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PROGRAM WOULD FOSTER ENERGY EFFICIENCY INVESTMENTS ACROSS CHICAGO

A new clean energy program proposed to City Council today by Mayor Emanuel would help finance improvements to commercial, institutional and residential buildings citywide.

The Property Assessed Clean Energy (PACE) program would provide funds to help participating building owners make energy efficiency and renewable energy investments. The owners would repay the funding over time through special assessments on their property tax bills.

State of Illinois legislation adopted this spring enabled local municipalities to make PACE available to eligible property owners. Chicago's program would be self-financed through user fees, with start-up capital provided through a City bond issue.

"The cost savings are intended to be greater than the special assessments, so the energy improvements pay off as soon as they're completed," said Department of Planning and Development (DPD) Commissioner David Reifman. "For building owners that are contemplating significant restoration or rehabilitation projects that include energy upgrades, this a valuable source of alternative financing that has no risk for general taxpayers."

PACE is already paying dividends for property owners in other states, according to Stacy Paradis, executive director of the Midwest Energy Efficiency Alliance. "We have seen that PACE programs have successfully reduced energy use in hundreds of buildings across the Midwest while lowering energy costs and supporting local clean energy jobs."

By state law, the program would be open to any commercial, institutional or residential building with five or more units, excluding condominiums.

The program would be managed by a PACE administrator to be selected this summer, pursuant to a Request for Proposals issued by DPD this spring.

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SENIOR RENTAL HOUSING DEVELOPMENT PROPOSED FOR CALUMET HEIGHTS

A 134-unit affordable senior apartment complex would be developed in Calumet Heights through financial measures introduced to City council today by Mayor Rahm Emanuel.

Planned by Montclare Calumet Heights LLC for seniors aged 62 and older, the \$38.4 million project would be constructed on five acres of vacant land at 9401 S. Stony Island Ave.

City support would include a \$9.6 million loan, \$3 million in Tax Increment Financing, and a \$1.3 million loan from the Chicago Low Income Housing Trust Fund, which would also provide rental assistance for 26 units. An additional 34 units would receive rental assistance from the CHA.

The seven-story building would consist of one- and two-bedroom apartments, a community meeting room, fitness center, media room, library, computer lab, beauty salon, laundry room, and other amenities.

One hundred four of the units would be made available to tenants earning up to 60 percent of area median income, and the rest would be offered at market rates.

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LAND SALE WOULD SUPPORT EXPANSION OF MATERIAL RECYCLING FACILITY IN NORTH LAWDALE

The development of a \$943,000 accessory parking facility for a full-service recycling company in North Lawndale would be supported through a City-owned land sale introduced to City Council today by Mayor Rahm Emanuel.

The 4.28-acres of City land at 2118 S. Kostner Ave. would be sold to Greenway Development LLC for the storage of empty trailers, containers, and trucks used to transport materials to and from its nearby recycling plant. A portion of the site would be used for a future material service yard.

Valued at \$700,000, the land would be sold for \$250,000 to help offset environmental remediation costs. The project, which is planned to include ornamental fencing and landscaping, is expected to add 35 jobs to the company's existing 34-person workforce.

Greenway Development is an independent waste and recycling company that provides customized disposal services to contractors and commercial and residential properties.

Vacant since 1997, the site was used a variety of purposes before being used as an illegal dump in the early 1990s. The City acquired the property in 2000.

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MAYOR EMANUEL INTRODUCES EXPANSION OF PARADE OF HOMES IN GRAND BOULEVARD COMMUNITY TO CITY COUNCIL

Innovative Program Supports Development of Vacant Land into New Homes in the Third Ward

Mayor Rahm Emanuel and Ald. Pat Dowell (3rd) today introduced to City Council an expansion of the Third Ward Parade of Homes program in the Grand Boulevard community. The Parade of Homes program allows participating residential developers to build market-rate houses on discounted City-owned land, with five models recently completed on the 4500 block of South Prairie Avenue.

“The Parade of Homes is creating new homes and doubling down on the new development that’s occurring throughout Grand Boulevard,” Mayor Emanuel said. “I look forward to seeing these new vacant properties turn into new homes and support the renaissance that is happening across the third ward.”

Through a land sale introduced to the City Council today, the program will add development locations at 4317, 4412, and 4512 S. Calumet Ave., which are appraised at \$47,000, \$75,000 and \$61,000 respectively.

Future development locations include 42 lots on South Prairie Calumet and Indiana avenues, which the developers can purchase for half of their appraised values, pending market demand. The program’s three-to five-bedroom model homes are listed from approximately \$440,000 to \$589,000.

“More than a decade ago I brought together a coalition of community leaders and African-American businesses and after a thoughtful, creative and realistic process we developed the Third Ward Parade of Homes,” Alderman Dowell said. “Today we are celebrating one of the first of what I hope will be many expansions of this important program.”

Participating developers are R&D Builders, Greenline Parade of Homes, JJ Group Realty, Wade Enterprises & Associates, and Click Development, which were selected by the Chicago Department of Planning and Development following a Request for Qualifications (RFQ) process in late 2016.

“Programs like the Parade of Homes are examples of how the City of Chicago is delivering investment and economic development in every neighborhood,” City of Chicago Planning Commissioner David Reifman said.

More information about the program is available at www.3rdwardparadeofhomes.com.

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ST. BONIFACE CHURCH IN WEST TOWN TO BE PRESERVED AND REDEVELOPED

The historic St. Boniface church building in Chicago’s Noble Square neighborhood would be preserved and redeveloped into 17 condominiums through a redevelopment agreement proposed to City Council today by Mayor Emanuel.

Planned for the northeast corner of Noble and Chestnut streets, the \$30 million project requires Council approval due to the building’s 2008 acquisition by the City and subsequent sale for a redevelopment project that never materialized.

The current owner, St. Boniface LLC, acquired the building from the previous owner in 2016 through the coordination of the city's departments of Planning & Development, Buildings and Law, which worked to save the structure from demolition and create a new redevelopment plan.

The new redevelopment agreement with the City would require St. Boniface LLC to complete the building's adaptive re-use; construct a new 24-unit residential building on land to the east that would be subject to the City's Affordable Requirements Ordinance; and construct a new, two-story building on adjacent land to the north that includes four affordable residential units and administrative space to be used by the Northwestern University Settlement House (NUSH), which provides social services and educational programming to Chicago families.

The church building, with its four-tower, Romanesque Revival design, was designed by noted church architect Henry Schlacks and dedicated in 1904, an event described by the Chicago American newspaper as "one of the most impressive religious spectacles in the history of Chicago." The church was shuttered by the Archdiocese in 1990.

Zoning for the \$30 million redevelopment project was approved by City Council in May.

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TIF WOULD SUPPORT DEVELOPMENT OF SCHOOL-BASED HEALTH CENTER IN AVALON PARK

The development of a \$1.1 million community health center at Chicago Vocational Career Academy in Avalon Park would be supported through \$500,000 in Tax Increment Financing (TIF) assistance introduced today to City Council by Mayor Rahm Emanuel.

The 2,600-square-foot clinic at 2100 E. 87th St. would include exam rooms, a reception area and waiting room to serve students and community residents with primary and preventative care, health education, and behavioral health services. The facility would be developed by Chicago Family Health Center (CFHC) and operated through a five-year lease with Chicago Public Schools.

The proposed project is part of the City's commitment to expand access to health care for children and families through five school-based centers by the end of 2019.

Founded in 1977, Chicago Family Health Center provides affordable primary care, oral health services, and social support programs to medically underserved and uninsured populations on the South Side of Chicago.

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SCHOOL IMPROVEMENT PROJECT PROPOSED FOR JEFFERSON PARK

The asphalt playground at James B. Farnsworth Elementary School in Jefferson Park would be revitalized as a natural open space and storm water retention area through \$400,000 in Tax

Increment Financing assistance proposed to City Council today by Mayor Emanuel.

The \$1.6 million project at 5414 N. Linder Ave. is part of the Space to Grow program, a public-private partnership with the Healthy Schools Campaign and Openlands conservation organization that transforms school grounds into outdoor spaces for students and the community.

The balance of the project's cost would be paid with \$500,000 from the Metropolitan Water Reclamation District, \$600,000 from the Board of Education and \$100,000 in 45th Ward aldermanic funds.

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LAND SALE WILL SUPPORT NEW SOUTH SIDE SCULPTURE GARDEN

A Bronzeville sculpture garden partly created by the Neighborhood Opportunity Fund will be preserved through a City-owned land sale approved today by City Council.

The "Great Migration Sculpture Garden" at 446 E. 47th St. will be sold to Guichard Project LLC for \$1. The .07-acre property is valued at \$60,000.

The garden is an extension of the adjacent Gallery Guichard, which displays the art of multicultural artists specializing in the African Diaspora. Intended to honor the migration of African-Americans from the South to the North in search of economic opportunity during the 20th century, the garden is open for public use.

The garden's \$115,000 construction cost was partly funded by a \$15,000 Neighborhood Opportunity Fund grant from the City.

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