

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
July 8, 2008**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	West End/Rockwell Phase II-A Rental
Applicant Name:	East Lake/West End, LLC
Project Address:	Bounded by W. Adams St., S. Artesian Ave., W. Van Buren St. and S. Maplewood Ave.
Ward and Alderman:	2 nd Ward – Alderman Robert Fioretti
Community Area:	Near West Side (28)
Redevelopment Project Area:	Midwest
Requested Action:	TIF Developer Designation
Proposed Project:	The development of 115 mixed-income residential rental units within the West End/Rockwell Gardens CHA Plan for Transformation site. The project will provide 115 housing units of which 101 units or 88 percent will be affordable for households earning no more than 60 percent of the area median income.
TIF Assistance:	\$1,225,000

II. PROPERTY DESCRIPTION

Address:	Various
Location:	Bounded by W. Adams St., S. Artesian Ave., W. Van Buren St. and S. Maplewood Ave.
Tax Parcel Numbers:	16-13-214-015, 018, 019, 020, 021, 022, 044, 051, 052, 053,

061, 062
16-13-215-023, 024, 053, 054
16-13-219-003, 009, 010, 011, 017, 018, 019, 020, 021, 022,
023, 030, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043
16-13-220-009, 014, 015, 019, 033, 034, 035, 036, 040

Land Area: 152,024 sq. ft. (3.49 acres)

Current Use: Primarily vacant land. A dilapidated and vacant 8,500 sq. ft. commercial shopping center is located at the northwest corner of S. Campbell Ave. and W. Jackson Blvd, it is scheduled to be demolished prior to this proposed project's construction.

Current Zoning: RM-5 Residential Multi-Unit District
M1-2 Limited Manufacturing/Business Park District

Proposed Zoning: Residential Planned Development

Environmental Condition: The entire Rockwell Gardens site was issued a draft NFR letter by the IEPA prior to Phase I construction. The City's Dept. of Environment has completed Phase I and Phase II environmental site assessments for the community park site and the City has allocated \$2.5 million for future park site remediation and construction.

III. BACKGROUND

Built in 1961, Rockwell Gardens was the first development in the nation where both federal and state funds were used to construct new public housing units. A total of 1,126 units were originally built for this site. The development is situated in the Near West Side Community Area, adjacent to the East Garfield Park Community Area. Rockwell presently contains 212 occupied units, housing a total of 750 residents.

A CHA Plan for Transformation site, Rockwell Gardens has been renamed West End at Jackson Square, to reflect the transition to a vibrant community, where connections to the surrounding neighborhood and its street grid are restored. Phase I of Rockwell/West End was completed in 2007 and contains 200 for-sale and rental mixed-income units. Phase I received no financial or zoning assistance from the City and as such has not been the subject of a previous CDC action. East Lake Management and Development Corp. is the master developer for the site and its subsidiary is the applicant for this TIF request.

The developer purchased 2572 W. Monroe St., in the Phase III portion of the redevelopment site, for \$82,000 in early 2008. This parcel will be used for a portion of the to be constructed Maplewood Ave. Two other Phase II parcels, located at 2450-54 W. Jackson Blvd, were acquired by the City in 2008 with acquisition authority having been granted by the CDC in July 2004 (04-CDC-54) and City Council approval in September 2004. These two parcels contain a dilapidated vacant shopping plaza that will be demolished and conveyed to the CHA's receiver, the Habitat Co. The site will eventually house a 10 and 3 unit residential buildings.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: East Lake/West End, LLC is the developer for this project; it is a wholly owned unit of the East Lake Management & Development Corp. East Lake was founded in 1984 and is a 100% minority-owned firm. The firm has a diverse portfolio that includes three primary focus areas – residential property management, commercial property management and construction/design. The residential property management division includes 10,000 market rate and assisted housing units located within approximately 85 developments in the Chicago area and in Ohio, Indiana, and Missouri. The commercial property management unit manages over 20 commercial properties throughout Chicago and the Midwest. East Lake also manages larger institutional facilities, including the Midway Airport Terminal Building.

The company's construction unit has also developed the following projects in addition to the West End/Rockwell site:

- 200 North Dearborn; a 300-unit downtown luxury high-rise
- Three Social Security Administration buildings for the U.S. General Services Administration
- Co-developer of the 100,000 sq. foot Ashland/Roosevelt Shopping Center

East Lake's management team is led by several senior executives with an average of 25 years experience in all facets of real estate. The company employs over 90 staff members and is headquartered on the City's Near South Side.

Consultants:

General Contractor: Burling Builders
John Girzadas
44 W. 60th St., Chicago IL 60621
(888) 224-3294
www.burlingbuilders.com
Past Projects: Roosevelt Place, Freedom Temple, Buena Pointe Tower

Architects: Piekarz Associates P.C.
Ron Piekarz

2880 N. Elston Ave., Chicago IL 60618
(773) 342-4300

www.piekarz.com

Past Projects: Washington Park SRO, The Clybourn Lofts, Sheridan Beach Apartments

Property Manager: East Lake Management Group, Inc.
Brenda Whitman
2850 S. Michigan Ave., Chicago IL 60616
(312) 842-5500
www.eastlakemgmt.com
Past Projects: Eastwood Tower, Luther Terrace, Parkside

V. PROPOSED PROJECT

Project Overview: The Phase II rental phase of the West End/Rockwell development will begin the next stage of construction for the CHA Plan for Transformation site. This phase will include 115 new residential rental units; a later Phase II phase will include 60 homeownership for-sale units. The project area for this development is 5.49 acres of vacant land located in the City's Near West Side Community Area and 2nd Ward. The total Phase II site (rental and for-sale) includes 47 individual buildings in 1, 3, 4, 6 and 10-unit buildings. Construction is scheduled to begin in 2009, pending CDC and City Council approval.

The residential unit's configuration will range from 1 to 4 bedroom units. The development will include a high percentage of CHA public and affordable rental units. The project is also geared to West End families with 80% of the total number of units containing 3 or 4 bedrooms (92 units). The affordable rental units will have 74% (34 units) set aside for families who earn less than 60% of AMI, with 11 units being reserved for families earning less than 30% of AMI. 14 units will be rented at market rates.

The new housing units will be dispersed in a series of low-rise buildings with diverse but compatible designs. The structures will have a brick exterior with metal detailing. All units will have a dedicated outdoor space such as a back yard, porch, deck or balcony. Each housing unit will have a dedicated parking space. Phase II will also include the construction of a 2.15 acre community park to be designed and operated by the Chicago Park District. This and later phases will also include the construction of a new S. Maplewood Ave., resurfaced existing streets and new water lines and sewers.

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 115 rental units of which 101 units or 88 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. The Department of Housing has reviewed and approved the affordable unit rents.

Unit Type	# of	Size	Market/	Tenant
	Units	(Sq Ft)	Affordable	Portion of Rent*
1 bed/1 bath	5	740	50% AMI	30% HH income
1 bed/1 bath	1	740	Market	\$725
2 bed/1 bath	9	1,070	50% AMI	30% HH income
2 bed/1 bath	7	1,070	60% AMI	\$825
2 bed/1 bath	2	1,070	Market	\$900
3 bed/2 bath	9	1,250	30% AMI	30% HH income
3 bed/2 bath	36	1,250	50% AMI	30% HH income
3 bed/2 bath	27	1,250	60% AMI	\$950
3 bed/2 bath	11	1,250	Market	\$1,100
4 bed/2 bath	5	1,495	50% AMI	30% HH income
4 bed/2 bath	3	1,495	30% AMI	30% HH income
Rent includes parking				

Environmental Features: All Phase II buildings will be designed, constructed and maintained in accordance with the requirements of the City of Chicago Building Green/Green Roof Matrix. This development will incorporate several green design features including:

- Green roofs will be placed on 22 individual buildings within Phase II; any structure over 4 units will have a green roof and be a Chicago Green Homes certified building. All Phase II buildings with less than 3 units will also be a Chicago Green Homes certified building. A total of 46 buildings within Phase II and Phase III will have green roofs for a total green roof area of 73,392 sq. ft. (51%)
- All alleys and parking area will contain permeable paving materials.
- Building envelopes will contain reflective roof coatings, R-38 roof insulation, R-19 perimeter wall insulation and insulated entry doors and windows.
- Buildings will contain low-flow plumbing fixtures, energy-efficient heating systems, energy star appliances, fluorescent lighting in common area and grading and landscaping to promote on-site water detention.

- Building roofs will generally drain to the rear of all buildings and downspouts will drain onto pervious (grassy) surfaces, thereby reducing the amount of storm runoff emptying into the City sewer system.
- Phase II will include the construction of a 2.15 acre community park.
- Phase III will include the use of geothermal technology.

VI. FINANCIAL STRUCTURE

The majority of the project will be developed on land CHA currently owns for which the Developer will have a 99-year lease. In addition, the Developer will acquire two parcels, one of which will be donated to the City for the extension of Maplewood Avenue and the other which will be donated to the CHA and incorporated into the project site. The total site area for the rental project equals 152,024 sq. ft.

This development will be funded with various sources of public financing and private loans. TIF funds will represent 3% of the financing for the Phase II Rental and will be used to pay or reimburse the Developer for TIF-eligible project costs. A TIF note in the amount of \$1,125,038 will be issued at closing with no interest accruing until the issuance of a Certificate of Completion. The first note payment will be made March 1st in the year after the issuance of a Certificate of Completion. Available increment will be defined as 90% of the increment solely from the Project PINs in Phase II—both the current rental portion and the future for-sale portion beginning with the first collection after the closing of the RDA.

In addition to TIF funds, HOPE VI and tax credits are needed to make the project viable. The Developer has applied for Low Income Housing Tax Credits (LIHTC) from which they expect to generate \$24,900,000 in tax credit equity. Public subsidies (including HOPE VI and TIF) account for approximately 21% of the total project costs. Because of the high level of affordability (67 CHA replacement units and 34 units for households earning no more than 60 percent of the area median income) the developer would not be able to finance the project without TIF assistance.

The Developer has received Letters of Interest from for both the TIF Bridge Loan and the Construction Loan. Once all of the financing sources are firmly in place and the bank completes its underwriting, it will issue a commitment letter covering both of these loans.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

Sources	<u>Amount</u>	<u>% of total</u>
Construction Loan (Bank of America)	\$1,492,578	4%
HOPE VI/CHA Loan	6,700,000	18.3%

Illinois Donation Tax Credits	1,934,000	5.3%
Bridge Loan (Bank of America)	1,125,038	3%
FHLB AHP (Bank of America)	300,000	.8%
Tax Credit Equity	<u>24,900,000</u>	<u>68.3%</u>
Total Sources	\$36,451,680	100%

Uses		<u>\$/sf of Building*</u>
Acquisition	\$300,000	\$1.75
Hard Costs		
Construction	\$28,295,000	\$165.21
Other Construction	<u>1,785,750</u>	\$ 10.43
Total Hard Costs	\$30,080,750	
Soft Costs		
Environmental (.3% of hard costs)	\$85,000	
Professional Fees (5.5% of total costs)	1,990,000	
Lender Fees	116,026	
Tax Credit Issuer Fees (.7% of tax credit equity)	195,000	
Construction Interest (.38% of total costs)	138,759	
Construction Period Insurance & Taxes (.61% of total costs)	225,000	
Marketing and Leasing (.14% of total costs)	50,000	
Developer Fee (6% of total costs)	2,211,985	
Reserves (2.9% of total costs)	<u>1,059,160</u>	
Total Soft Costs (16.6% of total costs)	\$6,070,930	<u>\$35.44</u>
Total Uses	\$36,451,680	\$212.85

*Gross building area is 171,258 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide 101 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 the afore mentioned green features:

- Green roofs will be placed on 22 individual buildings within Phase II; any structure over 4 units will have a green roof and be a Chicago Green Homes certified building. All Phase II buildings with less than 3 units will also be a Chicago Green Homes certified building. A total of 46 buildings within Phase II and Phase III will have green roofs for a total green roof area of 73,392 sq. ft. (51%)
- All alleys and parking area will contain permeable paving materials.
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- Buildings will contain low-flow plumbing fixtures, energy-efficient heating systems, energy star appliances, fluorescent lighting in common area and grading and landscaping to promote on-site water detention.
- Building roofs will generally drain to the rear of all buildings and downspouts will drain onto pervious (grassy) surfaces, thereby reducing the amount of storm runoff emptying into the City sewer system.
- Phase II will include the construction of a 2.15 acre community park.
- Phase III will include the use of geothermal technology.

Construction Jobs: The project will produce 25 temporary construction jobs.

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

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

VIII. COMMUNITY SUPPORT

Alderman Robert Fioretti endorses the project and has provided a letter of support (see exhibits for copy). The following community organizations have endorsed the project: Rush University Medical Center and the Illinois Facilities Fund (IFF - See exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

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

- An improved quality of life in the Project Area and the surrounding community.
- An environment which will contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community.
- An environment which will preserve or enhance the value of properties within and adjacent to the Project Area.
- An increased real estate tax base for the City and other taxing districts.
- The attraction of new residential development.

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

X. CONDITIONS OF ASSISTANCE

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

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

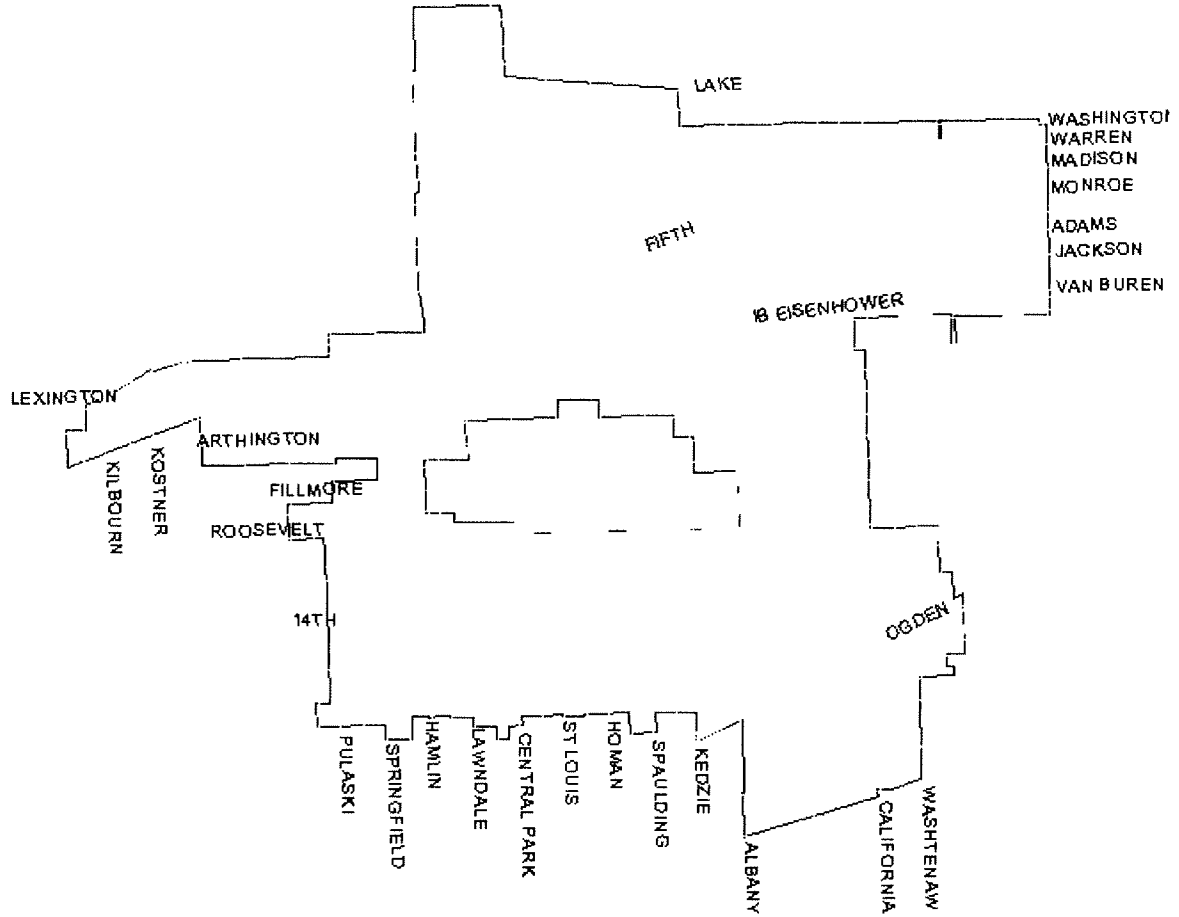
XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of East Lake/West End, LLC as Developer for the development of mixed-income residential rental units at the area bounded by W. Adams St., S. Artesian Ave., W. Van Buren St. and S. Maplewood Ave.

EXHIBITS

Redevelopment Area Map
Neighborhood Aerial
Site Plan
Typical Floor Plan
Sample Elevation/Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Residential Developer License
Lender's Letter of Interest
Community Letters of Support
Alderman's Letter of Support
CDC Resolution

MIDWEST TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

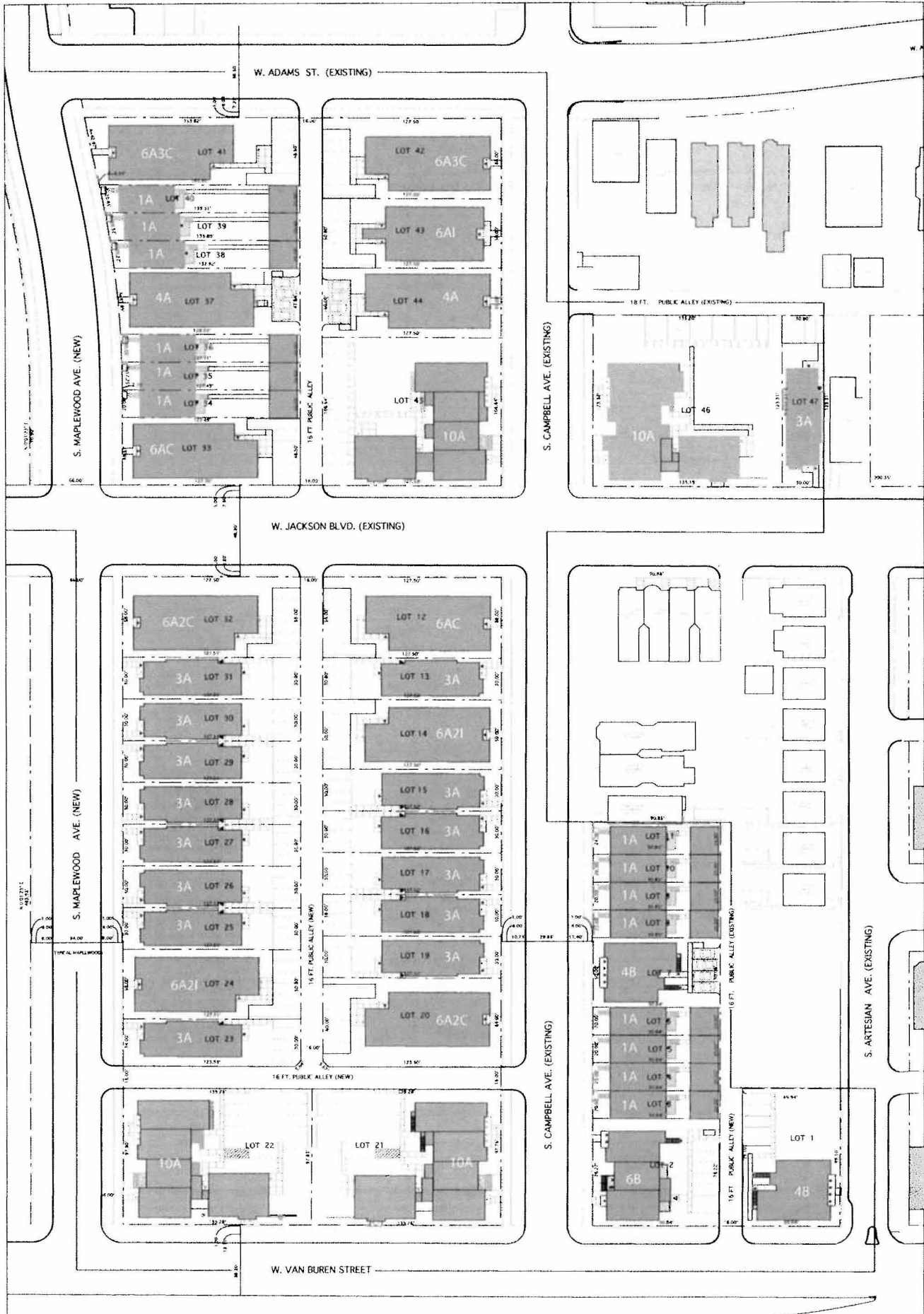




Rockwell Gardens Hope VI Redevelopment
Chicago Housing Authority

Aerial Photo

Developer: East Lake /West End Development LLC
Architect: Piekarz Associates Architects, PC
Planner: Okrent Associates, Inc.



Phase II Site Plan Key

Applicant: East Lake/West End Development, LLC

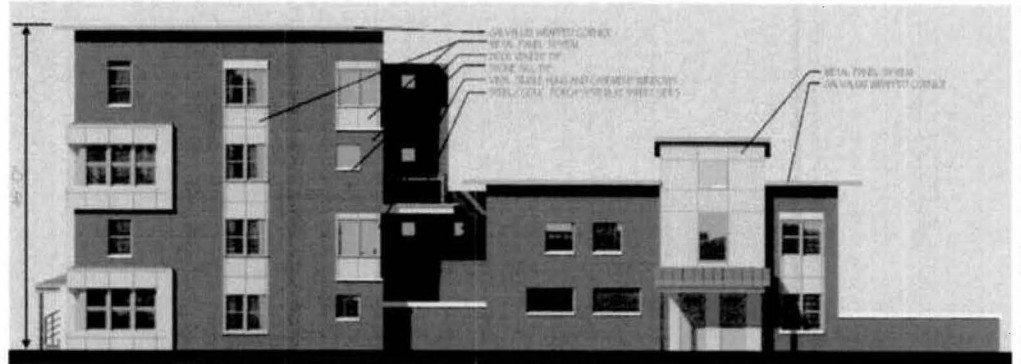
Date: November 28, 2007

NORTH

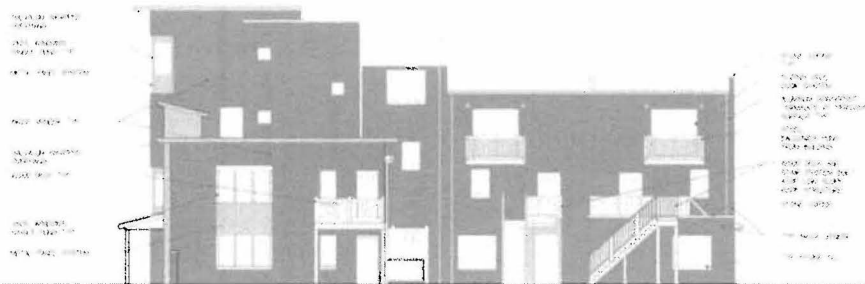




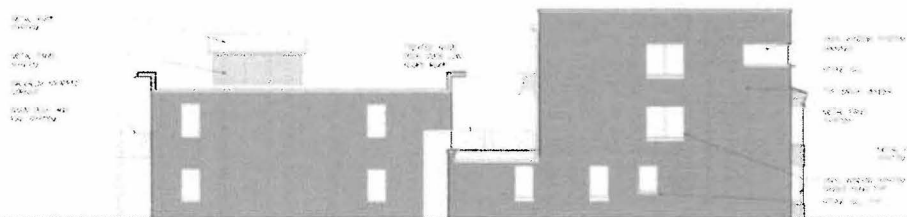
10A PRIMARY STREET ELEVATION



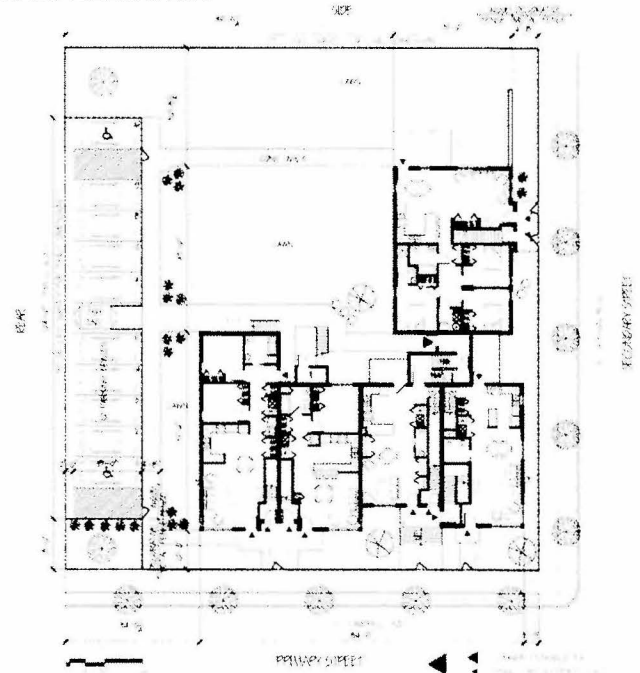
10A SECONDARY STREET ELEVATION



10A REAR ELEVATION



10A SIDE ELEVATION



10A SITE PLAN W/ FIRST FLOOR

LOT 46 SHOWN, LOTS 21, 22, & 45 SIMILAR

ROCKWELL GARDENS- PHASE II & III

DATE September 18, 2007
 RPO NUMBER November 26, 2007

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 accuracy nor its completeness. These plans are not to be
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 written consent of Pearl Associates, P.C.

EASTLAKE MANAGEMENT
 & DEVELOPMENT CORP.
 2838 S. MICHIGAN AVE. CHICAGO, IL 60616
 312-542-1660 FAX 312-542-0762

PEARL ASSOCIATES, P.C.
 2880 Easton Avenue, Chicago, IL 60618
 773-342-1300
 PEARL ASSOCIATES, P.C.

DESIGNED BY JAY D. PEARL ASSOCIATES, P.C.



Maplewood & Jackson: View looking Southeast

ROCKWELL GARDENS- PHASE II & III

DATE: September 18, 2007
 DPD: November 28, 2007

PERKINS+WORTH, P.C. respectfully represents the
 applicant for this project and other projects herein
 in Illinois. Please refer to the P.W. as
 architect, designer or engineer in any form
 whatsoever, for any claim to be assigned to any
 third party without first obtaining the consent
 of the owners of Perkins+Worth, P.C.

EASTLAKE MANAGEMENT
 & DEVELOPMENT CORP.
 8800 S. BROADWAY AVE. CHICAGO, IL 60619
 312-842-8500 FAX 312-842-0788

PA PERKINS+WORTH ASSOCIATES, P.C.
 2680 N. Lincoln Avenue Chicago, IL 60614 773-442-1400
 C H A R T E R E D M A R K E T P L A C E

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EAST LAKE
MANAGEMENT CORPORATION

May 19, 2008

Mr. Juan Ochoa
Mexican American Chamber of Commerce
111 W. Washington Street
Chicago, IL 60602

BY CERTIFIED MAIL

Re: West End Phase II Rental

Dear Ms. Ratner:

East Lake/West End, LLC (the "Developer") is pleased to announce the redevelopment of the property located roughly between Adams and Van Buren, Maplewood Avenue, and Campbell in Chicago, Illinois. The property consists of a 3.25 acre vacant site that will be developed into 115 units of mixed-income rental housing.

The project's development budget, including construction, is set at \$39,000,000. The general contractor has not been selected. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. At this time, there is no project budget which specifically identifies the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. However, we will send that budget to you by September 1, 2008, also by certified mail. We anticipate starting construction January 1, 2009. Please direct questions to Leslie Ann Jones, Project Manager. She can be reached at 312-842-5500 x 3155, or ljones@eastlakemgmt.com.

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

The Developer 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,

East Lake/West End, LLC
Eileen Rhodes

cc: Dept. of Planning and Development, City of Chicago

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ms. Beth Doria
Federation of Women Contractors
5650 S. Archer Avenue
Chicago, IL 60638

2. Article Number
(Transfer from service label)

7004 1350 0003 4690 5551

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Beth Doria*
 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/24/08

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Mr. Perry Nackachi
Association of Asian Construction
Enterprises
333 N. Ogden Avenue
Chicago, IL 60607

2. Article Number
(Transfer from service label)

7004 1350 0003 4690 5575

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *P. Rodriguez*
 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/22/08

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Mr. Paul Cerpa
Hispanic American Construction
Industry Association
901 W. Jackson Boulevard, Suite 205
Chicago, IL 60607

2. Article Number
(Transfer from service label)

7004 1350 0003 4690 5568

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Cerpa*
 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/23/08

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

 Yes

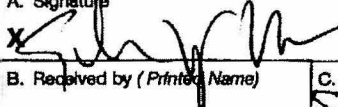
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Juan Ochoa
Mexican American Chamber of
Commerce
111 W. Washington Street
Chicago, IL 60602

COMPLETE THIS SECTION ON DELIVERY

A. Signature 		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery 5-22-08	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes
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2. Article Number
(Transfer from service label)

7004 1350 0003 4690 5599

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Addressee <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>McK</i> C. Date of Delivery <i>5/22/08</i></p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Mr. Edward T. McKinnie Black Contractors United 400 W. 76th Street Chicago, IL 60620</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) 7004 1350 0003 4690 5612

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>5/23/08</i></p>
<p>1. Article Addressed to:</p> <p style="text-align: center;"><i>MR BRIAN FLOOD Flood Brothers 4827 W HARRISON CHICAGO, IL 60644</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) 7006 0100 0003 9490 2272

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Debra Krolczyk</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>D. Krolczyk</i> 5/21/08</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Ms. Beth Doria Federation of Women Contractors 5650 S. Archer Avenue Chicago, IL 60638</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 1350 0003 4690 5551</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>P. Rodriguez</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>P. Rodriguez</i> 5/22/08</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Mr. Perry Nackachi Association of Asian Construction Enterprises 333 N. Ogden Avenue Chicago, IL 60607</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 1350 0003 4690 5575</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

CITY OF CHICAGO

LICENSE CERTIFICATE

NON-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING SPECIFIED LICENSE IS HEREBY GRANTED TO

NAME: EAST LAKE MANAGEMENT & DEVELOPMENT CORP.

DBA: EASTLAKE MANAGEMENT
AT: 2850 S. MICHIGAN AVE.
CHICAGO, IL 60616

LICENSE NO.: 1647030 CODE: 1020 FEE: \$****104.17
LICENSE: Residential Real Estate Developer

PRESIDENT: LEROY BANISTER JR
SECRETARY: LEROY BANNISTER

PRINTED ON : 02/13/2008

\$****104.17

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF

THIS 15 DAY OF AUGUST, 2007

EXPIRATION DATE: June 15, 2008

ATTEST:



Richard M Daley
MAYOR

Miguel del Valle
CITY CLERK

DREV NO. 72636 SITE: 5
TRANS NO.



THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES.

THE FACE OF THIS DOCUMENT HAS A MULTI-COLORED DOCUMENT ON WHITE PAPER

Bank of America



Bank of America
231 South LaSalle Street
Chicago, IL 60697

June 23, 2008

Yorell Groves
East Lake Management & Development, Corp.
2850 S. Michigan Ave.
Chicago, IL 60616

Re: Rockwell Gardens Phase II (Rental) Mixed-Income Redevelopment Project to develop 115 total housing units, including 67 "public housing", 34 "tax credit" and 14 "market rate"

Dear Mr. Groves:

We understand that you are proposing to develop the above referenced property located in Chicago, Illinois. Based on the information you have provided, the bank proposes to lend you approximately \$1,200,000 during the construction phase for the purpose of bridging the City of Chicago TIF note. (Amount is subject to change upon third party reports.) The loan will have an interest rate, which will be pegged at 250 basis points over the 30-day Libor rate, which is currently 248 basis points. The loan will have a term of up to 24 months.

The loan is also conditioned on our normal underwriting reviews and final approvals by the bank. This requires that you submit to the Bank all required due diligence upon request.

We look forward to working with you on this development.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kristine L. Jurmu'. The signature is fluid and cursive, with a large loop at the end.

Kristine L. Jurmu
Senior Vice President
Community Development Banking

Terry Peterson
Vice President
Government Affairs

1725 West Harrison Street
Suite 364
Chicago, Illinois 60612-3824

Tel 312.942.7020
Fax 312.942.6561
Terry_Peterson@rush.edu
www.rush.edu

RUSH UNIVERSITY
COLLEGE OF NURSING
RUSH MEDICAL COLLEGE
COLLEGE OF HEALTH SCIENCES
THE GRADUATE COLLEGE



May 20, 2008

Arnold Randall, Commissioner
Department of Planning and Development
121 South LaSalle
Room 1006
Chicago, Illinois 60602

Dear Commissioner Randall:

This letter confirms Rush University Medical Center's support of the West End Phase II Rental project, which will be located less than a mile from our facility. Affordable housing close to our campus is essential to attracting a quality workforce, and Rush supports the redevelopment of this area.

Please feel free to contact me at 312-942-7020 with questions or for further discussion. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Peterson', written over a horizontal line.

Terry Peterson

100 North Dearborn Street
Chicago, IL 60610
Tel: 312.424.1000
Fax: 312.424.1001

100 North Dearborn Street
Chicago, IL 60610
Tel: 312.424.1000
Fax: 312.424.1001

100 North Dearborn Street
Chicago, IL 60610
Tel: 312.424.1000
Fax: 312.424.1001

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June 3, 2008

Arnold Randall, Commissioner
Department of Planning and Development
121 South LaSalle
Room 1006
Chicago, IL 60602

Dear Commissioner Randall,

IFF is in support EastLake Management in its endeavor to develop the West End Phase II Rental Project on the site of the former CHA Rockwell Gardens housing development.

Since 2004, IFF has been spearheading Stepping Out -- an initiative to plan and develop community facilities offering much-needed services and amenities as part of the CHA's Plan for Transformation. Under this initiative, IFF has championed a multi-tenant nonprofit community facility on the west side to support the revitalizing communities surrounding the former Rockwell Gardens and Henry Horner public housing project sites. In this capacity, IFF has worked closely with Eastlake Management and supports its efforts in developing a new mixed-income community at the former Rockwell Gardens site. This development will be in alignment with the mission of the CHA Plan for Transformation to diversify the population in the community and will further advance the community revitalization process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabriella DiFilippo', written in a cursive style.

Gabriella DiFilippo
Vice President of Real Estate Services

06-30-'08 18:05 FROM-

T-830 P003/004 F-858



**ROBERT W. FIORETTI
ALDERMAN - 2ND WARD**

PUBLIC SERVICE OFFICE
429 SOUTH DEARBORN STREET
CHICAGO, ILLINOIS 60605
TELEPHONE 312-263-9273
FAX 312-786-1736

ROBERT W. FIORETTI

CITY HALL, ROOM 306 OFFICE 02
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-6836

- COMMITTEE MEMBERSHIPS
- ENVIRONMENTAL PROTECTION
&
PUBLIC UTILITIES
- HEALTH—
- LICENSE
&
CONSUMER
PROTECTION
- RULES & ETHICS
- SPECIAL EVENTS

June 30, 2008

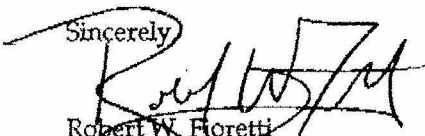
Arnold Randall
Commissioner
Department of Planning and Development
City of Chicago
City Hall - 5th Floor
Chicago, IL 60602

Re: East Lake/West End, LLC
Planned Development Application and TIF Request
Rockwell Gardens Phase II

Dear Commissioner Randall:

I have reviewed the proposed development and TIF Request and sought input from my constituents regarding these matters. The proposed development will have a significant revitalizing effect on the area around Western and Adams Streets. It is planned to be a family oriented development with a high percentage of two and three bedroom units being provided and even eight four bedroom units that were added at the community's request. The development also will contain a high percentage of affordable and CHA replacement housing, as well as market rate housing. Both for-sale and rental housing are included in the development and the housing types are distributed throughout the area. In designing the development, the developer has committed to high quality materials and to implementing green strategies, including an innovative approach to stormwater management. The net result will be an aesthetically pleasing mixed-income, family oriented community that will positively transformed the character of this now primarily vacant area to a model residential community.

For these reasons, I support approval of both the Planned Development Application and the requested TIF Assistance.

Sincerely

Robert W. Fioretti
Alderman 2nd Ward

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

RESOLUTION NO. 08-CDC-

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH EAST LAKE/WEST END, LCC
AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF EAST LAKE/WEST END, 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 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 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, East Lake/West End, LLC (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a 115-unit residential rental unit project (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DPD 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 DPD 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
Midwest Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Lake St. on the north, California Ave. on the east, 16th St. on the south, and Pulaski Rd. on the west.