

July 13, 2016

Mr. John Lynch  
Executive Director  
Oak Park Economic Development Corporation  
104 N. Oak Park Avenue, Suite 203  
Oak Park IL 60301  
[jlynch@opdc.net](mailto:jlynch@opdc.net)

**Re: Coopers Hawk Winery (the "Tenant")**

Dear John:

As you know, WDF-3 Wood Park Owner, LLC as Developer (the "Developer") of the Vantage Oak Park (the "Project") at Lake Street and Forest Avenue has been in negotiations with the captioned restaurant tenant to enter into a long-term lease for the entirety of the ground floor retail space in the Project.

After extensive negotiations, due diligence and engineering work to accommodate the Tenant's build out requirement, we have reached agreement on a 10-year lease with two 5-year extension options. As part of our landlord concessions to tenant, which include not only free rent but also more than \$900,000 in buildout allowance which covers extraordinary mechanical, electrical and plumbing costs, we are requesting assistance from the Village of Oak Park in the amount of \$100,000 to help defray our design and engineering costs, leasing commissions and financing costs for this important lease. Without this requested assistance the Developer would not obtain an acceptable return to allow it to proceed with these improvements.

The tenant has advised us that they are now prioritizing the delivery of this location in their Chicago metro area expansion plans. With the base building and streetscape expected to be complete by end of July 2016, we hereby request approval of the above noted assistance at the soonest Board of Trustees meeting.

Please contact with any questions regarding this request.

Sincerely,

**For WDF-3 Wood Oak Park Owner, LLC**

  
Michael Glazier

CC: C. Iman- Wood Partners/WDF-3 Wood Park Owner, LLC  
J. Ferguson – Golub & Company LLC