The project will incorporate a LEED rating for City Hyde Park. Green elements planned include a 50% green roof, high efficient energy systems and enhanced refrigerant management, charging stations for electric cars and preferred parking for low-emitting vehicles, reduced rain water runoff via the green roof, recycled content building materials, as well as passive strategies including building orientation to maximize natural light and balcony shading to reduce direct sunlight. The Project has excellent proximity to multiple modes of public transportation (Metra and CTA), bicycle parking in excess of City requirements, and inherent pedestrian access to the Project's own retail facilities.

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

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

### **VIII. COMMUNITY SUPPORT**

Alderman Will Burns endorses the project and has provided a letter of support (see exhibits for copy). The project was presented to the community at a meeting held on July 9, 2012. The following community organization(s) (has/have) endorsed the project: Hyde Park Chamber of Commerce and the Coalition for Equitable Community Development. (See exhibits for copies of support letters).

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

The proposed project is located in the 51<sup>st</sup> and Lake Park Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

1. Elimination of the factors that qualified the Project area as a conservation area.
2. Provides an environment that will foster an improved quality of life and contribute more positively to the health, safety and general welfare of the Project area and the surrounding community.
3. Stimulate new commercial and mixed use development opportunities that will increase the real estate tax base of the City and other taxing districts having jurisdiction over the Project area.
4. Increase employment and business opportunities for community residents.

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

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

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

Closing of the sale of the property will not occur before the City Council has approved the redevelopment agreement the developer has obtained all necessary City approvals including

zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

## **XI. RECOMMENDATION**

The Department of Housing and Economic Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and HED recommends that the CDC recommend to the City Council the designation of 1525 HP LLC as Developer for the development of the construction of a mixed use development that will consist of 120,000 square feet of retail space, 350 parking spaces, and 182 residential rental units at 5100 S. Lake Park Avenue.

**EXHIBITS**

TIF Project Assessment Form  
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  
Lender's Letter of Interest  
Community Letters of Support  
Alderman's Letter of Support

# TIF PROJECT SCORECARD

## City Hyde Park

5100 S. Lake Park Avenue

120,000 SF commercial space, a residential towers with 182 rental units, and 350 underground parking spaces. Tenants will likely include Whole Foods, TJ Maxx and Michael's Crafts.

Type of Project: Mixed use retail/residential

Developer: Antheus Capital

Total Project Cost: \$114,823,985

Timeline for Completion: 3 years

TIF Funding Request: \$11,321,242

Project Status: October CDC

TIF District: 51st / Lake Park

## RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Develop and deploy neighborhood assets to align with regional econ growth

Advances Goal of TIF District YES or NO

Stimulate new commercial and mixed-use development opportunities that will increase the real estate tax base.

Addresses Community Need YES or NO

There is a lack of quality retail and parking in the Hyde Park area

Jobs Created/Retained  
220 Construction/300 Permanent

Affordable Housing Units Created/Preserved  
38 Affordable units

Return on Investment to City  
Property tax and sales tax

## FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF  
\$9.14

Financing Structure Grant

Types of Other Funding Leveraged YES or NO

New Market Tax Credits

## RDA TERMS

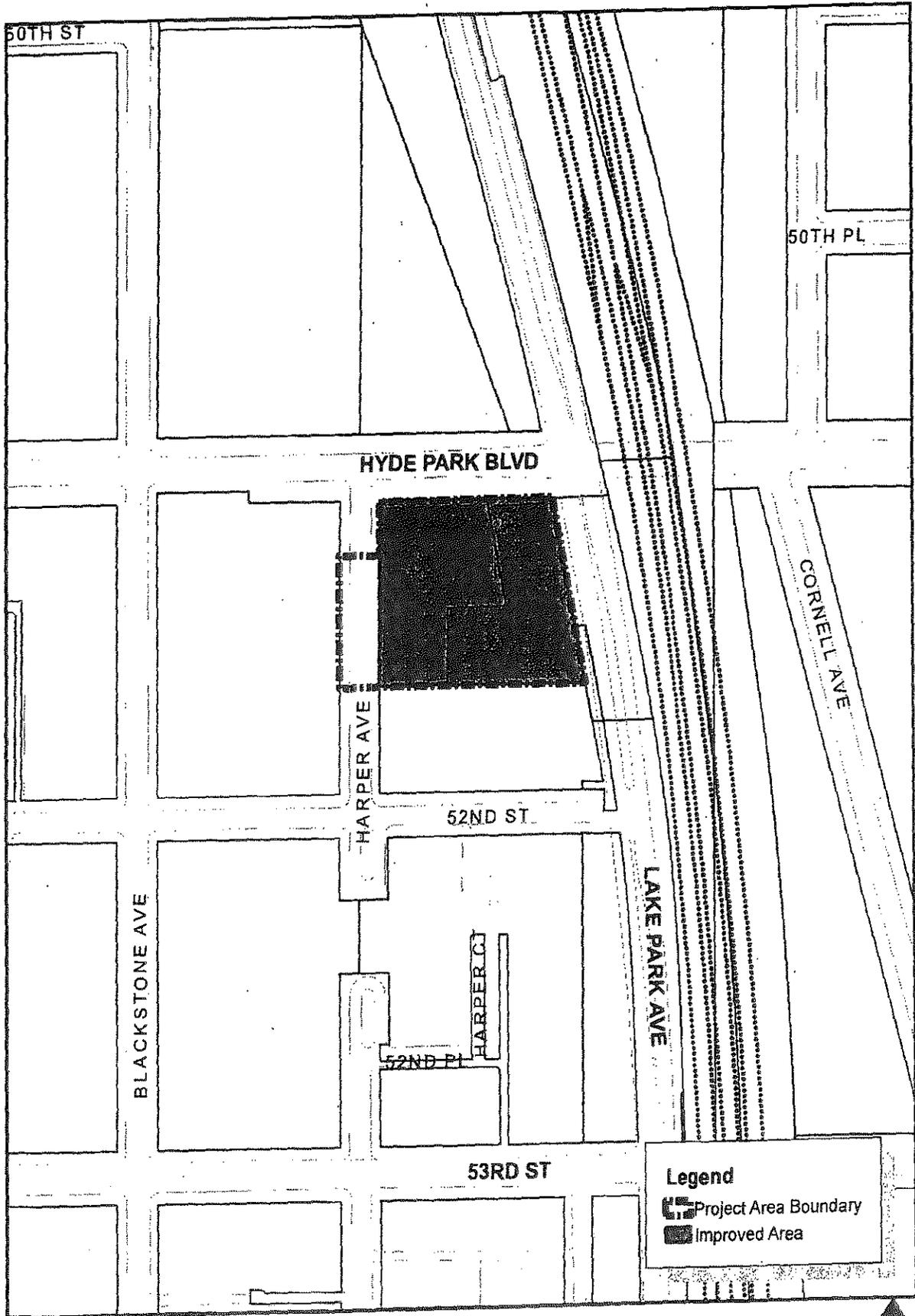
Payment Schedule:  
Notes paid annually upon project completion

Monitoring Term of Agreement:  
Life of TIF; ends in 2036

Taxpayer Protection Provisions YES or NO

## OTHER CONSIDERATIONS

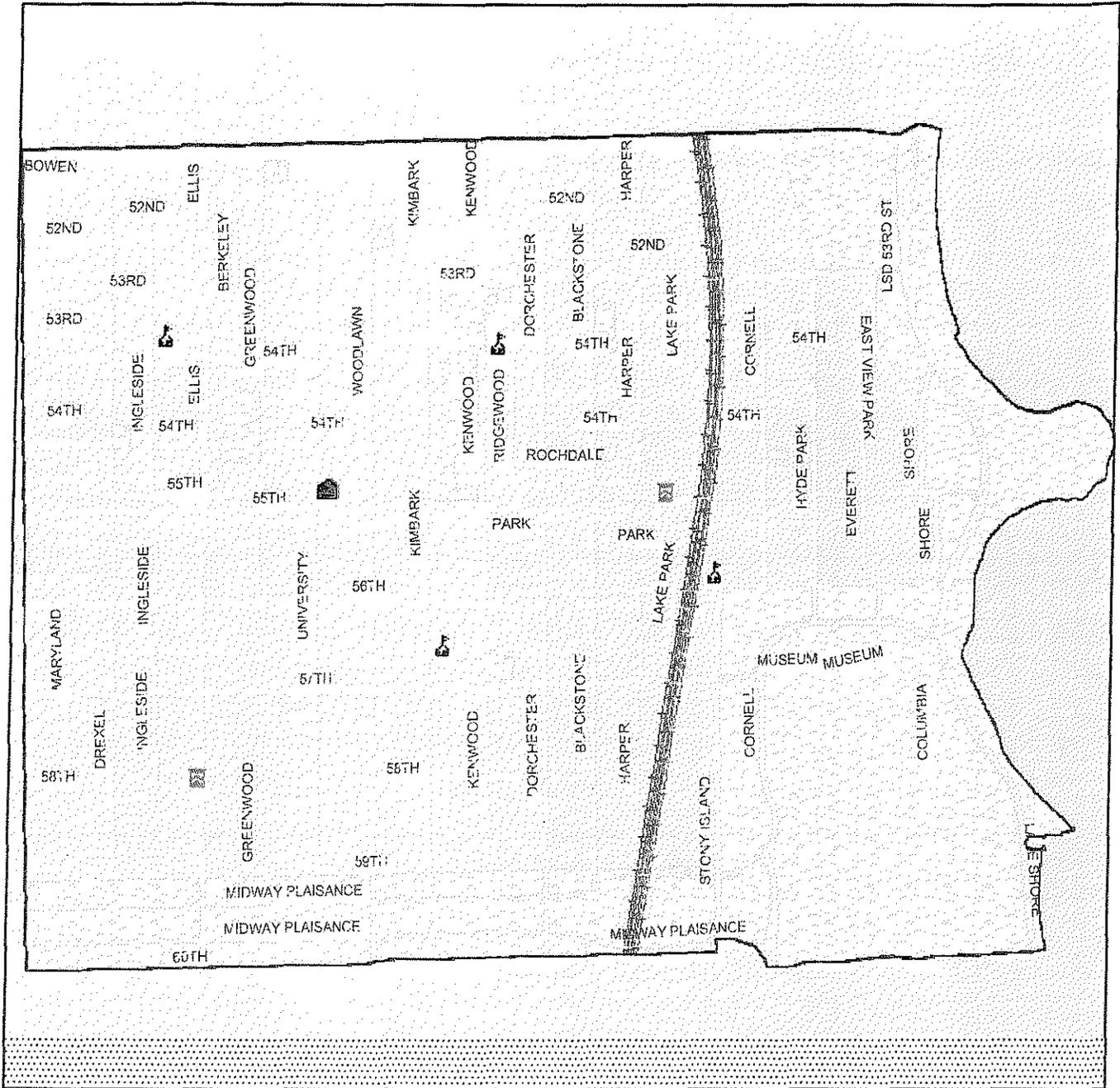




Redevelopment Plan Figure 2: Project Area Boundary  
 51ST AND LAKE PARK TAX INCREMENT FINANCING DISTRICT

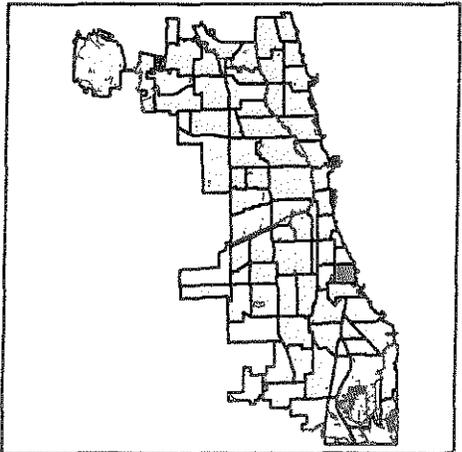


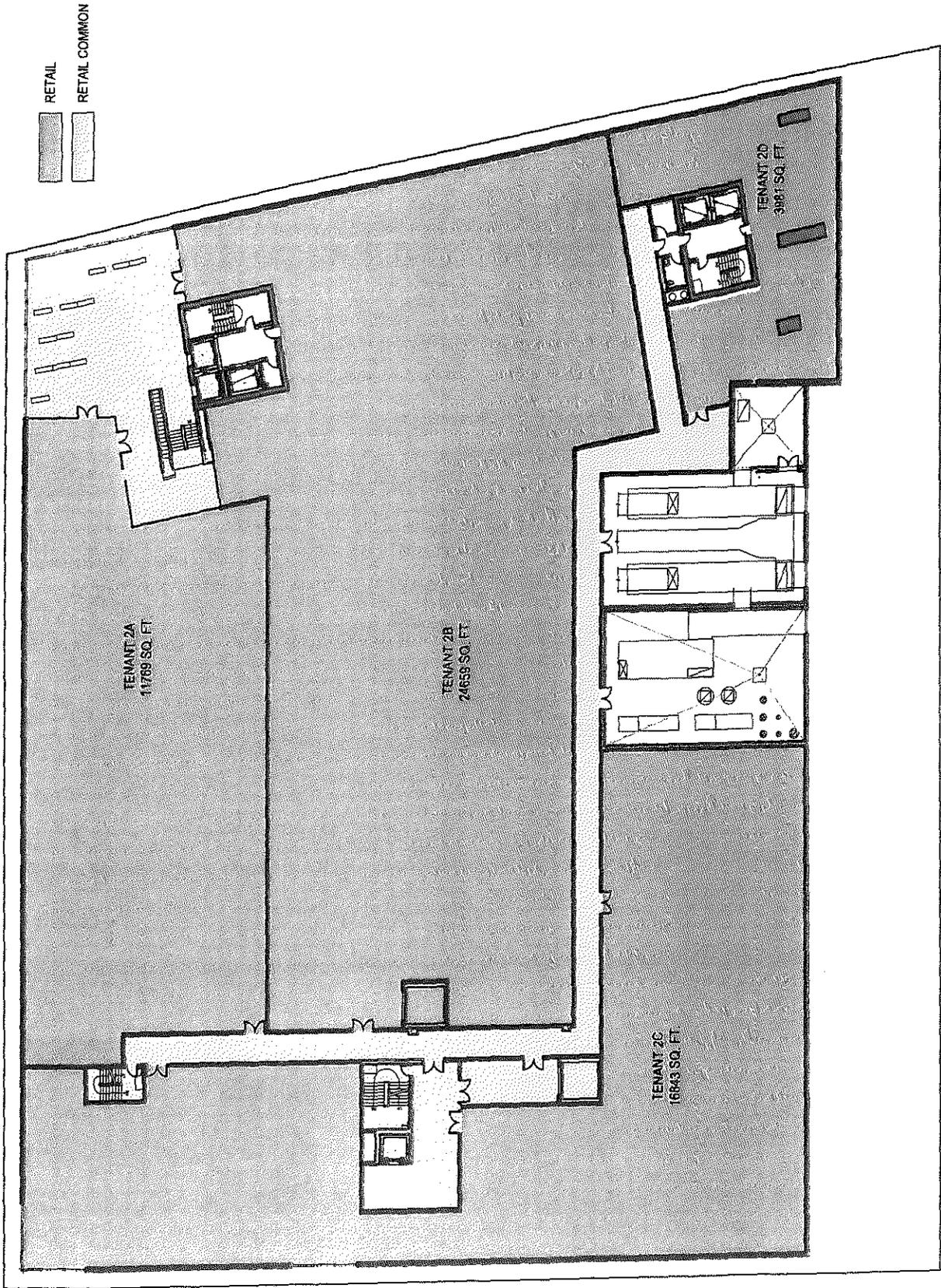
# HYDE PARK



**Legend**

Firehouses	CTA Lines
Hospitals	Blue Line Subway
Libraries	Blue Line Elevated/At-Grade
Police Facilities	Brown Line
Schools	Brown, Purple Lines
U.S. Post Offices	Green Line
Railroads	Green, Orange Lines
Cemeteries	Pink, Brown, Purple, Orange Lines
Parks	Pink, Brown, Purple, Orange, Green Lines
	Orange Line
	Purple Line
	Red Line Subway
	Red Line Elevated/At-Grade
	Red, Purple Lines
	Red, Purple, Brown Lines
	Yellow Line

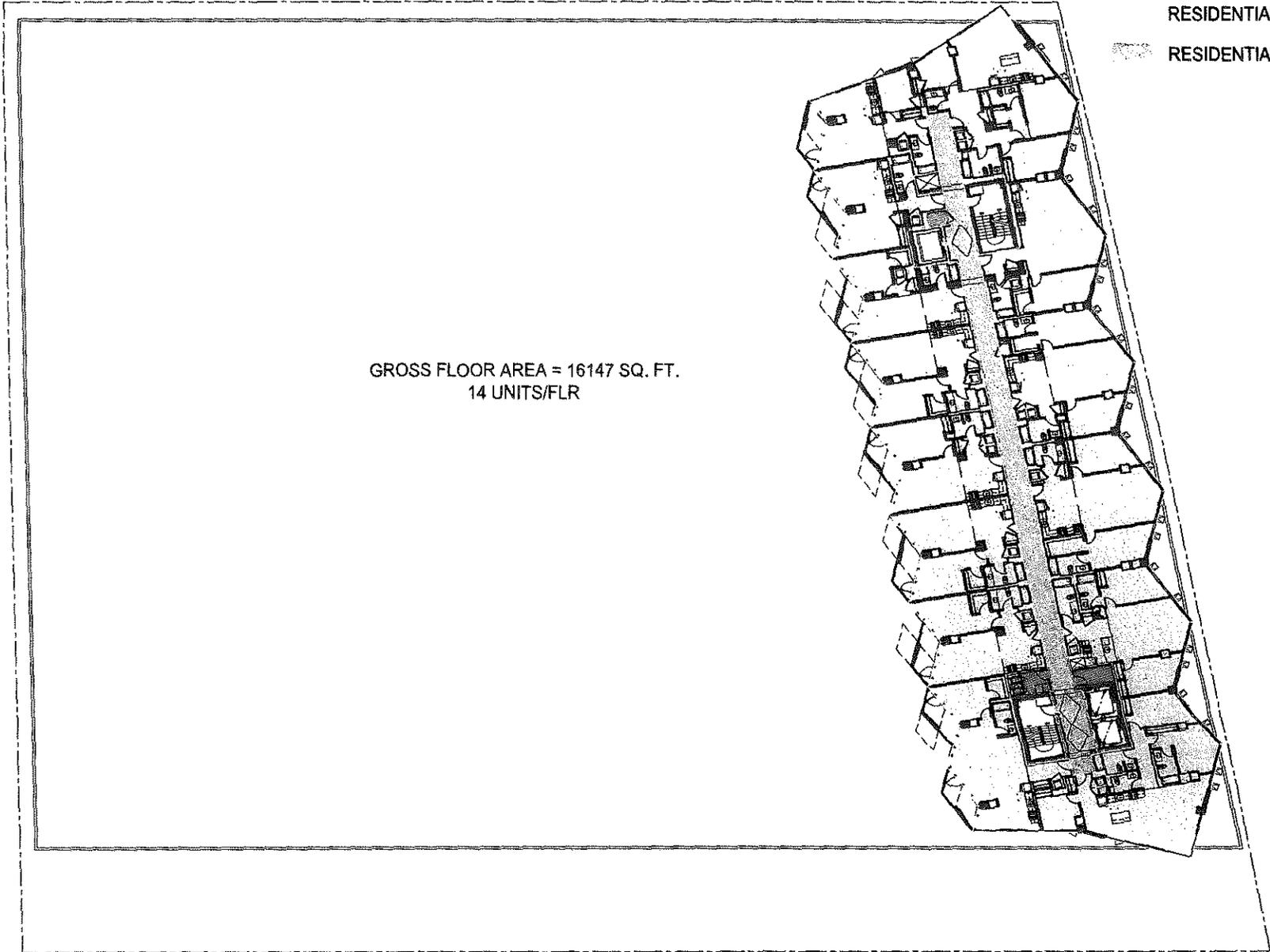




09/19/2012

1"=40'-0"

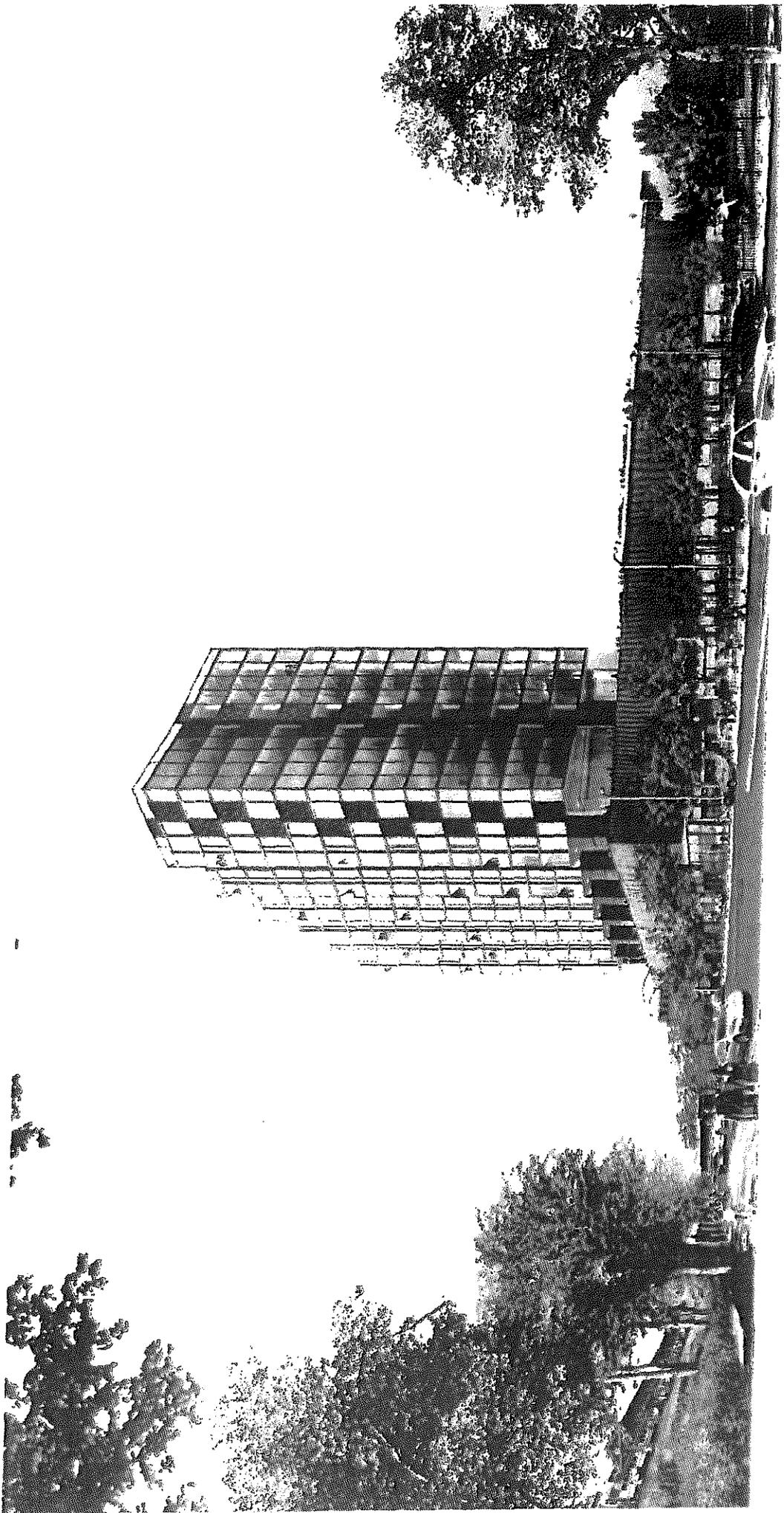
L2



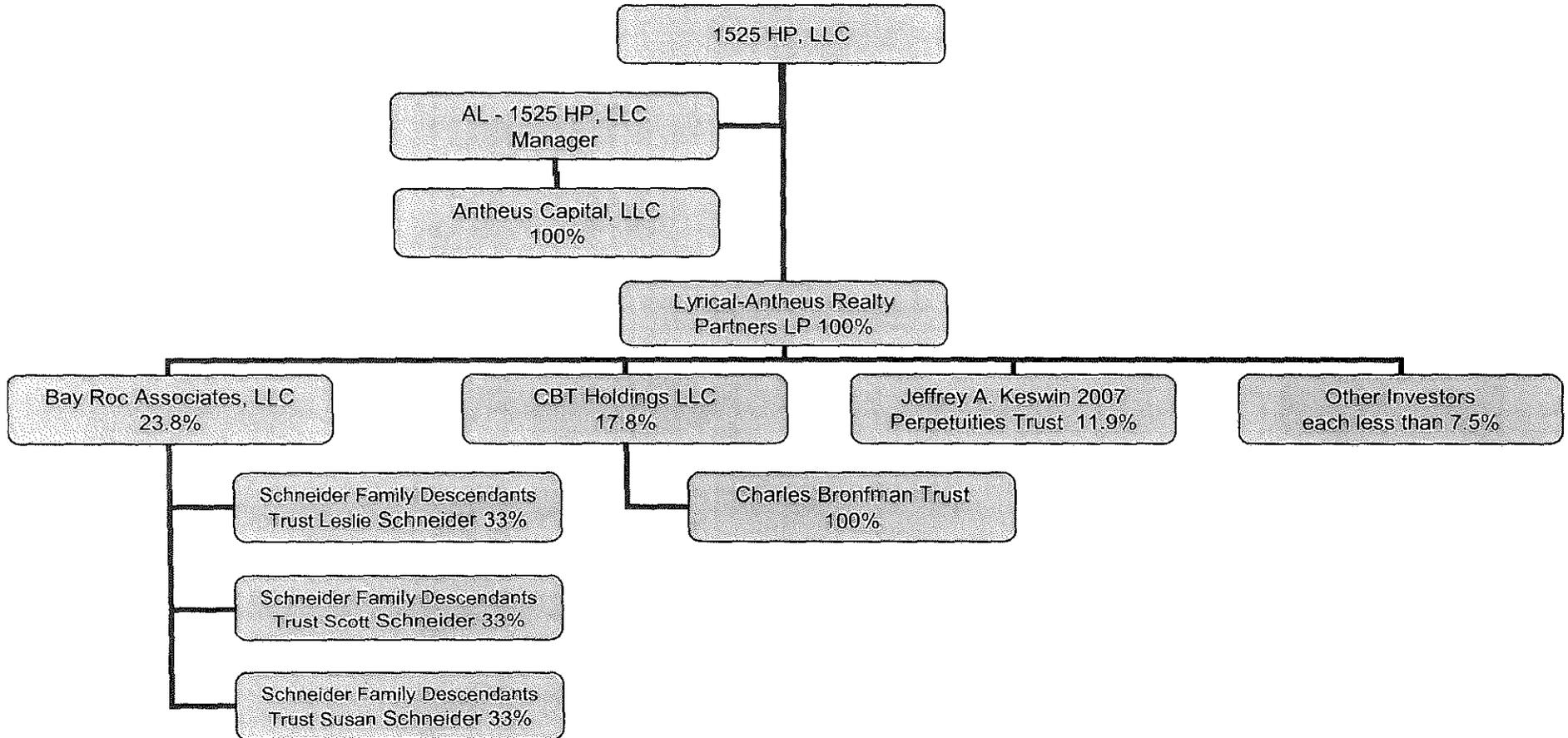
RESIDENTIAL

RESIDENTIAL COMMON

GROSS FLOOR AREA = 16147 SQ. FT.  
14 UNITS/FLR



# Ownership Structure



**1525 HP LLC**  
**c/o Johnson Research Group**  
**343 South Dearborn, #404**  
**Chicago, IL 60604**

December 22, 2011

**VIA CERTIFIED MAIL**

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

RE: City Hyde Park Development  
Hyde Park Boulevard and Lake Park Avenue, Chicago, IL

Dear Ms. Ratner:

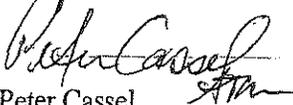
1525 HP LLC is pleased to announce the redevelopment of the property located at Hyde Park Boulevard and Lake Park Avenue, Chicago, Illinois. The property consists of a 140,000 square foot underutilized and deteriorating retail/office building that will be redeveloped into a mixed use development of approximately 124,300 square feet of commercial space and 197 units of rental residential apartments.

1525 HP LLC has chosen Linn Mathes to be the pre-construction manager for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project budget is approximately \$145,000,000 of which a portion is subject to 25% MBE and 5% WBE participation. The project will be constructed in two phases with the first phase starting construction in October 2012 and ending in November 2014. The second phase is anticipated to begin construction in February 2013 and end in December 2017.

We will provide you with a set of bid documents as soon as they are complete. The developer will meet with a representative of your organization to present the project budget and schedule. The developer respectfully requests that you make your member companies aware of this project so that they may submit bids for appropriate subcontracting opportunities.

Should you have any questions, please do not hesitate to call me at 773-347-3450 or by email at [pcassel@sillimangroup.com](mailto:pcassel@sillimangroup.com).

Sincerely,

  
Peter Cassel  
1525 HP LLC

CC: Chip Hastings, Chicago Department of Housing and Economic Development

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60602

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60602  
 12/22/2011

Sent To  
 Ms. Kelly Rattner  
 Women Business Development Center  
 Street, Apt. No., or PO Box No. 8 S. Michigan, Ste 400  
 City, State, ZIP+4 Chicago IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60609

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60609  
 12/22/2011

Sent To  
 Omar Shareef  
 African American Contractors Association  
 Street, Apt. No., or PO Box No. 3901 S. State, Ste 103  
 City, State, ZIP+4 Chicago IL 60609

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60607

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60607  
 12/22/2011

Sent To  
 Perry Nockachi  
 Assoc. of Asian Constr. Enterp.  
 Street, Apt. No., or PO Box No. 333 N. Ogden  
 City, State, ZIP+4 Chicago IL 60607

7961 9E44 7000 0110 7961

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60620

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60620  
 12/22/2011

Sent To  
 Edward McKinnie  
 Black Contractors United  
 Street, Apt. No., or PO Box No. 400 W. 76th Street  
 City, State, ZIP+4 Chicago IL 60620

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60618

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60618  
 12/22/2011

Sent To  
 Beth Dorie  
 Federation of Women Contractors  
 Street, Apt. No., or PO Box No. 5650 S. Archer Ave  
 City, State, ZIP+4 Chicago IL 60638

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60607

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60607  
 12/22/2011

Sent To  
 Perry Nockachi  
 Assoc. of Asian Constr. Enterp.  
 Street, Apt. No., or PO Box No. 333 N. Ogden  
 City, State, ZIP+4 Chicago IL 60607

4375 5E44 7000 0110 4375

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60602

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60602  
 12/22/2011

Sent To  
 Juan Ochoa  
 Mexican Amer. Chamber of Commerce  
 Street, Apt. No., or PO Box No. 111 W. Washington  
 City, State, ZIP+4 Chicago IL 60602

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60607

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60607  
 12/22/2011

Sent To  
 Paul Cerpa  
 Hispanic American Bus. Industry Assoc.  
 Street, Apt. No., or PO Box No. 901 W. Jackson, Ste 205  
 City, State, ZIP+4 Chicago IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60607

**OFFICIAL USE**

Postage	\$	\$0.44	0041
Certified Fee		\$2.85	
Return Receipt Fee (Endorsement Required)		\$2.30	
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.59	

Postmark Here  
 CHICAGO, IL 60607  
 12/22/2011

Sent To  
 Perry Nockachi  
 Assoc. of Asian Constr. Enterp.  
 Street, Apt. No., or PO Box No. 333 N. Ogden  
 City, State, ZIP+4 Chicago IL 60607

7961 9E44 7000 0110 7961



The Ackman-Ziff Real Estate Group LLC Real Estate Capital Advisors

To Whom it May Concern,

With roots dating to 1926, Ackman-Ziff ("AZ") is a leading real estate capital advisor arranging over \$20 billion of debt financing and approximately \$5 billion of joint venture equity within the last six years – averaging over \$40,000,000 per transaction. AZ has assembled the most talented and team oriented real estate capital advisory professionals in the country, with a team comprised of over 30 experienced professionals headquartered in New York. We have an industry reputation for creativity and are the frequent recipient of REBNY "Most Ingenious Financing Deal of the Year" (7 out of the past 10 eligible years). With unparalleled access to the debt and equity capital markets and superior capital relationships, AZ provides certainty and speed of execution.

AZ has been extremely active in 2012 representing both institutional public and private investors for their capital needs on behalf of such multibillion dollar clients such as The Related Companies, CIM, Westbrook Partners, Rockpoint Group, The Blackstone Group, The Carlyle Group, OliverMcMillan, The Harbor Group, McCaffery Interests, HFZ Capital Group, as well as many other funds and private firms throughout the United States. While these groups have tremendous resources, leverage, and access to capital, they have each repeatedly engaged our firm to enhance their capital structuring and arrangement efforts.

AZ has represented Antheus Capital on over 15 transactions (representing 70+ properties) totaling over \$300,000,000 of first mortgage and subordinate debt capital. Antheus Capital is extremely well respected in the capital markets. With an impeccable track record and hands-on management approach, lenders continue to aggressively compete on Antheus financing assignments.

With respect to the City Hyde Park development, based on current market conditions, AZ is confident that capital will be available for the construction of this one-of-a-kind opportunity. Antheus Capital has tremendous experience locally, assembled a world-class team and consistently delivers results, all meaningful components in arranging debt financing today.

We welcome the opportunity to further discuss City Hyde Park, Antheus Capital and the current real estate financing environment.

110 East 42nd Street  
New York, NY 10017  
TEL (212) 697.3333  
FAX (212) 682-8927  
www.ackmanziff.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Krane', written over a light blue horizontal line.

Jason Krane  
Managing Director

ACKMAN-ZIFF  
110 EAST 42ND STREET  
NEW YORK, NY 10017  
TEL (212) 697-3333  
FAX (212) 682-8927  
WWW.ACKMANZIFF.COM

# COALITION FOR EQUITABLE COMMUNITY DEVELOPMENT

1525 East 53rd Street #907 • Chicago, Illinois 60615 • (773) 288-8343

Email [hpkcc@aol.com](mailto:hpkcc@aol.com) • <http://www.hydepark.org>

October 4, 2012

Alderman William D. Burns  
4th Ward Alderman  
435 E 35th Street  
Chicago, IL 60616

Marina Carott, Chair  
Community Development Commission  
City of Chicago  
121 N LaSalle  
Chicago, IL 60602

Dear Alderman Burns and Ms. Carott:

The Coalition for Equitable Community Development (CECD) supports the TIF application of City Hyde Park. This proposal includes 38 new units of affordable rental housing, which will be the first of its kind in many, many years in our community. CECD's mission is to preserve the economic diversity of our neighborhood, and the creation of this TIF and the resulting development will move us in that direction.

Sincerely,



George W. Rumsey, President  
Coalition For Equitable Community Development

GR:dim

## Officers

### President

George W. Rumsey

### Vice President

Pat Wilcoxon  
Linda Thisted

### Secretary

Gary Ossewaarde

### Treasurer

Allison Hartman

### Directors

Rachel Crosby  
Rahsaan Morris  
Mark Granfors  
Betty Jackson  
Joe Marlin  
John Murphy  
David Nekimken

# CECD



# Hyde Park Chamber of Commerce

*SHOP HYDE PARK FIRST*

**Board of Directors - 2012**

**President**

Susan Walker

*Hyde Park Herald*

**1<sup>st</sup> Vice President**

Joyce Feuer

*Joyce's Event &*

*Party Planning*

**2<sup>nd</sup> Vice President**

Greg Guttman

*MAC Property Management*

**Recording Secretary**

Mike Davis

*The Entrepreneur's Source*

**Treasurer**

Greg Teague

*Teague, Knight & Assoc.*

*Country Financial*

**Assistant Treasurer**

Ken Sticken

*BankFinancial*

**Directors:**

Kirsten Esterly

*Medici on 57th*

James Hennessy

*University of Chicago*

*Director, Commercial Real*

*Estate Operations*

Denise Johnson

*Museum of Science and*

*Industry*

Brad Jonas

*Powell's Bookstore*

Pattie Kidwell

*Chant*

*Noodles Etc.*

Harry L. Parson III

*Parson Enterprises, LLC*

Jim Poueymirou

*Wells Fargo Home Mortgage*

Marc Pribaz

*Istria Cafe*

Snjezana Sego

*Hyde Park Bank*

Jeanne Spurlock

*Century 21 Kennedy, Ryan &*

*Monigal*

**Past President**

Greg Teague

*Teague, Knight & Assoc.*

*Country Financial*

**Executive Director**

Wallace E. Goode, Jr.

Andrew J. Mooney

Commissioner

Department of Housing and Economic Development

City of Chicago

121 N. LaSalle, Room 1000

Chicago, IL 60602

September 11, 2012

On behalf of the Hyde Park Chamber of Commerce, I would like to voice the Chamber's support of the 51<sup>st</sup> TIF – City Hyde Park Redevelopment.

This new Hyde Park development takes a 2.2 acre of prime real estate, with a 40% current occupancy and turns it into a viable business contributor with 179 residential units, 110,000 sq. ft. of retail space, 350 – 400 parking spaces and adds 300 permanent jobs to our community.

Like the TIF development at 53<sup>rd</sup> street, this 51<sup>st</sup> TIF will bring together economic growth, community needs and add significantly to neighborhood stability. This development represents a partnership among developers, private investors, the City of Chicago and community organizations. Lastly, it will commit to 20 % affordable units and draw shoppers to Hyde Park.

If I can be of further assistance, please do not hesitate to contact me or Wallace Goode, Executive Director of the Hyde Park Chamber of Commerce.

Sincerely,

*Susan J. Walker*

Susan J. Walker

President

Hyde Park Chamber of Commerce

Board of Directors



**CITY COUNCIL**  
**CITY OF CHICAGO**  
**COUNCIL CHAMBER**

CITY HALL - ROOM 200  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE 312-744-2690

**COMMITTEE MEMBERSHIPS**

COMMITTEES, RULES AND ETHICS

FINANCE

HOUSING AND REAL ESTATE

PEDESTRIAN AND TRAFFIC SAFETY

TRANSPORTATION AND PUBLIC WAY

WORKFORCE DEVELOPMENT AND AUDIT

**WILLIAM D. BURNS**

ALDERMAN, 4TH WARD  
435 EAST 35TH STREET  
CHICAGO, ILLINOIS 60616  
TELEPHONE: 773-536-8103  
FAX: 773-536-7296

September 25, 2012

Commissioner Andrew Mooney  
Department of Housing and Economic Development  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

RE: Support for City Hyde Park project

Dear Commissioner Mooney:

This letter serves to express my support for the City Hyde Park project at 51st and Lake Park. This development will not only bring much needed housing, retail and parking to the community but also employment.

The City Hyde Park development also represents the first opportunity for a top-line grocery store (Whole Foods) on the south side of the City and the first new multi-family residential construction in Hyde Park in decades, which also includes affordable and fully accessible units.

Please feel free to contact my office at (773) 536-8103 should you have any questions or require additional information.

Sincerely,

William D. Burns  
Alderman, 4<sup>th</sup> Ward

**City of Chicago**  
**Workforce Solutions Unit**  
**Employer Personnel Needs Assessment Form**

**Company Information**

**Company Name:** Antheus Capital

**Address 1:** 5418 S. Woodlawn Ave.

**Contact Person/Title:** Peter Cassel

**Address 2:** Unit G

**Telephone:** 773 347 3451

**City/State/Zip:** Chicago, IL 60615

**Email:** pcassel@sillimangroup.com

**Industry Description:** Retail & residential

**HR Contact/Title:** na

**Telephone:**

**Email:** na

**# of Existing Jobs:** 0

**# of New Jobs:** ~300

**Job Creation Information**

*Directions: Please list your new job titles below and also include the number of estimated positions for each title, technical skills required and start date.*

Position/Title	# of Positions	Technical Skills	Approx. Wage/Salary	Estimated Start Date
Whole Foods clerks, stockers, preparers, managers	TBD	various	TBD	4th quarter 2014
Restaurant managers, servers food preparers	TBD	various	TBD	4th quarter 2014
Apparel store(s) clerks, managers, stockers	TBD	various	TBD	4th quarter 2014
Chase bank tellers, managers	TBD	various	TBD	4th quarter 2014
Employees associated with residential buildings	See attached	See attached	See attached	See attached

*A detailed job description for each position will be required for the Employment Plan.*

*Please return this form to the Workforce Solutions Unit, to the attention of either:*

**Emily Bradley** OR  
**Coordinator of Economic Development**  
**Phone: 312-744-8565**  
**Email: emily.bradley@cityofchicago.org**

**Camille Loggins**  
**Coordinator of Economic Development**  
**Phone: 312-744-0140**  
**Email: camille.loggins@cityofchicago.org**

*If applicable, you will be contacted by the Workforce Solutions staff to complete an Employment Plan prior to your TIF application submission to the Community Development Commission (CDC).*

**LEASE**

**CITY/LOCATION:** 5100 S. LAKE PARK AVENUE  
CHICAGO (HYDE PARK), ILLINOIS 60615

**LANDLORD:** 1525 HP LLC

**TENANT:** WHOLE FOODS MARKET GROUP, INC.

**GUARANTOR:** WHOLE FOODS MARKET, INC.

**WHOLE FOODS \* WHOLE PEOPLE \* WHOLE PLANET**

LANDLORD  
SIGNATURE PAGE TO LEASE BETWEEN  
1525 HP LLC  
AND  
WHOLE FOODS MARKET GROUP, INC.

(Chicago (Hyde Park), Illinois)

LANDLORD:

1525 HP, LLC

By: AL-1525 HP LLC,  
an Indiana limited liability company  
Its: Manager

By:   
Name: Eli Ungar  
Title: President

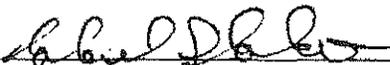
[Landlord Signature Page to Lease]

TENANT  
SIGNATURE PAGE TO LEASE BETWEEN  
1525 HP LLC  
AND  
WHOLE FOODS MARKET GROUP, INC.

(Chicago (Hyde Park), Illinois)

TENANT:

WHOLE FOODS MARKET GROUP, INC.

By:   
Name: Michael Bashaw  
Title: Midwest Region President

[Tenant Signature Page to Lease]

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

**RESOLUTION NO. \_\_ - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH 1525 HP LLC  
AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF 1525 HP 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 \_\_-CDC-\_\_ and pursuant to the Act, enacted three ordinances on October 9, 2012 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the 51<sup>st</sup> and Lake Part 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**, 1525 HP LLC (the "Developer"), has presented to the City's Department of Housing and Economic Development ("HED") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a mixed use development that will consist of 120,0000 square feet of retail space, 350 parking spaces, and 182 residential rental units (the "Project"); and

**WHEREAS**, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED 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 HED 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: \_\_\_\_\_, 200\_\_

Attachment: Exhibit A, Street Boundary Description

**EXHIBIT A**

Street Boundary Description of the  
51<sup>st</sup> and Lake Park Tax Increment Financing  
Redevelopment Project Area

The Area is generally bounded by Hyde Park Boulevard (51<sup>st</sup> Street) on the north, Lake Park Avenue on the east, the southern boundary line of tax parcels 20-11-405-008 and 20-11-405-009 on the south, and Harper Avenue on the west.