



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

**RESOLUTION NO. 04 - CDC - 93**

**AUTHORITY TO PUBLISH NOTICE  
OF THE INTENTION OF THE CITY OF CHICAGO (THE "CITY")  
TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH  
GREENWORKS, LLC**

**FOR THE USE OF INCREMENTAL TAXES  
AND/OR TAX INCREMENT FINANCING BOND PROCEEDS FOR THE  
REDEVELOPMENT OF PROPERTY GENERALLY LOCATED WITHIN THE KINZIE  
INDUSTRIAL CORRIDOR T.I.F. REDEVELOPMENT PROJECT AREA (THE  
"AREA")**

**AND**

**AUTHORITY TO PUBLISH A NOTICE OF THE INTENTION OF THE CITY TO  
ENTER INTO A NEGOTIATED SALE OF 5 PARCELS (THE "DISPOSITION  
PARCELS"), SUBJECT TO SURVEY, LOCATED WITHIN THE AREA**

**AND**

**TO REQUEST ALTERNATIVE PROPOSALS,**

**AND**

**TO RECOMMEND TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
THE DESIGNATION OF  
GREENWORKS, LLC  
FOR THE SALE OF THE DISPOSITION PARCELS AND  
AS THE DEVELOPER IF NO OTHER  
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED**

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 98-CDC-26 and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Kinzie Industrial Corridor 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, GreenWorks, LLC (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the site generally located at 445-551 N. Sacramento within the Area that is in compliance with the Plan, consisting of the construction of an environmental campus (the "Project"); and

WHEREAS, DPD has entered into discussions with the Developer concerning the sale and development of certain City-owned parcels (the "Disposition Parcels") located within the Area and as described in Exhibit A; and

WHEREAS, the Developer has submitted a project budget and evidence of having financial ability to complete the Project and DPD has reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay \$ 1.35/sq. ft per parcel for a total of \$682,198, subject to survey, as consideration for the purchase of the Disposition Parcels; and

WHEREAS, DPD has review this proposal and has found it to be satisfactory and in conformance with the Plan; and

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

Revised 9-04 N. TIF Developer Designation and Negotiated Sale

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

WHEREAS, 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, if no responsive alternative proposals are received by DPD within thirty (30) days after publication of the first Notice or, if alternative proposals are received and DPD, in its sole discretion determines that the Developer's Project is the best proposal; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby authorizes DPD to publish the Notice.
- Section 3. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project, so long as no responsive alternative proposals are received by DPD within the time recited above or, if alternative proposals are received and DPD in its sole discretion determines that the Developer's Project is the best proposal.
- Section 4. DPD is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Denise Casalino, Commissioner, Department of Planning and Development, Attn: Mary Bonome, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.

**Section 6.** In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and DPD in its sole discretion determines that the Developer's Project is the best proposal, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.

**Section 7.** If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

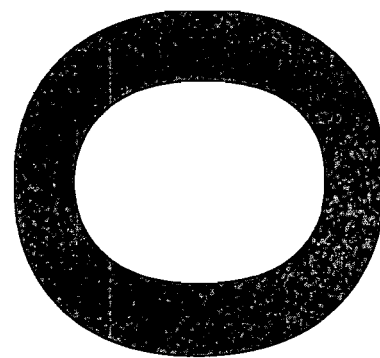
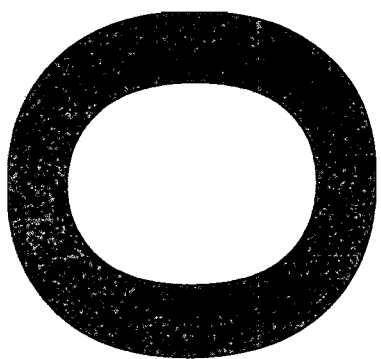
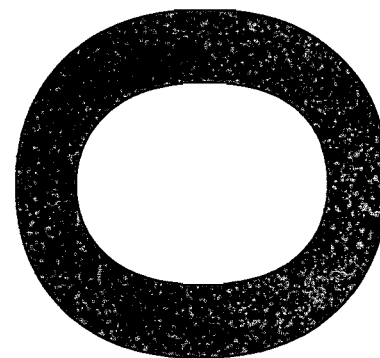
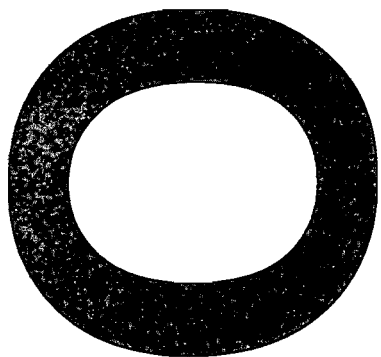
**Section 8.** All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

**Section 9.** This resolution shall be effective as of the date of its adoption.

**Section 10.** A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: October 12, 2004

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area  
Street Boundary Description  
Exhibit B, Form of Notice Requesting Alternative Proposals



**CITY OF CHICAGO  
COMMUNITY DEVELOPMENT COMMISSION  
October 12, 2004**

**SUMMARY SHEET**

- Action Requested:**
- 1) Request authority to publish notice of the intention of the City of Chicago (the "City") to negotiate a redevelopment agreement with GreenWorks, LLC for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the Kinzie redevelopment of property general located within the Kinzie Industrial Corridor TIF Redevelopment Project Area (the "Area");
  - 2) Request authority to publish a notice of the intention of the City to enter into a negotiated sale of 5 parcels (the "Disposition Parcels"), subject to a survey, located within the area;
  - 3) Request alternative proposals;
  - 4) Recommend to the City Council of the City of Chicago the designation of GreenWorks, LLC for the sale of the disposition parcels and as the developer if no other responsive alternative proposals are received.

**Project :** Redevelopment of a vacant site through infrastructure improvements and construction of the headquarters for a locally owned landscape firm.

**Type of Development:** Repair- and workshop/office

**Location:** 445 N. Sacramento; 12-acre site located within the Kedzie Industrial Corridor TIF district

**Developer:** GreenWorks, LLC. The principal of this company is Christy Webber.

**Direct Project**

**Assistance:** The City, through the Department of Planning and Development (DPD), plans to provide to the Developer approximately \$1,654,033 for TIF eligible expenses. In addition, \$700,000 would be allocated to CDOT to build an approach road to the site.

**Alderman/Ward:** Alderman Walter Burnett Jr., 27<sup>th</sup> Ward

- Public Benefits:**
- \*Redevelopment and remediation of former brownfield site.
  - \*Use of Green technologies for on-site drainage and roadways
  - \*Catalyst project to aid in redevelopment of a currently vacant site
  - \*Retention of 50 jobs and creation of 30 full-time equivalent jobs.

**MBE/WBE:**

The Developer is a certified WBE firm and will comply with all requirements regarding the use of minority and women-owned business contractors for the construction of the Project.

**ISSUES:**

None known



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

**October 12, 2004**

**STAFF REPORT**

**MADAM CHAIRMAN AND MEMBERS OF THE COMMISSION:**

The resolution before the Commission requests the following actions:

- 1) Request authority to publish notice of the intention of the City of Chicago (the "City") to negotiate a redevelopment agreement with GreenWorks, LLC for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the Kinzie redevelopment of property general located within the Kinzie Industrial Corridor TIF Redevelopment Project Area (the "Area");
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- 3) Request alternative proposals;
- 4) Recommend to the City Council of the City of Chicago the designation of GreenWorks, LLC for the sale of the disposition parcels and as the developer if no other responsive alternative proposals are received.

**PURPOSE OF THE RESOLUTION:**

The purpose of the resolution is to provide TIF assistance to the Developer in order to assist in the redevelopment of a currently underutilized site in an industrial corridor and to designate GreenWorks, LLC as Developer of 5 City-owned parcels for the Project.

**BACKGROUND:**

The proposed project would be developed on a portion of a 12-acre former brownfield site currently owned by the City of Chicago. The site was previously occupied by Sacramento Rock Crushing Operation and was acquired by the City in 1996 through an environmental lien and \$4 million was spent on remediation. Most recently the site has been used by the Department of General Services as an auto pound. The site is irregularly shaped and currently unimproved with no access to existing roads. It is bounded by railroad right-of-way on the north, south, and east sides, and Sacramento Blvd. to the west. The City proposes to have the entire site developed as an environmental campus. Located immediately to the west is the City's Center for Green Technology. GreenWorks, LLC has agreed to purchase the entire 12-acre site and act as master developer. Initial plans call for the GreenWorks, LLC to develop approximately 5 acres, at the appraised value as a headquarters for Christy Webber Landscapes. Other potential users have expressed interest in developing the remaining parcels for related (landscaping) uses after infrastructure improvements have been completed.

## **PROJECT SUMMARY:**

### **Developer:**

GreenWorks, LLC is a development entity formed by Christy Webber of Christy Webber Landscapes for the purpose of redeveloping the project site. Christy Webber Landscapes, currently located at 230 N. Western Avenue, was started in 1990 and provides landscape design, construction, and landscape maintenance programs to residential, commercial and municipal properties throughout Chicago. Her company has landscaped median planters for the City, worked on numerous projects for the Chicago Park District including landscaping at Millenium Park, and completed landscaping work for several Chicago Public High Schools.

### **Ownership Structure:**

GreenWorks, LLC will be the sole owner of the Project.

### **Project Scope:**

The site is a former brownfield site and is currently void of any infrastructure. It will be sold to GreenWorks, LLC at the appraised value of \$1.35/sq. ft. This price assumes a use restriction, desired by the City, that the site only be used for providers of “green” services or materials or businesses that are environmentally sustainable. Further, the majority of the site area must remain as unimproved open service yard.

GreenWorks, LLC will purchase the entire site in three phases and act as master developer. The overall site plan calls for phased development which includes construction of an exterior approach road, interior loop road, development of headquarters for Christy Webber Landscapes and other environmental businesses, a car wash and fuel station, a common water detention area, and an employee training center. A property owners’ association will be formed to provide maintenance of the interior loop road and common areas within the site.

In Phase I, GreenWorks, LLC will purchase approximately 5 acres (216,515 sf) comprising the Christy Webber Landscape site, the detention pond, and another 32,476 sf which will be sold to an adjoining business for parking (parcel #6). Phase I development will consist of construction by CDOT, using TIF funds, of an approach road from Sacramento Blvd. The approach road will be dedicated public right-of-way. The Developer will construct and dedicate to the City, also using TIF funds, an interior public loop road and utilities to serve its parcels as well as the adjacent parcels to be developed later. The interior loop road will connect to the approach road and surround the common detention area (parcel #9, see attached site plan). Also as part of the first phase, the Developer plans to construct an approximately 10,000 sq. ft. repair- and work shop and an approximately 7,000 ft. office on three parcels to be used as the headquarters for Christy Webber Landscapes. Relocating to this site will allow Christy Webber Landscapes to expand business, resulting in expected job increases from 50 to 80 jobs. The project will promote extensive use of environmentally conscious construction materials and methods. Innovative environmental methods will include planted bio-swales and detention ponds to accommodate site run-off and a wind-turbine to generate electricity.

In Phase II, the Developer will construct a truck washing and fueling area on parcel #2, for use by

Christy Webber Landscapes and the other businesses located on the 12-acre site. The Developer will market the adjacent parcels to appropriate users and the redevelopment agreement will spell out the price of these parcels. As buyers for these parcels come forward, GreenWorks LLC will purchase the parcels from the City and sell them to the interested parties. Plans call for five of the remaining parcels to be purchased by owners of other landscape uses or related businesses within 1 year of GreenWorks closing on their parcels. The remaining parcel (20,171 sf) would be purchased by GreenWorks within 2 years of the GreenWorks closing. Letters of interest have been received by the Department of Planning and Development from LESCO, a lawn care products distributor, the Chicago Christian Industrial League, and Lake Street Landscape Supply, LLC as possible owners of the adjacent parcels. Should any parcels remain unsold two years after GreenWorks closes on their 3 parcels, GreenWorks will buy these remaining parcels. A Letter of Credit or other acceptable financial assurances will be required by the City to secure the future purchase of the entire site.

In Phase III, GreenWorks, LLC proposes to construct a training center on parcel #8 for its employees. Training would include plant identification, pesticide use, and English as a Second Language. The Phase III parcel must be purchased within 2 years of closing on the Phase I parcels.

**DEAL STRUCTURE:**

TIF assistance is needed to compensate for extraordinary costs related infrastructure improvements necessary to serve the project site and the adjacent parcels. The site currently does not have any improved road access, nor is it served by sewer or utilities.

TIF assistance in the amount of \$204,033 will be provided to reimburse the Developer for the cost of site preparation and will be made at completion (6% of project cost excluding public infrastructure). This payment will be paid from existing increment generated from other properties in the Kinzie Industrial Corridor TIF. Additional TIF assistance, in the amount of approximately \$1,450,000 would be paid to GreenWorks, LLC through draw requests over time to reimburse them for costs incurred in the design and construction of the interior loop road. The City would also contribute \$700,000 in TIF for the construction of the publicly dedicated approach road for a total of \$2,354,033 in TIF assistance. Any environmental remediation, should it be needed, would be paid for by the City prior to the sale of the land.

Christy Webber Landscape’s current site limits their ability to expand the business. In addition, the current owner of the site does not intend to renew Christy Webber’s lease which expires late next year. With TIF assistance, Christy Webber Landscapes can afford to relocate to the new site and expand.

Disbursement of City Funds is subject to the developer being in compliance with the Redevelopment Agreement including meeting all applicable conditions.

Below is a Sources and Uses table. See attachment for more detailed development costs.

**Sources and Uses**

<b>Summary of Sources:</b>	<b>Percentage of Total Development Cost (TDC)</b>	
Developer Equity	\$ 670,000	(10%)

Construction Financing	\$	3,689,061	(55%)
TIF Assistance for GreenWorks Project	\$	204,033	( 3 %)
Reimbursement for Public Infrastructure (TIF)	\$	2,150,000	(32%)
<b>Total Sources</b>	<b>\$</b>	<b>6,713,094</b>	

**Summary of Uses:**

Land Acquisition Cost	\$	682,198
GreenWorks Construction Costs	\$	3,256,678
Road Infrastructure Costs	\$	1,348,243
GreenWorks Soft Costs		
Developer Fee	\$	160,517
Architect Fee	\$	220,337
General Contractor Fee	\$	68,855
Other Soft Costs	\$	464,924
Total Soft Costs	\$	914,633
Road Soft Costs	\$	511,342
<b>Total Uses:</b>	<b>\$</b>	<b>6,713,094</b>

**CONFORMANCE WITH THE REDEVELOPMENT PLAN:**

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

**COMMUNITY OUTREACH:**

Alderman Walter Burnett, 27<sup>th</sup> Ward, supports this project.

**PUBLIC BENEFITS:**

The Project will offer the following public benefits:

- \*Retention and expansion of Chicago landscaping company
- \*Provide land at reasonable price to attract suburban landscaping companies to relocate in City
- \*Redevelopment and remediation of former brownfield site
- \*Use of Green technologies for on-site drainage and roadways

**MBE / WBE**

The Developer and Developer's contractor will fully comply will the City of Chicago's minority and women owned business policy. The Developer has successfully completed several projects with the City in the past, and has complied with the City's MBE/WBE policy.

**RECOMMENDATION:**

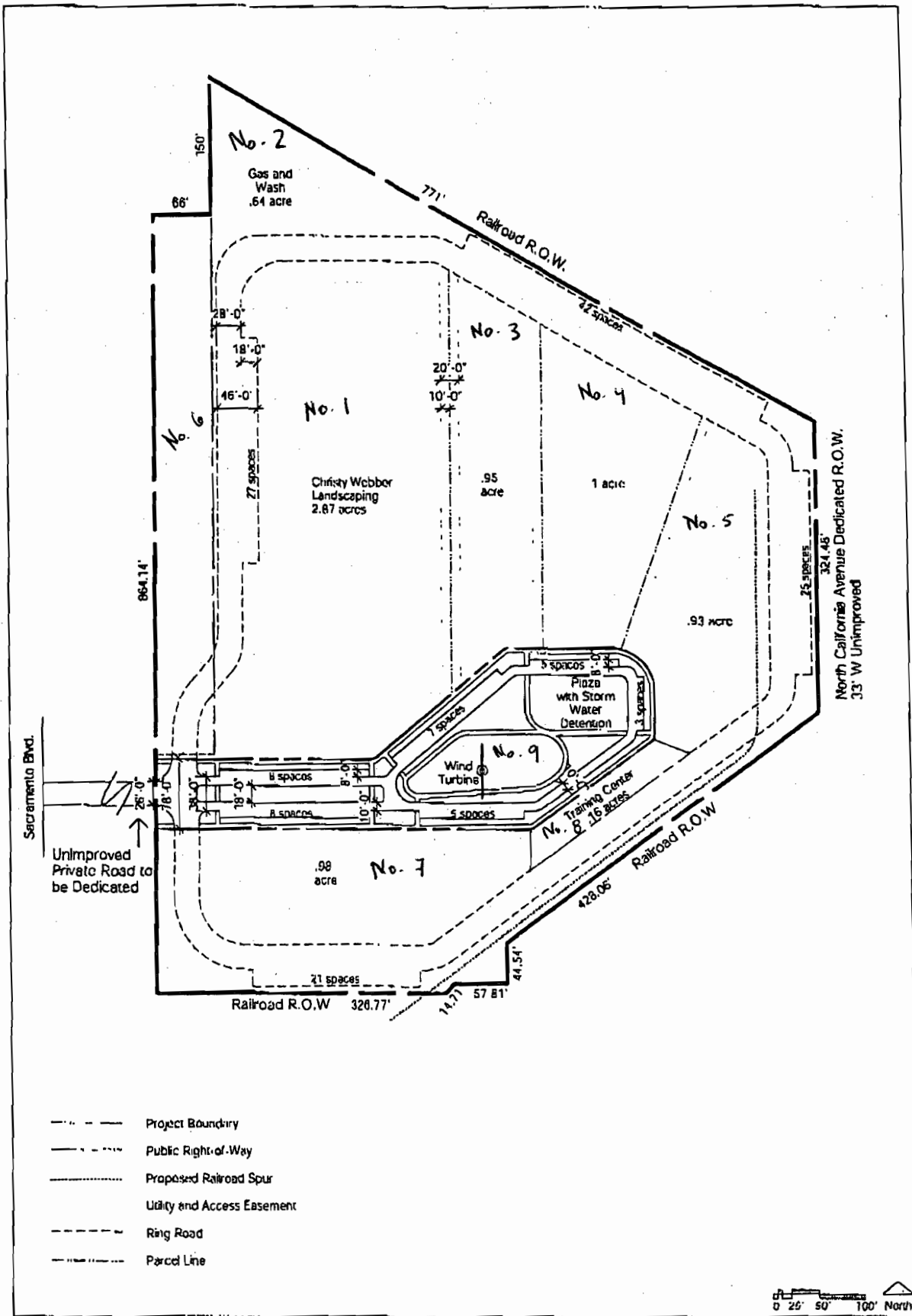
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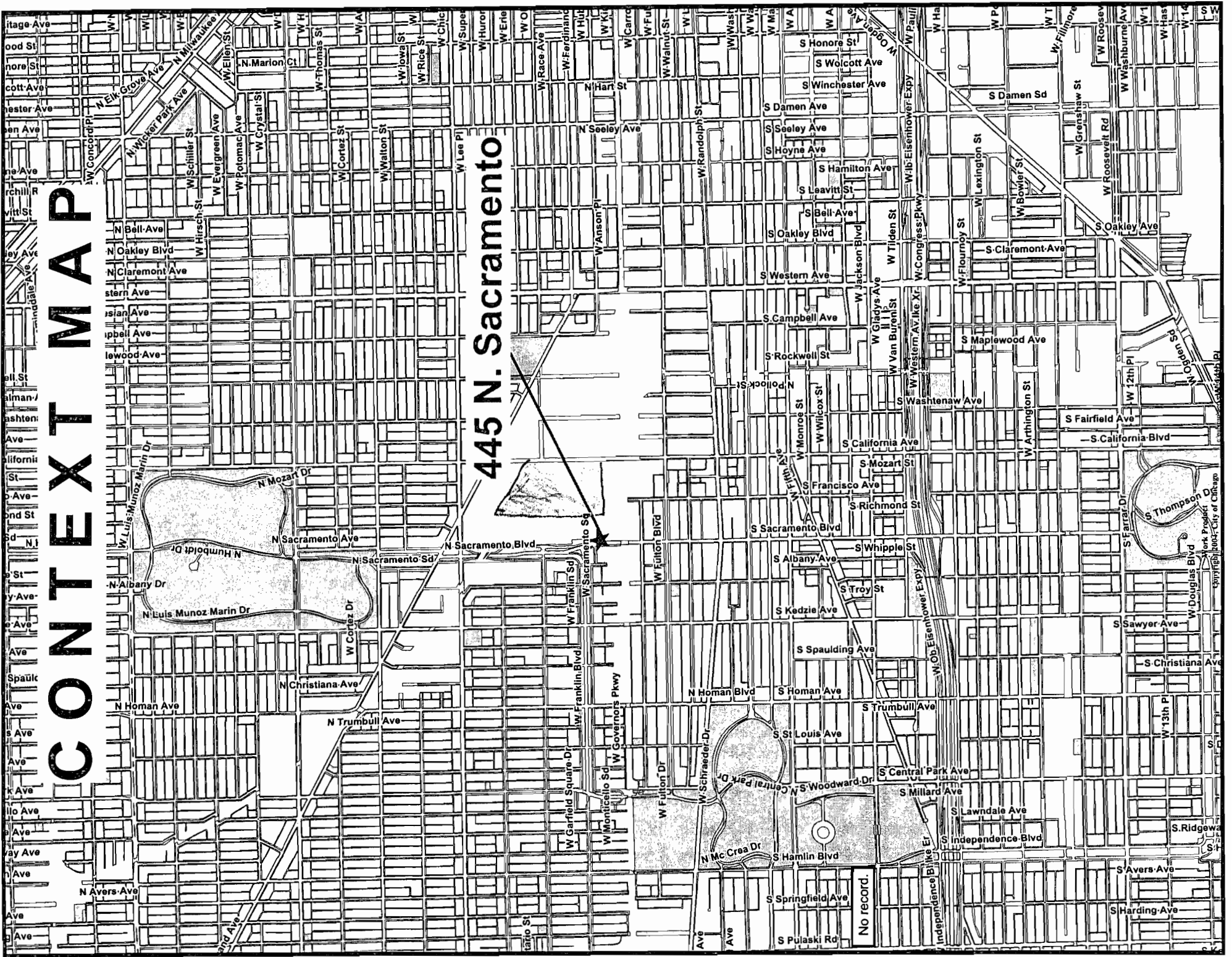
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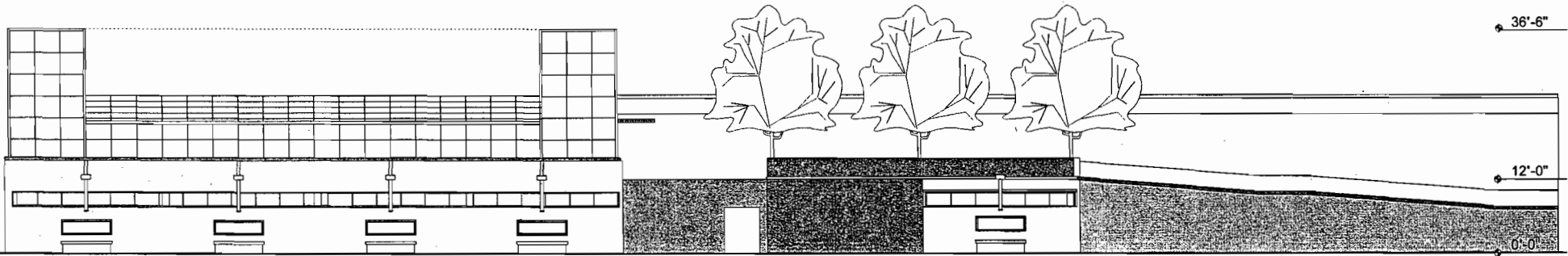
Overall Site Plan

# CONTEXT MAP

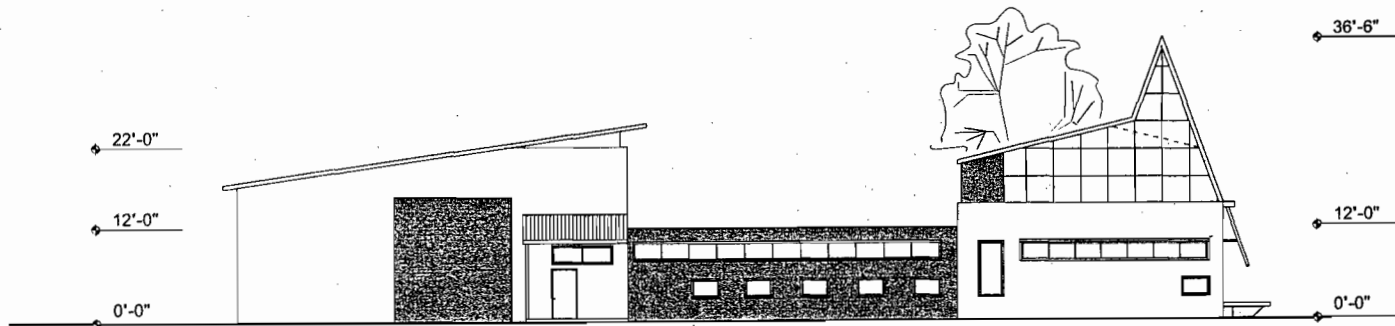
445 N. Sacramento



City of Chicago  
City Engineer's Office  
Copyright 2004



**SOUTH ELEVATION**



**EAST ELEVATION**

Scale: 1/16"=1'-0" 0 2' 4' 6' 10' 20' North

**FARR ASSOCIATES**  
Architecture | Planning | Preservation

The Monadnock Building  
53 West Jackson Suite 650  
Chicago IL 60604  
312 408 1661 fax 312 408 1496

Applicant: Greenworks, LLC  
Project: Greenworks Rancho Verde  
Project Address: 417-455 North Sacramento  
Chicago, Illinois  
Date: May 5, 2004  
Revised Date:



**EXISTING TAX INCREMENT**

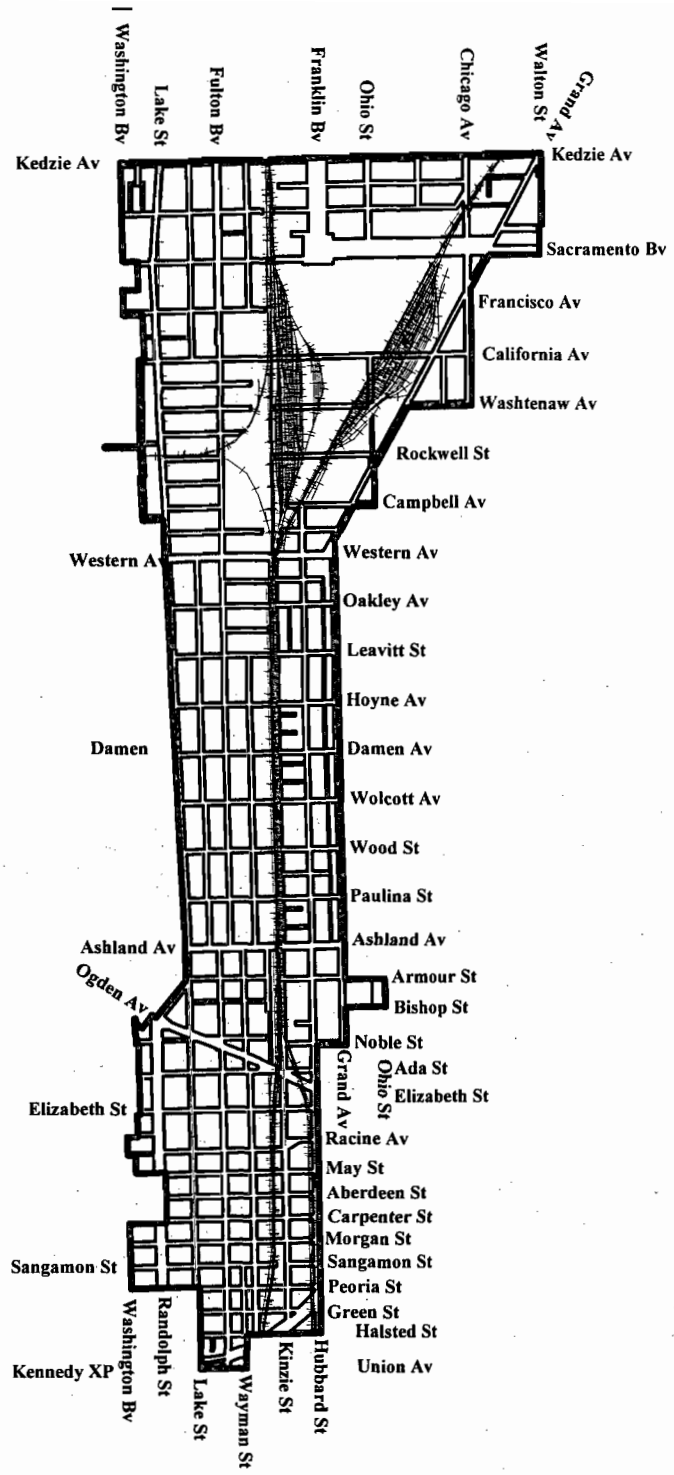
**FINANCING DISTRICT**

**Kinzie Industrial Corridor**



CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR

DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
DENISE M. CASALINO, P.E.  
COMMISSIONER



Greenworks Rancho Verde  
Boyle and Associates, Ltd.  
10/05/04

Project Budget - Christy Webber Landscapes Parcel Development and Land Purchase	Funding Source		
	Total Estimated Cost	TIF Eligible Costs	Developer Funded/ Financed
	B	D	E
Land Acquisition - assumes 124,588 SF (CWL Parcel) @ \$1.35/SF	\$ 168,191		\$ 168,191
<b>Construction Costs</b>			
General Conditions	\$ 213,747		\$ 213,747
Environmental Soil Remediation	Excluded*		
Earthwork	\$ 92,858	\$ 92,856	
Building Excavation	\$ 45,310	\$ 45,310	
Landscaping	\$ 36,210		\$ 36,210
Christy Webber Landscapes Building	\$ 2,366,084		\$ 2,366,084
Subtotal - Construction Hard Costs	\$ 2,754,207	\$ 138,166	\$ 2,616,041
Construction Contingency (10%)	\$ 275,421	\$ 13,817	\$ 261,804
FF & E Allowance	\$ 175,000		\$ 175,000
Underground Obstructions Allowance	\$ 52,050	\$ 52,050	
Subtotal - Construction Costs	\$ 3,256,678	\$ 204,033	\$ 3,052,645
<b>Soft Costs</b>			
General Contractor Fee (2.5% of HCC)	68,855		\$ 68,855
Architect/Engineering Fees (8% of HCC)	220,337		\$ 220,337
Developer Fee (5% of H & SC, excl. fin. & conting)	160,517		\$ 160,517
Soil Testing (allowance)	20,820		20,820
CWL/Owner Testing (allowance)	4,000		4,000
Environmental Testing (allowance)	5,000		5,000
Legal Fees (allowance)	5,000		5,000
GC Liability Insurance (.95% of HCC)	26,165		26,165
Bullders Risk Insurance (0.5% of HCC)	13,771		13,771
Title/Recording/Transfer (allowance)	4,000		4,000
Permit Fees (1.5% of HCC)	41,313		41,313
Mortgage/Financing Costs (allowance)	242,900		242,900
Real Estate Taxes (2% of land purchase price)	4,969		4,969
TIF Consultant Fee	5,000		5,000
Survey/Field Layout Fees (allowance)	4,000		4,000
Utility Connection and Tap Fees (allowance)	15,000		15,000
Performance Bond (0.65% of HCC)	17,902		17,902
Subtotal without contingency	\$859,549		\$859,549
Soft Cost Contingency (2% of HCC)	55,084		\$ 55,084
Subtotal - Soft Costs	\$914,633	\$0	\$914,633
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$4,339,502</b>	<b>\$204,033</b>	<b>\$4,135,469</b>

\$ 2,616,041.00

\* Note: Budget assumes any environmental remediation required will be completed and funded by City.



# CHICAGO CHRISTIAN INDUSTRIAL LEAGUE

JOURNEY TO INDEPENDENT LIVING

September 28, 2004

Mr. Roger Post  
General Manager  
Christy Webber Landscapes  
230 N. Western Avenue  
Chicago, IL 60612

Dear Roger:

Please accept this letter as confirmation of our continued interest in your company's Rancho Verde Development on or near North Sacramento Avenue. As you are aware, the Chicago Christian Industrial League's Landscaping Services Division currently leases facilities on Lake Street and is moving to a new campus at California and Roosevelt, which campus will not have sufficient space to accommodate our Landscaping Program.

We are appreciative of your keeping us informed of the progress of your development and remain interested in the possibility of leasing or purchasing space in the development for our program, subject obviously to the economic viability of such lease/purchase. We are very supportive of the development of properties friendly to the landscaping and related industry.

Sincerely,

Denis B. O'Keefe  
Chief Operating Officer

DBK/ns



# Lake Street Landscape Supply, LLC

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September 29, 2004

Roger Post

Christy Webber Landscape Inc

230 North Western

Chicago, Il 60612

Dear Mr. Post,

Lake Street Landscape Supply is interested in locating to your proposed Business/Industrial park on North Sacramento Blvd. We anticipate needing a minimum of 80,000 to 100,000 SF of raw land, and would not require a permanent structure at the beginning. Site clean-up and all weather surface would be required. Access roads with turning radius sufficient to serve trailer trucks would be required.

The entire property would require a security fence also.

Please inform us by written proposal as to lease amounts and time frames.

We also would be interested in any purchase options that would be available.

Sincerely,

Raymond J. Hufnagel, Mgr/Ptnr



**WALTER BURNETT, JR.**

ALDERMAN, 27TH WARD  
1463 W. CHICAGO AVENUE  
CHICAGO, ILLINOIS 60622  
TELEPHONE 312-432-1995  
FAX: 312-432-1049  
E-MAIL: wburnett@cityofchicago.org

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

CITY HALL, ROOM 203  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE 312-744-6124

**COMMITTEE MEMBERSHIPS**  
BUILDINGS  
COMMITTEES, RULES, AND ETHICS  
EDUCATION  
TRANSPORTATION AND PUBLIC WAY  
BUDGET AND GOVERNMENT OPERATION  
FINANCE

October 8, 2004

Denise M. Casalino, P.E., Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall – Room 1000  
121 N. LaSalle Street  
Chicago, Illinois 60602

Re: Christy Webber Landscaping, Inc.  
Rancho Verde

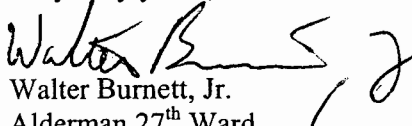
Dear Commissioner Casalino:

I am writing this letter today in support of the Rancho Verde Project which will include the newly constructed facility and new home of Christy Webber Landscaping, Inc. which is being proposed within the 27<sup>th</sup> Ward. I know Christy and have know her for many years. Christy Webber Landscaping, Inc.'s employees are union and non-union, what is consistent for both is that she pays good solid wages. The people that work for Christy come from the City and the surrounding community. I believe that Christy's commitment to her employees, the community and the City of Chicago is what makes her company unique.

This new facility will allow Christy's company to set up shop in a more productive way for her and her employees. She will have the potential to grow and expand her company, which will create jobs, good paying jobs and will transform a former Brownfield site into a productive tax-generating site. I see this project as a win for Christy Landscaping, Inc., for the 27<sup>th</sup> Ward, and for the City of Chicago.

I appreciated your consideration to this project. I am available if you need additional information from my office.

Very truly yours,

  
Walter Burnett, Jr.  
Alderman 27<sup>th</sup> Ward

WBJ/LJD/ljd



**COMMUNITY DEVELOPMENT COMMISSION  
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CITY OF CHICAGO**

**RESOLUTION NO. 04 - CDC -**

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INDUSTRIAL CORRIDOR T.I.F. REDEVELOPMENT PROJECT AREA (THE  
"AREA")**

**AND**

**AUTHORITY TO PUBLISH A NOTICE OF THE INTENTION OF THE CITY TO  
ENTER INTO A NEGOTIATED SALE OF 5 PARCELS (THE "DISPOSITION  
PARCELS"), SUBJECT TO SURVEY, LOCATED WITHIN THE AREA**

**AND**

**TO REQUEST ALTERNATIVE PROPOSALS,**

**AND**

**TO RECOMMEND TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
THE DESIGNATION OF  
GREENWORKS, LLC  
FOR THE SALE OF THE DISPOSITION PARCELS AND  
AS THE DEVELOPER IF NO OTHER  
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED**

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 98-CDC-26 and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Kinzie Industrial Corridor 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, GreenWorks, LLC (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the site generally located at 445-551 N. Sacramento within the Area that is in compliance with the Plan, consisting of the construction of an environmental campus (the "Project"); and

WHEREAS, DPD has entered into discussions with the Developer concerning the sale and development of certain City-owned parcels (the "Disposition Parcels") located within the Area and as described in **Exhibit A**; and

WHEREAS, the Developer has submitted a project budget and evidence of having financial ability to complete the Project and DPD has reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay \$ 1.35/sq. ft per parcel for a total of \$682,198, subject to survey, as consideration for the purchase of the Disposition Parcels; and

WHEREAS, DPD has review this proposal and has found it to be satisfactory and in conformance with the Plan; and

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

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

WHEREAS, 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, if no responsive alternative proposals are received by DPD within thirty (30) days after publication of the first Notice or, if alternative proposals are received and DPD, in its sole discretion determines that the Developer's Project is the best proposal; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby authorizes DPD to publish the Notice.
- Section 3. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project, so long as no responsive alternative proposals are received by DPD within the time recited above or, if alternative proposals are received and DPD in its sole discretion determines that the Developer's Project is the best proposal.
- Section 4. DPD is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Denise Casalino, Commissioner, Department of Planning and Development, Attn: Mary Bonome, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.



- Section 6.** In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and DPD in its sole discretion determines that the Developer's Project is the best proposal, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.
- Section 7.** If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 8.** All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 9.** This resolution shall be effective as of the date of its adoption.
- Section 10.** A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: \_\_\_\_\_, 2004

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area  
Street Boundary Description  
Exhibit B, Form of Notice Requesting Alternative Proposals

**EXHIBIT A**

**Street Address and P.I.N.s of Disposition Parcels  
and  
Street Boundaries of the  
Kinzie Industrial Corridor Tax Increment Financing  
Redevelopment Project Area**

**Street Addresses:**

445-551 N. Sacramento Blvd.

**P.I.N.s:**

16-12-113-031  
16-12-114-002  
16-12-114-013  
16-12-114-014  
16-12-114-019

**Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area:**

The Area is irregularly shaped and lies within the area generally bounded by Walton Street, Chicago Avenue, Grand Avenue and Hubbard Street on the north; Halsted Street and Union Avenue on the east; Lake Street, Washington Boulevard, Randolph Street and Maypole Avenue on the south; and Kedzie Avenue on the west.

## **EXHIBIT B**

**PUBLIC NOTICE** is hereby given by the Community Development Commission of the City of Chicago (the "City") pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Department of Planning and Development ("DPD") intends to negotiate a redevelopment agreement with GreenWorks, LLC (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of \$1,654,033 or 24.6% of the total project budget from Kinzie Industrial Corridor tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act for eligible costs associated with GreenWorks, LLC development project (the "Project") to be located at 445 N. Sacramento (the "Property"), located in the Kinzie Industrial Corridor TIF Redevelopment Project Area (the "Area"). The Project will consist of construction of an environmental campus.

The City also intends to negotiate a redevelopment agreement with the Developer for the sale of 5 individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for \$682,198, subject to survey. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the Kinzie Industrial Corridor TIF Redevelopment Plan. The Area is generally bounded as follows:

The Area is irregularly shaped and lies within the area generally bounded by Walton Street, Chicago Avenue, Grand Avenue and Hubbard Street on the north; Halsted Street and Union Avenue on the east; Lake Street, Washington Boulevard, Randolph Street and Maypole Avenue on the south; and Kedzie Avenue on the west.

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

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before November 15, 2004 at the offices of DPD, Room 1000, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements as of the date hereof, including but not limited to an estimated Project budget setting forth

the amount of financial assistance the City intends to provide to the Developer for the Project; and

(iii) the terms of all bids and proposals received, if any, by the City related to the Project and the redevelopment agreements.

Please contact Mary Bonome at DPD at (312) 744-9413 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until November 18, 2004 at 4:00 p.m., at which time all alternative proposals will be opened and reviewed.

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

Attach Schedule 1 - Disposition Parcels

**RECIPIENT: 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, on the front if space permits.

Article Addressed to:  
 Mex American Chamber  
 33 N. LaSalle  
 Chicago IL 60602

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

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

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:  
 Assoc of Asian Com  
 333 N. Ogden  
 Chicago IL 60602

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Liliana Torres*  Agent  Addressee

B. Received by (Printed Name) *Liliana Torres* C. Date of Delivery *9-3*

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

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7004 1160 0005 9089 9155  
 Transfer from service label

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

Article Number 7004 1160 0005 9089 9070  
 Transfer from service label

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

**RECIPIENT: 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, on the front if space permits.

Article Addressed to:  
 Women Biz Dev.  
 5. Michigan  
 #400  
 Chicago IL 60603

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Betty Person*  Agent  Addressee

B. Received by (Printed Name) *B. PERSON* C. Date of Delivery *9-3-04*

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

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:  
 Fed of Women  
 5650 S. Archer  
 Chicago IL 60638

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *9-3*

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

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7004 1160 0005 9089 9100  
 Transfer from service label

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

Article Number 7004 1160 0005 9089 9032  
 Transfer from service label

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

**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, on the front if space permits.

Article Addressed to:  
IL Assoc. of M  
43 E. 71st  
Chicago IL 60649

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *B. Peyton* C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7004 1160 0005 9089 9025  
(Transfer from service label)  
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**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:  
Black Contractors  
400 W. 76th  
Chicago, IL 60628

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery *9-13*

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7004 1160 0005 9089 9056  
(Transfer from service label)  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

**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, on the front if space permits.

Article Addressed to:  
Hispanic America  
706 S. Indiana  
Chicago IL 60653

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *X*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7004 1160 0005 9089 9117  
(Transfer from service label)  
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**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:  
Hispanic America  
901 W. Jackson  
205  
Chicago, IL 60607

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7004 1160 0005 9089 9131  
(Transfer from service label)  
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1



Mr. Roger Post  
General Manager  
Christy Webber Landscape  
230 N. Western Avenue  
Chicago, IL 60612

Roger,

I wanted to write you about LESCO's continued interest in the Ranch Verde Project in Chicago. LESCO currently has 10 Service Centers in the Chicago/Rockford Illinois market. We are looking at adding 2 more locations in 2005 and potentially 2 additionally in 2006. Our current locations are all in the suburban markets of the Chicago Metro area. We currently have some difficulty servicing the City of Chicago market due to the lack of a location closer into the city.

I appreciate your continued efforts to keep me up to date on the progress of the project and remain open to the possibility of looking at a location in the Ranch Verde complex on the future.

LESCO is the largest national supplier of products to the Lawn Care, Landscape, Golf, and Structural Pest Control industries in the country. We have 275 locations nation wide to serve the industry.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Harris".

Michael D. Harris  
Regional Sales Manager LESCO

## LESCO, The Professionals' Choice

Only LESCO distributes turf and lawn care products to more than 130,000 turf and lawn care professionals worldwide through our distribution hubs, more than 250 LESCO Service Centers®, over 75 LESCO Stores-On-Wheels®, and other direct sales efforts

Our customers include golf courses, athletic fields, and professional lawn care companies that maintain landscapes around apartments, office complexes, government buildings, cemeteries and private homes.

For over 40 years, golf and lawn care professionals have benefited from the LESCO Advantage – a vast selection of quality golf and lawn care products, easy ordering and quick delivery, and a legacy of experience and expertise – earning us recognition as The Professionals Choice.

### Guiding Principle

The long-term maximization of shareholder value through the consistent application of our core values and the sustained satisfaction of our customers.

### Mission Statement

To be the sales, marketing, manufacturing and distribution services leader for the professional green and pest control industries.

To provide expert agronomic advice, high-quality products and services, delivering unsurpassed value to our customers.

To conduct ourselves with the highest ethical standards in everything we do for our customers, shareholders and associates.

Building a legacy of  
expertise and  
earning us  
recognition as The  
Professionals  
Choice

