



firstfree

2001

MARCH

- * 30th: 5237 North Ashland 4-story / 3-unit building purchased by First Free Church for \$460K, creating a contiguous band of church-owned properties from Berwyn Avenue to the Andersonville Park playlot

2006

- * Executive Pastor Jerry Rich is successful at securing a loan for the completion of the construction of the Family Life Center. The loan amount is ~ \$2M

2008

FEBRUARY

- * 8th: City Council formally publishes the approval of Planned Development #1009 – creating a boundary around all properties from Berwyn to the Playlot by changing the zoning classification from Residential RS-3 to a Planned Development with underlying Business B2-5 zoning classification (essentially allowing greater density for use of the properties, necessary for the renovations). This also identifies the exact scope of work and design for the Family Life Center and future Community Center.



~ JUNE

- * Family Life Center completed and building dedication held

2018

- * Treasurer Sylvia Lauener receives notice from Bank of the West ("BOTW") that they will not be interested in renewing the loan for the Family Life Center. The remaining amount, almost \$1M, left on the balloon loan will be due on November 1, 2019.

OCTOBER

- 28th: After meeting together for four months, the Real Estate Committee makes formal presentation of their findings to the Church. In terms of value of properties to 1st Free, the Team comes to the realization that the Strategic Value of the Church Properties increase in intrinsic value to the Church as the properties get closer to the Sanctuary Building, while in terms of market price, they increase in value the further away they are from the Sanctuary Building. Questions from those in attendance have more to do with possible alternatives to selling building and options for paying down the loan other than selling properties.

NOVEMBER - DECEMBER

- 26th: Dan Tallacksen forwards preliminary report to Elder Board regarding potential lenders; after extensive further investigation, by both Dan and Sylvia Lauener, no willing alternative lenders were identified.

2019

JANUARY

- 19th: Report prepared for Church by Elder Board highlighting strategies for raising money to pay down the mortgage by November 1st. Remaining mortgage amount approximately \$940K.

FEBRUARY

- * 17th: Congregational (membership) vote to approve the sale of the 5237 N. Ashland property – listed by “Move With Maggie” shortly thereafter
- 27th: Chair Steve Lepse hires appraiser (Bona Fide Appraisers and Consultants) to perform property appraisals of both 5237 and 5239 N. Ashland

MARCH

- 1st: Office Administrator Aurora Tallacksen identifies all tenants at church properties and Chair Steve Lepse sends letters to each informing them of plans to sell properties.
- 21st: Appraiser returns appraisal; 5237 N. Ashland appraised at \$770K. Realtor Maggie Finegan of “Move With Maggie” identifies similar property comparison value at ~ \$680K

MARCH - MAY

- Realtor Maggie Finegan shows the building to a number of potential buyers, listed in “As-is” condition

MAY

- 6th: Buyer #1 (KOR Group) signs contract to purchase 5237 Building for \$740K; closing set for July 1
- 13th: Buyer #1 building inspection
- 15th: Letter sent from Buyer #1 to Realtor Maggie Finegan including a list of improvements put together by Domicile Consulting, which they feel are needed to building and demand for \$70K reduction in purchase price.
- 16th to 19th: Pastor Jason Abbott Candidating Weekend
- 17th: Inspection Report circulated internally with Facilities Team along with internal analysis and adjustment of actual costs of repairs totaling \$37K
- * 19th: Dr. Jason Abbott affirmed as Senior Pastor via member vote at Special Meeting
- ~20th: Maggie Finegan proposes formal counter-offer with ~ \$40K credit to Buyer #1
- ~23rd: Buyer #1 responds with counter-offer demanding \$65K reduction in purchase price.
- 30th: Formal purchase offer received from Buyer #2 (Jim Anderson & Maximo Almonte) for \$675K, with closing proposed for July 10th

JUNE

- 3rd: Buyer #1 responds to church contingency: willing to allow Stu & Michelle Modrzejewski to move to 1st floor unit during renovation construction, but unwilling to keep apartment open for Abbott family. Maggie Finegan and buyer’s agent both offer to reduce their fees by \$5K
- 7th: 1st Free counter-offers to contingencies
- 10th: Buyer #1 accepts terms of sale; closing set for August 1st.
- 12th: Buyer #1 final walk-through
- 13th: Stu & Michelle Modrzejewski decide to move rather than try to live in building through construction, however timing is terrible and means moving during Michelle’s maternity leave for Abigail.
- 27th: Stu & Michelle Modrzejewski notify Board that they found apartment on Berwyn; challenges with taking over the apartment will persist for a month.

JULY

- 10th: Cindy Harris sends report to Board with the results of her search to find a potential “friendly buyer” for 5237 and / or “friendly renters” for 5239 – she’d contacted 10 organizations / individuals and no one expressed any interest
- * 20th: In temperatures up to 100 degrees and in anticipation of the approaching sale of the building, Custodian Frank Mercado, Facilities Supervisor Adolfo Ramirez, Michael Mysliwiec and others move the 1st Free workshop from the garden level of 5237 to other spaces on the 1st Free campus
- 23rd: 1st Free’s attorney, Marion Volini Moore (working *Pro Bono*) and buyer’s lawyer set new closing date of August 8th

- 26th: Lawyer Marion Volini Moore forwards list of documentation needed for closing to Realtor Maggie Finegan and Elder Board; Office Administrator Aurora Tallacksen, Director of Finance & HR Jung Eun Hower and Treasurer Sylvia Lauener work to assemble materials

AUGUST

- 7th: Buyer #1 cancels final walk-through of 5237 on their lawyer's advice
- 12th: Pastor Jason Abbott calls former Executive Pastor Jerry Rich, who is now with Free Church Ministers & Missionaries; Pastor Rich encourages us to reach out to Christian Investors Financial ("CIF") again to see if they would take over our mortgage.
- * 12th: Cancellation letter sent from Buyer #1 negating the purchase due to counsel regarding the Planned Development (PD), and their desire to convert the garden storage space into a fourth unit being hampered because of the PD. Work on terms with alternate Buyer #2 begun in earnest.
- 15th: Treasurer Sylvia Lauener contacts Bank of the West with update on the sale of 5237. BOTW agrees to extend the loan from November 1st to August 1st, 2020.
- 15th: Dan Tallacksen makes additional inquiries to try to find an alternate lender, but is unsuccessful.
- 19th: Marion Volini Moore, Maggie Finegan and Treasurer Sylvia Lauener processes documentation with the title company to prepare for moving forward with Buyer #2
- 30th: Letter received officially notifying the Church of Buyer #2's interest in seeking a zoning revision to allow the conversion of the garden storage space into a fourth unit. Additionally, Buyer #2 asked that we initiate a sanitary line repair request with the City of Chicago

SEPTEMBER

- 11th: Request to repair sanitary line out to street placed with the City by 1st Free; City subsequently makes repairs. Closing date with Buyer #2 moved to ~September 30th. Lawyer Marion Volini Moore formally responds to Buyer #2's list of contingencies to the sale
- 27th: Buyer #2 informs Church that they want to actively pursue zoning revision to 5237 property, and request a meeting with the Church
- 29th: Realtor Maggie Finegan, Pastor Jason Abbott and a church representative meet with Buyer #2. They inform Church that their Counsel is advising them against purchasing property in a PD. However, they want to pursue zoning revision to allow conversion of the garden storage space into a fourth apartment, and want Church to advocate for this with Alderman Vasquez. Buyer #2 contacts 40th Ward Alderman Vasquez to request meeting regarding zoning revision.

OCTOBER

- 4th: Buyer #2, Realtor Maggie Finegan, Pastor Jason Abbott and a church representative meet with officials from Alderman Vasquez's office to ascertain next steps to obtain zoning revision. Church informed that technically, any zoning revision to the PD would require an act of the City Council. Alderman Vasquez informed us that they'd be reluctant to support a B2-5 zoning classification, which is the underlying zoning class in the PD language if the PD is dissolved. The Alderman's office recommends extracting the individual property from the PD, and informs the Church that they'd be supportive.
- 10th: Alderman Vasquez's office informs the Church that the Department of Planning and Development ("DPD") would like to set up a meeting to review the specific plans for the PD revision
- 11th: Church contacts DPD to set up a meeting
- * 16th: Maurice Cox, former Planning Director for the City of Detroit, is appointed Commissioner of the Department of Planning and Development ("DPD") by Mayor Lori Lightfoot and confirmed by vote of City Council.
- 18th: DPD responds to request for meeting; preliminary review meeting set for 10.24
- * 24th: Realtor Maggie Finegan and a church representative meet with DPD at City Hall – Church is informed that any revision to the PD will be technically considered as a new PD, and will require all supporting documentation / surveys / exhibits / meetings / processes as if we're seeking a brand-new Planned Development. Zoning states that they take no exception to the strategy for removing the 5237 property

from the PD, and recommend that the Church retain a Zoning Attorney. They also informed the Church that a presentation to the community organized by the Alderman would be required, as well as an updated Plat of Survey.

- 29th: Church reaches out to Architect Chad Harrell of GYH Associates for assistance in preparing all new exhibits, as well as Zoning Attorney Nick Ftikas of the Law Offices of Sam Banks to represent the Church

NOVEMBER

- 6th: Proposal received from Zoning Attorney Nick Ftikas
- 9th: Church contacts Alderman Vasquez's office to request setting up the formal community presentation
- 11th: Alderman Vasquez's office responds with potential dates in mid-December
- 12th – December 2nd: Preparation of Requests for Proposal (RFPs) from and coordination with Architect, Zoning Attorney and Surveyor to get all exhibits prepared for mid-December community presentation

DECEMBER

- 2nd: Zoning Attorney and Architect officially retained; request for community meeting sent to Alderman Vasquez's office
- 4th: Proposal received from Surveyor
- 9th: Alderman Vasquez's office sets community presentation for 12.17
- 10th to December 11th: Church and Buyer canvas neighborhood with flyers announcing planned Zoning Revision and upcoming community meeting
- 12th to December 16th: Preparation of exhibits for community presentation
- 15th: Surveyor (HBK) officially retained
- 17th: Formal Community presentation made at Alderman Vasquez's office by Architect Chad Harrell (also working *Pro Bono*) and Zoning Attorney Nick Ftikas; virtually no negative feedback received. Meeting attended by 2 people in 40th Ward, both from First Free (Sylvia Lauener and Drew Appelson). Draft application of the PD revision planned for mid-February, with updated exhibits. Zoning Attorney informs Church that a City Council vote held in May, with official PD revision published in June, is realistic.
- 18th: Surveyor sends crew out to perform surveying work of campus
- 23rd: Additional material sent to Zoning Attorney Nick Ftikas at their request

2020

JANUARY

- 2nd: Plat of Survey received from Surveyor and forwarded to Zoning Attorney
- 15th: Request made from Zoning Attorney for more information from Buyer #2's Architect
- 16th: Request made from Zoning Attorney for assistance from the Church to complete Bulk Regulations in summary sheet of application
- 24th: Receipt of Floor Area Ratio (FAR) calculations from Buyer #2's Architect and statement that Zoning Class B2-3 would allow the conversion of the garden storage space into a fourth unit. Zoning Attorney reaches out to Alderman Vazquez's office to seek preference between B2-5 or B2-3, since Alderman Vasquez had expressed concern regarding the B2-5 classification previously.
- 26th: Partially completed Zoning Analysis forwarded to Zoning Attorney from Church
- 28th: Alderman Vasquez's office forwards Notice of Intent to Church and Zoning Attorney informing them of their support for the B2-3 designation of the extracted 5237 property, and that an Aldermanic Letter would be forwarded to the Zoning Committee at the appropriate future date
- 31st: Additional information requested of the Church by the Zoning Attorney Nick Ftikas; which was forwarded the same day

FEBRUARY

- 12th: Initial Planned Development Summary and related exhibits submitted to Zoning; DPD to file for a formal intake meeting

- 26th: Notification from the Zoning Attorney Nick Ftikas that the intake meeting with DPD is scheduled for 03.12

MARCH

- * 11th: World Health Organization declares the COVID-19 outbreak a “Global Pandemic”
- 12th: Architect Chad Harrell, Zoning Attorney Nick Ftikas and church representative meet at City Hall for formal intake meeting with deputies from DPD – draft of exhibits and application reviewed in their entirety. DPD makes a number of requests for additional materials and revisions – following receipt of which they will schedule their internal meeting with DPD directors.
- 13th: Directive with action items to address all requests made by DPD sent from Church to Zoning Attorney and Architect
- 16th: Partial material requested by DPD sent from Church to Architect
- 15th: Update on Zoning Revision activities sent to Buyer #2 from Church
- 18th: City Council cancelling committee meetings over the last week - recesses their official Council meeting, to reconvene on 04.15.
- * 20th: Governor Pritzker signs Executive Order #8 “Shelter-In-Place”
- 31st: Coordination between Architect Chad Harrell and church representative to address remaining outstanding DPD requests

APRIL

- 14th: Draft of all updated exhibit materials circulated internally by Architect Chad Harrell
- 15th: City Council begins meeting virtually
- 16th: Video conference call with Architect Chad Harrell, Zoning Attorney Nick Ftikas and church representative to review and formalize resubmission materials
- 17th: Final version of revised exhibits forwarded by Architect Chad Harrell to Zoning Attorney Nick Ftikas, to be resubmitted to DPD for internal presentation by department deputies to director-level officials

MAY

- 20th: Following internal presentation, request made by DPD of the Zoning Attorney for additional material – required before moving forward through the review process
- * 28th: Buyer #2 formally notifies Church’s attorney Marion Volini Moore that it will no longer be able to proceed with purchase of 5237 property. Additionally, concern expressed by Church and Architect Chad Harrell regarding DPD request for additional information on the 20th – most of that information already included in recently resubmitted revised exhibits. Zoning Attorney Nick Ftikas to clarify with DPD.

JUNE

- 3rd: Offer received by Realtor Maggie Finegan from potential buyer after day that included five separate showings
- * 4th: Notification by Zoning Attorney that the Plan Commission is running about two months behind schedule due to COVID-19; the Committee on Zoning evidently working on catching up: ‘the typical timelines are no longer typical or consistent . . . a September – October official approval of the PD revision may be realistic’. Revised exhibits of April 17th re-sent to Zoning Attorney to confirm with DPD that they’re reviewing the latest submittal. Recent DPD comments reflect yet another review of the old exhibits.
- 5th: Cash offer of \$675K received from a different buyer: Buyer #3 (Jerri Bell), including “As-Is” Rider and stated willingness to purchase property even though part of a Planned Development
- 6th: Draft of rider for purchase of property in PD reviewed by Zoning Attorney, eventually signed by Buyer #3 soon thereafter
- * 12th: Letter received from Buyer #3’s attorney requesting additional documentation: copy of PD #1009 application; all current leases; notarized rent rolls; all utility bills from last 12 months; complete copies of all service contracts for the subject property, etc. Office Administrator Aurora Tallacksen, Treasurer Sylvia Lauener, Director of Finance and HR Jung Eun Hower begin preparing all documentation. Buyer #3 requests one-week extension.

- 16th: Request by Zoning Attorney for updated ownership and applicant documents for the formal application. Zoning Attorney forwards official DPD intake documentation to Church at Buyer #3's request.
- * 19th: Letter received from Buyer #3's attorney with extensive additional requests: Contingency that purchase of the property have final determination from the City of Chicago amending PD #1009, FIRPTA statement confirming that Seller is not a foreign entity; all written garage / parking leases; all existing original written leases with riders and addenda; etc. & c. - along with requests for repairs related to a professional inspection as well as rodding and televising the sanitary line out to the main in the street. Contingencies demand that Church generate scope documents for repairs, seek bids from licensed Plumbers and Electricians to perform the work, hire them and have them complete the work prior to moving forward with closing. This despite Buyer #3 having previously signed an "As-Is" rider. Additionally, Buyer #3's attorney questioned the amount of activity on PD Revision occurring since the December 17, 2019 community presentation at Alderman Vasquez's office.
- 20th: Church prepares timeline for Buyer #3 demonstrating activities since December 17th; also forwarded to Treasurer Sylvia Lauener for Bank of the West's information
- 22nd: Realtor Maggie Finegan calls Buyer #3's Realtor to gauge the tone of the letters and extensive documentation demanded which have recently been sent by Buyer #3's Attorney. Buyer #3's Realtor states that the letters were generated solely by Buyer #3's Attorney and don't reflect the desire of Buyer #3 to purchase the property. Buyer #3's Realtor insists that Buyer #3 still really wants to move forward with closing as soon as possible.

JULY

- 6th: Documentation requested by Zoning Attorney Nick Ftikas related to official handling of 1st Free properties relative to Not-For-Profit status; forwarded same day
- 7th: Documentation requested from 1st Free with signatures, to be included in formal application to DPD. Buyer #3 requests that the Church allow her son, who is going to be attending North Park University in the fall, to take over one of the 5237 apartments prior to closing. Elder Board agrees, but requires son to sign a formal lease agreement.
- 8th: Realtor Maggie Finegan, Pastor Jason Abbott and a church representative have video conference with Buyer #3 and her Realtor to address specific questions, mostly related to the Planned Development revision. Buyer #3 is interested in converting the garden storage space into a fourth apartment unit. Treasurer Sylvia Lauener forwards request from BOTW to be given 3 to 4 weeks notice to set up release of lien for the property.
- 12th: Buyer #3 asks Church to rent out 1st floor apartment unit. Additionally, Buyer #3 had inspector camera the sanitary line out to Ashland, wasn't able to reach the main in the street due to a blockage. Buyer #3 insists that the Church have the line hydro-jetted for \$1.5K, but will pay for half.
- 13th: Realtor Maggie Finegan and a church representative have phone conversation with Buyer #3's Realtor regarding Buyer #3's request that 1st Free address all maintenance / repair items listed in June 19th letter, and in addition, place the 1st floor unit up for rent. Additional questions received from Buyer's Realtor regarding the PD Revision and responded to same day
- 14th: Additional procedural information requested from Buyer #3 regarding the technical aspects of the PD revision, request forward to Zoning Attorney and answered same day
- 15th: Notification received from Zoning Attorney that the draft application of the PD revision had been approved by the Bureau of Zoning; all material related to the PD revision requested from Buyer's Zoning Attorney and forwarded to Attorney Marion Volini Moore by Church. Buyer #3's Realtor has requested a phone call with Buyer #3's Zoning Attorney, the Church, and our Zoning Attorney Nick Ftikas. Church requests approximate upcoming timeline and milestones for next steps in the PD Revision process of Zoning Attorney Nick Ftikas, which is answered same day
- * 16th: Third buyer officially retains their own Zoning Attorney; Buyer #3's original attorney that had previously resigned from this sale decides to instead stay on and continue representing Buyer #3.
- 17th: Buyer #3 informs Realtor Maggie Finegan that she wants to continue moving forward with purchase of 5237, but adds the contingency that the Application for PD Revision needs to be far enough along in the process that it's been approved by the Zoning Department and submitted formally to DPD. Buyer #3 also requests that she be allowed to rent the first floor unit of 5237 prior to closing.

- 22nd: All current materials submitted to DPD forwarded to Church by Zoning Attorney Nick Ftikas at Church's request. Church forwards all materials to Buyer #3's Zoning Attorney and requests a conference call of all parties to make sure everyone has equal understanding of the status of the Application for PD Revision.
- 23rd: Buyer #3's Zoning Attorney responds to request for meeting, offering times for the 24th. Late that evening, Buyer #3's Zoning Attorney cancels meeting. Conference call eventually scheduled for the 28th
- 28th: Realtor Maggie Finegan, Zoning Attorney Nick Ftikas and a church representative have conference call with Buyer #3's Zoning Attorney to address the status of the Application for PD Revision. Upon further investigation by Buyer #3's Attorney, the City has documentation that 5237 is a four-unit building, even though there are only three units in the building. Realtor Maggie Finegan forwards summary of meeting to Buyer #3's Realtor
- 30th: Treasurer Sylvia Lauener, Chair Steve Lepse and a church representative sign documents for Bank of the West in front of Notary, which Sylvia forwards to BOTW

AUGUST

- * 11th: Attorney Marion Volini Moore receives letter from Buyer's Attorney with new onerous demands, among which: Application for PD Revision has to be formally approved by the Plan Commission and forwarded to City Council for vote; \$25K to be set aside in an escrow account to be paid to Buyer #3, and only paid back to Church once Application for PD Revision is approved; if approval of PD Revision is not obtained within 90 days from signed agreement, Buyer #3 is not obligated to, but has the right, to terminate the purchase agreement; the Church is legally obligated to demonstrate that the building has four units in accordance with the Certificate of Zoning Compliance.
- 12th: Phone call between Attorney Marion Volini Moore and a church representative to identify strategy moving forward based on recent letter received from Buyer #3's Attorney
- 13th: Church marks up letter striking clauses while making other amendments (including changing the 90 day duration to 120 days) and sends to Attorney Marion Volini Moore to forward to Buyer #3's Attorney. Church also asks Zoning Attorney Nick Ftikas for clarification regarding steps necessary to convert 5237 to four units after the property has been extracted from the PD; Zoning Attorney responds that there aren't any additional mechanisms at Zoning to go through after the PD Revision has been approved.
- 16th: Buyer #3's Attorney returns marked-up letter with sections highlighted in yellow
- 17th: Church asks Attorney Marion Volini Moore for clarification regarding letter received from Buyer #3's Attorney
- 18th: Buyer #3 has urgent request - she asks Church if she can store some of her personal belongings at 5237 so she can avoid getting temporary storage. Facilities Supervisor Adolfo Ramirez scrambles to clean out garage. Realtor Maggie Finegan asks Director of Finance & HR Jung Eun Hower for updated insurance certificate on 5237. Attorney Marion Volini Moore returns marked-up letter to Buyer #3's Attorney
- 19th: Buyer #3 has urgent request – she asks Church if she can move into one of the apartment units in 5237. Buyer #3's Attorney forwards marked up contingency letter to Buyer #3's Zoning Attorney for review of the terms
- 31st: Zoning Attorney Nick Ftikas informs Church that he'll need two checks for Application Fees to submit to DPD, and will let us know the exact amounts at a future date. Treasurer Sylvia Lauener personally delivers check to Zoning Attorney's office that afternoon. Zoning Attorney asks Architect Chad Harrell for update on square footage of the Family Life Center and proposed Community Center

SEPTEMBER

- 1st: Architect Chad Harrell responds with square footage numbers
- 2nd: Zoning Attorney Nick Ftikas has urgent request – needs both checks for Application Fees to submit to DPD today. Treasurer Sylvia Lauener personally delivers check to Zoning Attorney's office that afternoon. Zoning Attorney informs Church that payment was successfully submitted to DPD and Application intake processed.
- * 9th: Application for Revision to PD #1009 formally introduced to City Council; Application formally moves to DPD for internal review and is assigned a Project Manager. DPD reviews Application internally prior to being submitted to the Plan Commission for vote. Upon recommendation from DPD, the Plan Commission reviews the Application and votes whether to approve or not. After formal action by the Plan Commission,

- the Application is submitted to City Council for formal vote, where they take the DPD Plan Commission's recommendation under advisement.
- 13th: Realtor Maggie Finegan receives revised contingency letter from Buyer #3's Realtor. Buyer #3 has dropped a number of the more onerous requests, and Church has fulfilled a number of the requests for additional documentation. Escrow account amount dropped from \$25K to \$5K.
 - 15th: Letter forwarded to Church for review.
 - 16th: Church asks Zoning Attorney Nick Ftikas for clarification regarding procedural steps outlined in the revised letter from Buyer #3's Attorney. Zoning Attorney responds that procedural steps have been met successfully. Church forwards response to updated contingency letter to Attorney Marion Volini Moore (who has just broken her orbital bone) with clarifications.
 - * 20th: Church receives urgent request from Buyer #3 – she is willing to drop all contingencies and close immediately if we're willing to reduce the purchase price by \$25K. Realtor Maggie Finegan informs Church that Net Proceeds from sale will be \$601,935 – which is the amount that would be able to be applied towards paying down the Bank of the West loan. The remaining amount is to be paid down by a personal loan from a Church Member.
 - 21st: Church forwards response to updated contingency letter to Attorney Marion Volini Moore with clarifications, again; Attorney responds with revised formal letter for Church review. Treasurer Sylvia Lauener responds to request to reduce purchase price by \$25K, with advice to counter-offer.
 - 22nd: Attorney Marion Volini Moore forwards revised contingency letter to Buyer #3's Attorney. Zoning Attorney Nick Ftikas receives the two "Public Notice" signs (these are to be posted at two conspicuous places on the Church property) from DPD
 - 23rd: BOTW tells Treasurer Sylvia Lauener that they will not extend the loan past November 1st. They will, however, refinance the loan for one year at a cost of about \$15K.
 - 24th: Zoning Attorney Nick Ftikas forwards the two "Public Notice" signs to the Church, which are subsequently posted on the Church property
 - 28th: Treasurer Sylvia Lauener asks Church for update; things are a little too quiet. Church tracking sale with two strategies: 1) Close with contingencies at agreed upon purchase price; 2) Close ASAP without contingencies at a reduced price. Church forwards pictures of installed "Public Notice" signs and signed "Affidavit of Posting" to Zoning Attorney Nick Ftikas for DPD files.

OCTOBER

- 1st: Church asks Zoning Attorney Nick Ftikas for estimate of date that DPD Plan Commission might make their recommendation to City Council, presuming that things progressed linearly. Zoning Attorney responds that November might be possible.
- * 2nd: Elder Board updated with respect to current status: 1) Refinance loan with BOTW and pay fees of \$15K, due in 2 or 3 weeks ; 2) Buyer #3 rejected counter-offer of \$10K to close immediately, so closing immediately means reducing price by \$25K. Realtor Maggie Finegan checking to see if it's possible for Buyer #3 to pull off closing in the next 2 or 3 weeks so we can avoid paying fees to refinance loan with BOTW. Maggie continues to get offers on 5237, but no buyers are willing to purchase property while building is in a PD
- 8th: Realtor Maggie Finegan informs Church that Buyer #3 is prepared to close on 10.23, with the \$25K purchase price reduction. Treasurer Sylvia Lauener continues to work on refinance paperwork with Bank of the West in the background, just in case it becomes necessary
- 9th: Realtor Maggie Finegan forwards list of outstanding repair items Buyer #3 still wants addressed by the Church prior to closing.
- 10th: Church asks Realtor Maggie Finegan for clarification regarding repairs since it was understood that the contingencies would disappear with fast-tracked closing and reduction in price. Maggie responds that they didn't strike the repairs from the Letter of Agreement.
- 11th: Facilities Supervisor Adolfo Ramirez is contacted, and makes repairs over the next week – hiring an electrician to do some of the repairs needed.
- 12th: Realtor Maggie Finegan forwards documentation for Chair Steve Lepse to sign related to closing.
- 14th: Treasurer Sylvia Lauener requests date for appraiser to appraise the Church properties as part of the Bank of the West refinance process.

- 15th: Church asks if we can delay appraisal procedure until after closing on 5237 since fees start accruing immediately
- 16th: Bank of the West responds that they are adamant about having the refinanced loan in place by November 1st, and will not delay the appraisal
- 20th: Attorney Marion Volini Moore forwards draft of “Resolution to Sell 5237 N. Ashland” for Elder Board action and church representative to sign. Closing date moved from 10.27 to 10.28
- 22nd: Treasurer Sylvia Lauener forwards another draft version of “Resolution to Sell 5237 N. Ashland” for Elder Board action
- * 25th: Pastor Jason Abbott exhorts Church to pray and fast for the closing of 5237 over the next few days
- 27th: Treasurer Sylvia Lauener informs Elder Board that Buyer #3’s Attorney has requested closing date be moved to 10.29
- * 29th: Attorney Marion Volini Moore and Buyer #3’s Attorney meet at Chicago Title for formal Closing. During closing, Buyer #3’s Attorney refuses to accept the official Chicago Title document for Zoning Certificate and walks away from the table. Buyer #3’s Attorney adamant that the Church provide an updated document from the Zoning Department listing 5237 as a four-unit building. Due to COVID, these requests are now taking six weeks to obtain where they used to take 5 days. Treasurer Sylvia Lauener and Attorney Marion Volini Moore work with Buyer #3 to develop work-around strategy; because of the length of time on Certificate updates, Chicago Title has developed a legal document to span from date of Closing to receipt of Certificate, which Buyer #3’s Attorney refuses to accept.
- * 30th: Church asks Zoning Attorney Nick Ftikas if there’s a way to fast-track the Zoning Certificate; he responds that there isn’t – and in fact Title Companies are being engaged by the City to handle the volume of requests that they’re getting. Buyer #3 tries to get Buyer #3’s Attorney to Chicago Title again for closing, but Attorney replies that “he’s too busy”, and can’t get there. Attorney Marion Volini Moore forwards letter to Buyer #3’s Attorney informing them that the \$25K reduction in purchase price is no longer applicable. Realtor Maggie Finegan contacts Church to let them know that Buyer #3 is “distraught” that closing didn’t go through, and is willing to pay the Bank of the West fees if we are still willing to hold the \$650K price.
- 31st: Church reviews new terms offered by Buyer #3 and responds with willingness to continue moving forward with Buyer #3, under new terms

NOVEMBER

- 2nd: Buyer #3’s Attorney and Attorney Marion Volini Moore trade letters stating formal positions and rationales for failure to close on 10.29. Buyer #3’s Realtor asks Church if the BOTW fees include any interest that Buyer #3 wouldn’t have to pay as part of a re-structured closing. Elder Board meets and discusses terms of sale; and unanimously arrives at new terms of sale: 1) Buyer #3 agrees to new purchase price of \$667K and 2) Buyer #3 needs to close on or before November 6.
- 3rd: Church informs Attorney Marion Volini Moore and Realtor Maggie Finegan of Church’s willingness to close if Buyer #3 agrees to new terms of sale. Church responds that there is no interest included in the \$17K of BOTW fees. Marion asks Treasurer Sylvia Lauener how fast Bank of the West can provide new payoff documents if closing can happen this week. Sylvia replies that it will be 48-hour turn-around.
- 5th: Buyer #3’s Attorney sends letter to Attorney Marion Volini Moore rejecting outright new terms of sale, and re-sends previous price-reduced Addendum as the counter-offer.
- 6th: Realtor Maggie Finegan and a church representative have phone conference to discuss response from Buyer #3’s Attorney. Buyer #3’s Attorney now suggesting that the Church is legally bound to close at reduced price, upon receipt of the updated Zoning Certificate. Church asks Zoning Attorney Nick Ftikas when it might be reasonable to expect getting on DPD Plan Commission agenda
- 8th: Attorney Marion Volini Moore, Realtor Maggie Attorney and church representative have conference call to discuss next steps. Attorney Kevin Titus graciously asks Church for clarification regarding collapse of negotiations
- 9th: Church responds to Attorney Kevin Titus with summary of the negotiations, simultaneously seeking his advice. Zoning Attorney Nick Ftikas responds that the Application for PD Revision might make the December or January Plan Commission meeting agenda

- 16th: Church asks Attorney Marion Volini Moore for update on negotiations; Marion replies that she still hasn't received the updated Zoning Certificate, and is drafting a Letter of Termination to send to Buyer 3's Attorney, at Church's request.
- 20th: Chair Steve Lepse, Treasurer Sylvia Lauener and a church representative sign formal Bank of the West documents for the refinanced loan in front of a Notary Public.

DECEMBER

- 21st: Attorney Marion Volini Moore received updated Zoning Certificate week of the 14th. This certifies that 5237 is a four-unit building, which the most recent Certificate received states that the building is a 3-unit building. Marion continues to negotiate price with Buyer #3, but Buyer #3's Attorney is unwilling to move from \$650K purchase price.

2021

JANUARY

- 5th: Buyer #3's Realtor asks Realtor Maggie Finegan when the Application for PD Revision might be expected to be on the Plan Commission agenda. Church reaches out to Zoning Attorney Nick Ftikas to find out status and ask if it would help to reach out to Alderman Vasquez's office to see if they can apply pressure to move the Application forward. Nick replies that the schedules with DPD and the various departments are too volatile to predict. Church asks Maggie for professional opinion of value of 5237 once the building is extracted from the PD and can be turned into a four-unit apartment building. Church asks Attorney Volini Moore for recommendation regarding timing of negotiations with Buyer #3 and that hampering renting out the 5237 1st floor apartment unit. Marion responds that with the December 31st, 2020 date being past, the deal is likely terminated automatically.
- 7th: Realtor Maggie Finegan responds to Church that potential comps for a 4-unit apartment building would be around \$725K for new value of 5237
- * 8th: Buyer #3's Attorney forwards Letter of Termination to Attorney Marion Volini Moore. Church asks Realtor Maggie Finegan to put 5237 1st floor unit up for rent
- 9th: Realtor Maggie Finegan provides recommendation for monthly rental amount
- 11th: Chair Steve Lepse prepares rental agreement paperwork

FEBRUARY

- 5th: Zoning Attorney Nick Ftikas contacted by DPD regarding the status of the Application. DPD forwards comments from internal review regarding the exhibits to Nick, along with requests for additional materials. DPD staff commits to pushing schedule on reviews to make up for lost time of previous year. Nick requests that Architect Chad Harrell also forward approvals from Chicago Fire Department ("CFD"), Chicago Department of Transportation ("CDOT") and the Mayor's Office of Persons with Disabilities ("MOPD").
- 9th: Church and Architect Chad Harrell coordinate response to DPD's latest design requests
- 19th: Architect Chad Harrell sends draft of updated exhibits to Church for review and comment
- 22nd: Architect Chad Harrell sends request for clarification regarding requirements for DPD departmental reviews
- 23rd: Zoning Attorney Nick Ftikas responds to request and provides contacts at CFD, CDOT and MOPD
- 25th: Church asks Zoning Attorney Nick Ftikas for clarification regarding departmental reviews, as this is a new requirement that hadn't been requested by DPD previously. Architect Chad Harrell has exhibits updated and prepared for resubmittal

MARCH

- 1st: Church requests updated exhibits from Architect Chad Harrell
- 2nd: Church asks Zoning Attorney Nick Ftikas for clarification regarding departmental contacts; Nick responds with formal method for requesting MOPD review. Church and Architect Chad Harrell coordinate draft of introduction letter to CFD, CDOT and MOPD

- 3rd: Architect Chad Harrell forwards updated and revised / finalized exhibits to Church; Church forwards same to Zoning Attorney Nick Ftikas for him to formally submit to DPD. Chad informs Church that he'll do his best timing-wise to reach out to CFD, CDOT and MOPD
- 7th: Realtor Maggie Finegan informs Church that she's having difficulty renting out 5237 1st floor apartment unit and makes some suggestions for minor improvements
- 12th: Architect Chad Harrell forwards exhibits and a letter of introduction to CFD, CDOT and MOPD. MOPD responds with a review fee and link for a video conference. Zoning Attorney Nick Ftikas hears from DPD that their next internal review of the updated exhibits is scheduled for 03.17. Church asks Director of Finance & HR Jung Eun Hower for checks made out to departments for review. CDOT responds with question regarding the updated number of parking stalls in the revised Community Center basement-level parking deck. Meeting with MOPD scheduled for 03.16. Chad re-sends exhibits and letter of introduction to MOPD and responds to CDOT's request regarding parking count
- 13th: Architect Chad Harrell re-sends exhibits to CDOT and clarifies parking count
- 14th: Director of Finance & HR Jung Eun Hower issues check to MOPD
- 15th: Chicago Fire Department sends "Site Review Checklist" to Architect Chad Harrell who in turn forwards it to Church. The list is extensive. CDOT responds that they've received the update on the parking counts.
- 16th: Architect Chad Harrell, Zoning Attorney Nick Ftikas and a church representative have virtual meeting with MOPD. MOPD provides list of requirements needed for their approval.
- 17th: Architect Chad Harrell and Church coordinate preparation of meeting minutes of MOPD meeting and supporting documentation
- 18th: Architect Chad Harrell forwards requested materials to MOPD. Church sends draft of updated exhibit for Chicago Fire Department to Chad
- 25th: Realtor Maggie Finegan puts 5237 3rd floor unit up for rent
- 28th: Realtor Maggie Finegan informs Church that the 5237 1st floor unit is rented
- 29th: Project Manager at DPD contacts Zoning Attorney Nick Ftikas wanting clarification on updated exhibits. Nick responds to DPD and initiates setting up a conference call with Architect Chad Harrell and Church. DPD offers date of 04.02; DPD subsequently responds with confirmation

APRIL

- * 2nd: Architect Chad Harrell and a church representative have conference call with DPD. After explanation by Chad of the goals of the Application and walking through the project, DPD states that they now understand the project. However, they question the aesthetics of the Community Center and want to get a sense of the context. DPD requests that Chad provide sketches of alternate designs of the Community Center that would have been created in the early 2000s. Chad replies that he'll search through archives and see if he can find anything. Chad also provides update on departmental reviews: MOPD approval obtained; CFD review process on-going; no response from CDOT. DPD Project Manager responds that CDOT is overwhelmed and under-staffed.
- 15th to 19th: Architect Chad Harrell and Church coordinate response to DPD
- 17th: Realtor Maggie Finegan having difficulty renting 5237 3rd floor apartment unit and suggests lowering rent asking price
- 20th: DPD reaches out to Zoning Attorney Nick Ftikas and Architect Chad Harrell regarding status of response. Chad responds that he was unsuccessful at finding any alternative designs of the Community Life Center in their office archives from almost 20 years ago
- * 21st: Architect Chad Harrell sends requested meeting minutes from 04.02 conference call to DPD, and includes narrative of the design of the Community Center and its surrounding context. Chad also offers to make formal presentation at whatever internal meetings DPD wants him to be at to explain the design of the Community Center and its context in person. Realtor Maggie Finegan lowers monthly rental asking price for 5237 3rd floor apartment unit

MAY

- 7th: Zoning Attorney Nick Ftikas receives call from the Committee on Zoning to let him know that Alderman Vasquez's office has contacted them wanting to check on progress of the Application. Nick asks Architect Chad Harrell and Church if there's been any contact or update from DPD. Nick also reaches out directly to the Project Manager with DPD for a status update

- 9th: Church responds to Nick that there hasn't been any contact with DPD since Architect Chad Harrell sent in the response and meeting minutes since April 21st. Church forwards draft of special CFD exhibit and checklist requested by CFD to Nick for information.
- 15th: Maggie Finegan identifies tenant for 5237 3rd floor apartment unit. Agreement officially signed on 06.19; all apartments in building after this date are now rented.
- * 18th: Chad Harrell forwards CFD checklist to CFD with all information requested in checklist shown on special CFD exhibit. Chad also reaches out to CDOT requesting an update on the status of their review. CFD responds looking for clarification on contiguity of proposed Family Life Center / Community Center. CDOT responds to Chad, notifying him that the person we were working with is no longer with CDOT and our file wasn't picked up by anyone. CDOT provides first round of (onerous) comments regarding the exhibits, along with a new request: we also need to get approval from the Bureau of Forestry.
- 19th: CFD approves Revised Planned Development exhibit. Architect Chad Harrell forwards approved special CFD exhibit to Zoning Attorney Nick Ftikas
- 20th: Nick Ftikas asks Church to reach out to Alderman Vasquez's office to ask for assistance in moving the Application forward with DPD. Church replies to Nick and asks for past experience with Aldermen and DPD
- 21st: Zoning Attorney Nick Ftikas informs Church that he's already reached out to the Director of Policy and Economic Development, Geoffrey Cubbage, at Alderman Vasquez's office to see if the Alderman's office can press CDOT to relax some of their requirements.
- 25th: Alderman Vasquez's office has checked on the status of the Application and requests clarification from Zoning Attorney Nick Ftikas regarding the CDOT review – which Nick forwards to Church and Architect Chad Harrell
- 26th: Church responds to Nick Ftikas regarding nature of CDOT's comments. Treasurer Sylvia Lauener asks Church for update, in anticipation that conversations with Bank of the West may need to be started up again if refinanced loan expires on November 1st. Church responds with status of CDOT and DPD review, along with update on approvals with MOPD and CFD.
- 27th: Church asks Zoning Attorney Nick Ftikas if it would make sense to try to initiate a meeting with CDOT to understand their comments, since it seems that they may be reviewing the exhibits as if this is a new proposed new Planned Development, opposed to a revision to an existing PD.

JUNE

- 1st: Nick Ftikas responds that he'd be willing to set up a conference call with CDOT. Architect Chad Harrell responds with potential times of availability
- 4th: Zoning Attorney contacts CDOT to set up a conference call, CDOT responds and meeting is set for 06.11
- 7th: The Project Manager with DPD contacts Architect Chad Harrell to set up a conference call; Chad offers available times – call set for this afternoon. DPD Project Manager follows up conference call with clarifications about what he needs for Commissioner sign-off, along with upcoming milestones.
- 11th: Conference call held with Zoning Attorney Nick Ftikas, Architect Chad Harrell, Alderman Vasquez's office, church representative and CDOT regarding next steps. Understanding the nature of the Application for Revision to the Planned Development, CDOT revises their list of requirements
- 14th: Architect Chad Harrell provides updated exhibit and response to CDOT. Chad contacts Project Manager at DPD to notify them of status of CDOT review, and that their approval seems imminent. Chad informs DPD that no archives of alternate Community Center designs from 15 years ago exist. Chad also forwards exhibits showing the approved, published design of the Community Center in PD #1009 alongside the proposed Community Center design to demonstrate consistency.
- 15th: CDOT informs Chad Harrell that they have approved the updated exhibits. Zoning Attorney Nick Ftikas informs DPD that we've successfully obtained CDOT approval of the Application, and asks that DPD inform us of any outstanding issues keeping the Application from moving forward to the Plan Commission
- 29th: Church asks Nick Ftikas if he's heard any response from DPD
- * 30th: Attorney Nick Ftikas contacts the Project Manager at DPD to get an update on status of their review. DPD responds that they have the materials submitted by Architect Chad Harrell but are still waiting for alternate solutions for the Community Center design.

JULY

- 1st: Zoning Attorney Nick Ftikas reaches out to Church and Architect Chad Harrell to let them know status of DPD review. Church responds with request for a meeting with DPD to confirm that everyone understands the nature of DPD's requests and expectations
- 26th: Church contacts Nick Ftikas to see if he's had any success reaching out to DPD to set up a meeting. Nick reaches out to DPD again with a request for meeting, copying Alderman Vasquez's office.

AUGUST

- 13th: Church reaches out to Zoning Attorney Nick Ftikas seeking suggestions as to how to advance the review with DPD. Nick contacts DPD again to see if a meeting can be set up

SEPTEMBER

- 2nd: With the refinanced loan expiration on the horizon, Treasurer Sylvia Lauener contacts Bank of the West to get clarification on next steps. BOTW is willing to extend the current loan another year, for a fee of \$4.5K. Sylvia begins working with BOTW to get loan extension

OCTOBER

- * 10th: Church reaches out to Zoning Attorney Nick Ftikas seeking suggestions as to how to advance the review with DPD. Treasurer Sylvia Lauener contacts Elder Board letting them know that she's going to be pursuing alternate loan agencies due to length of time the PD Revision is taking, and asks for prayer.
- 11th: Zoning Attorney contacts the Director of Policy and Economic Development, Geoffrey Cubbage, at Alderman Vasquez's office wondering if they might be able to contact the Project Manager at DPD in order to move the process forward. Nick explains the challenging and unusual nature of DPD's re-design request, both from a standpoint of a not-for-profit organization needing to spend additional resources to meet it, as well as the fact that the PD and its design is already a matter of public record. Realtor Maggie Finegan asks Church for update on status of the Application of PD Revision
- 12th: Church replies to Maggie Finegan that there's no news to report; DPD has been unresponsive since June

NOVEMBER

- 4th: The Project Manager with DPD contacts Zoning Attorney Nick Ftikas asking if our team would be available for a meeting. Nick responds in the affirmative
- 9th: Zoning Attorney Nick Ftikas, Architect Chad Harrell and a church representative have a conference call with DPD and the Director of Policy and Economic Development, Geoffrey Cubbage, from Alderman Vasquez's office regarding the nature of DPD's re-design request. DPD states that they will require sketches of alternate designs of the Community Center that may have been prepared almost 20 years ago, and will also need boards with pictures taken up and down Ashland Avenue to provide context.

DECEMBER

- * 3rd: Treasurer Sylvia Lauener hears back from Christian Investors Financial ("CIF") that they will give the Church a loan! Sylvia begins work on closing out BOTW loan and opening the CIF loan. A church representative contacts Sylvia for clarification regarding impact on PD Revision
- 4th- 8th: Church contacts Attorney Nick Ftikas to let him know about the new loan structure, and asks for guidance with next steps regarding the PD revision process. If the Church is in a position to not have to sell 5237, Nick recommends that the Church withdraw the Application for PD Revision once the CIF loan is formally in place.

2022

JANUARY

- * 30th: Church affirms refinancing the loan with CIF by member vote

MARCH

- 21st: DPD reaches out to Attorney Nick Ftikas, asking for status of Church's response to DPD's redesign and context request.
- * 22nd: Nick contacts Church to get update on new loan. Church responds that while the new loan with CIF was officially closed earlier in the month, there still may be a desire to sell 5237, and asks if there's an expiration date on the Application for PD Revision. Nick replies that the City hasn't committed to a date, but he senses that they won't leave the Application open indefinitely, and asks Church to keep him posted as the Church makes decisions regarding 5237

APRIL

- * 1st: Elder Board informed that the City likely won't keep the Application for PD Revision open indefinitely, and that there may be a time soon where we either need to submit the re-design options and boards displaying Ashland Avenue contexts in order to keep moving the Application forward, or have Nick Ftikas inform the City that they can close the file

