

2012 Project Highlights

Department of

Housing and Economic Development

C I T Y O F C H I C A G O

CONTENTS

INTRODUCTION	3
ECONOMIC DEVELOPMENT	4
A. Finkl & Sons Co.	5
Hyatt Place at Harper Court	6
Rush University Medical Center	7
Mariano's Fresh Market	8
Hillshire Brands	9
Costco	10
Morgan Street CTA Station	11
Shops & Lofts at 47	12
Kroc Corps. Community Center	13
Former 17th District Police Station	14
Jones College Prep	15
Pete's Fresh Market	16
Small Business Improvement Fund	17
TIF Works	17
AFFORDABLE HOUSING	18
Bronzeville Senior Apartments	19
Home for New Moms	20
Diplomat Hotel	21
Bronzeville Artists Lofts	22
All Saints Residence	23
Park Douglas I	24
Lakefront Phase II	25
Oakwood Shores Terrace Apartments	26
Park Boulevard IIA	27
Woodlawn Center North	28
Naomi & Sylvester Smith Senior Living Center	29
Senior Suites of Midway Village	30
Chicago Low-Income Housing Trust Fund	31
Renaissance Apartments	32
Neighborhood Stabilization Program	33
Micro-Market Recovery Program	33
PLANNING AND ZONING	34
Sullivan Center	35
Walgreens	36
Randolph Tower	37
Wrigley Building	38
Continental Center	39
Pioneer Trust & Savings Bank	40
DuSable High School	41
Planned Development Designations	42
Palmisano Park	44
River Point	45
Clark Park Boat House	46
Ping Tom Park Boat House	47
Perry Street Farm	48
Northwest Highway & Wright Business Park Industrial Corridors	49
DEPARTMENT AGGREGATES	50

City of Chicago

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Rahm Emanuel, Mayor

INTRODUCTION


The “Project Highlights” booklet is an overview of Department of Housing and Economic Development (HED) projects that were either initiated or completed between January and December of 2012.

The projects are arranged in sections that correspond to HED’s bureaus of Economic Development, Affordable Housing, and Planning and Zoning. Working independently and cooperatively, the bureaus coordinated with private developers, delegate agencies, elected officials, sister agencies and other community stakeholders to ensure City of Chicago resources were efficiently allocated for each project within the context of community development goals.

HED resources include grants, loans, land sales, tax credits, property tax reductions, site assembly assistance, planning and zoning expertise, and a variety of other tools that improve neighborhoods and create jobs for local residents.

Though the featured projects are just a portion of HED’s accomplishments in 2012, they collectively represent Mayor Rahm Emanuel’s ambitious vision and commitment to a better Chicago.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Mooney". The signature is fluid and cursive, with the first name "Andrew" being more prominent than the last name "Mooney".

Andrew J. Mooney, Commissioner
Department of Housing and Economic Development

Economic Development

HED-assisted economic development projects in 2012 will create and retain approximately 5,000 jobs in neighborhoods across the city. From high profile projects like JMC Steel's corporate relocation to the Loop from out of state, to the dozens of smaller business expansion projects that are moving forward in local business corridors and other areas, the initiatives reinforce Chicago's ongoing business resilience despite the lingering effects of a nationwide recession.

As local employment figures improved at twice the pace of any other large U.S. city, HED maintained its fundamental approach toward the allocation of department resources in support of economic growth. A blueprint for the strategy was formalized in the "Plan for Economic Growth and Jobs," which was released in February by World Business Chicago and subsequently adopted by HED.

Tax Increment Financing (TIF) was once again the department's most effective development tool. Established in 1984, the program reimburses businesses with a portion of the tax revenues that are created through their own economic development projects. This year's TIF-approved projects include the first new hotel to be developed in Hyde Park in decades; a new shopping center in Archer Heights; and a new neighborhood market in Bronzeville. Public infrastructure investments include several transit system upgrades and a variety of elementary and high school improvements throughout the city.

Mayor Emanuel's focus on TIF reform continued to strengthen the program in 2012 through

HED programs and initiatives helped create more than 7,500 jobs in 2012

the elimination of eight underperforming TIF districts. With their dissolution, 155 districts were active at the close of 2012. Reform efforts also included transparency enhancements for projects proposed to receive TIF assistance, including the implementation of online "scorecards" that coincide with the legislative review and approval process.

Other HED resources that fostered community development in 2012 include New Markets Tax Credits, which helped expand Swedish Covenant Hospital in Lincoln Square and enabled Truong Enterprises to build a new produce warehouse in the Pilsen Industrial Corridor; and property tax incentives, which are supporting the new Virgin Hotel downtown and a rehabilitated Vosges Chocolate factory in North Center.

To ensure local business corridors effectively address the needs of companies and their patrons, the department continued its partnership with neighborhood-based delegate agencies. More than 150 HED-affiliated industrial and commercial assistance groups were directly involved in creating or retaining more than 2,500 jobs in 2012 through private projects that attracted more than \$68 million in new investment. The agencies' combined efforts help to ensure that local neighborhoods will remain the foundation for Chicago's economic growth.



A. Finkl & Sons Co.

1355 E. 93rd St.

Community Area: Burnside
Status: Rehabilitation underway

The re-opening of the former Verson Steel plant this summer by A. Finkl & Sons will enable the 134-year-old company to more than quadruple its production of specialty steel alloys. The \$161 million project encompasses more than 44 acres, including newly acquired easements that enable upgraded electricity delivery for forging operations. Finkl will maintain 300 jobs in Chicago and add up to 150 more jobs through the project.

HED Assistance:

- \$22.5 million TIF
- Land write-down





Hyatt Place Hotel at Harper Court

5225 S. Harper Court

Community Area: Hyde Park

Status: Under construction

Scheduled to open in 2013, the \$28.8 million Hyatt Place hotel will be the first new hotel in Hyde Park in decades. Developed by Smart Hotels/Olympia Chicago as part of the Harper Court mixed-use project, the 131-room facility is projected to annually accommodate 50,000 overnight guests. Amenities will include a pool, fitness center, meeting space, restaurant, and 50 below-grade parking spaces.

HED Assistance:

- \$5.1 million TIF
- Planned Development (PD) approval





Jill Nowak

Rush University Medical Center

1620 W. Harrison St.

Community Area: Near West Side

Status: Complete

Opened in January, Rush University's new \$654 million "Tower" building houses acute and critical care patients as well as state-of-the-art surgical, diagnostic and therapeutic services. The 14-story, 806,000-square-foot building is the centerpiece of a \$900 million, 10-year campus redevelopment plan called the Rush Transformation, which includes a new orthopedic ambulatory building, parking garage, power plant, and renovated buildings.

HED Assistance:

- \$75 million TIF
- Planned Development (PD) approval



Mariano's Fresh Market

1625 S. Clark St.

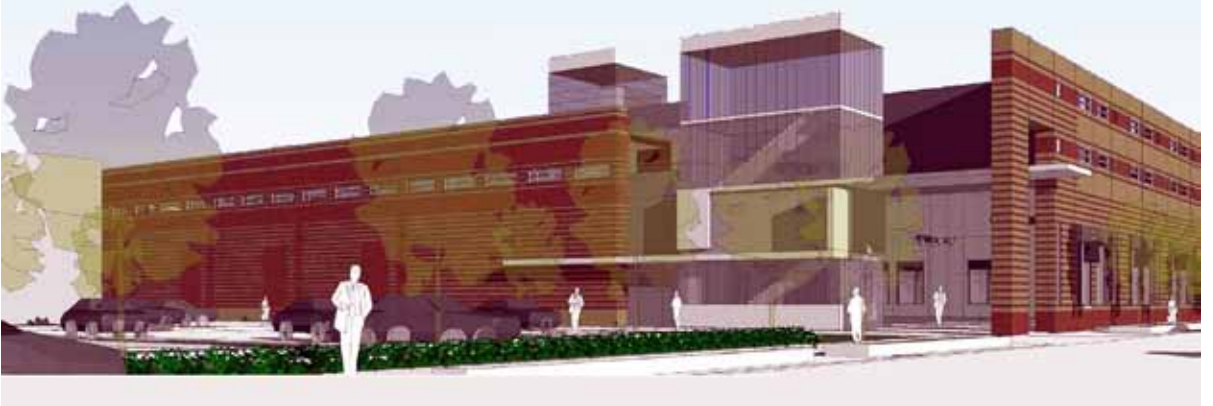
Community Area: Near West Side

Status: Under construction

Replacing 2.5 acres of vacant, City-owned land, Mariano's new 65,000-square-foot grocery store will include two levels of retail and rooftop parking. Being developed by the Simon Konover and Outlook Development Group, the \$20.7 million project will employ 200 people when it's completed in late 2013. The project broke ground in September.

HED Assistance:

- \$3.5 million land sale



Hillshire Brands

400 S. Jefferson St.

Community Area: Loop

Status: Complete

Seeking an expanded global presence, Hillshire Brands' \$30 million rehabilitation of a vacant West Loop commercial building enabled the relocation of 500 jobs and its corporate headquarters from the western suburbs. The 220,000-square-foot space could accommodate an additional 150 new hires over the next five years.

HED Assistance:

- \$6.5 million TIF



Costco

1430 S. Ashland Ave.

Community Area: Near West Side

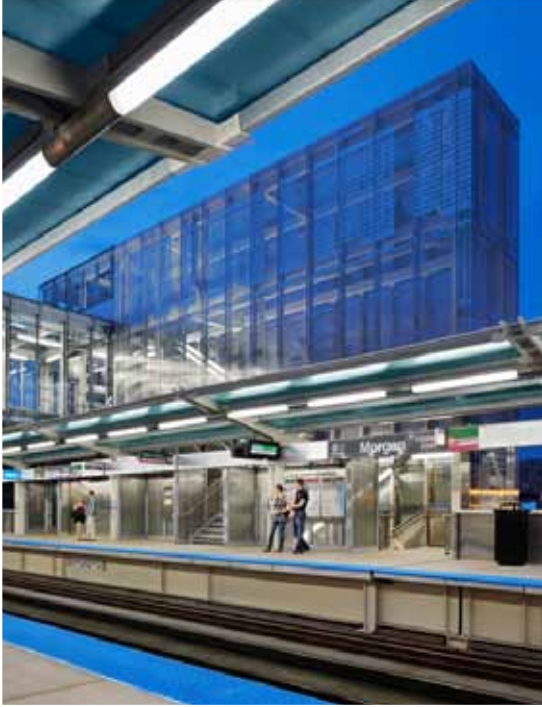
Status: Complete

Chicago's second Costco store opened in June within the Illinois Medical District. The \$48.5 million, 161,000-square-foot store offers more than 3,600 products ranging from groceries to furniture. Staffed by 125 people, the store is expected to generate \$27 million in new sales taxes over a 12-year period.

HED Assistance:

- \$2.5 million property tax incentive
- Planned Development (PD) approval





Morgan Street CTA Station

Lake and Morgan streets

Community Area: Near West Side

Status: Complete

The Morgan Street station is the first new CTA elevated station to open in Chicago in nearly two decades. Designed by Ross Barney Architects and developed by the Chicago Department of Transportation, the \$38 million, ADA-accessible facility serves the Pink and Green lines west of the Loop. Its modern design includes a pair of four-story stainless steel towers and a glass skybridge that connects the two platforms.

HED Assistance:

- \$30 million TIF



Shops & Lofts at 47

47th Street and Cottage Grove Avenue

Community Area: Grand Boulevard

Status: Approved

Approved by City Council in October, the \$46 million Shops & Lofts at 47 mixed-use project includes 55,000-square-foot of retail space and 96 units of rental, mixed-income housing in five separate buildings. The retail portion is being developed by Skilken and Troy Enterprises and the residential portion is being developed by The Community Builders Inc.

HED Assistance:

- \$20 million bond issue
- \$13 million TIF
- \$12.1 million tax credit equity
- \$550,000 loan
- Land write-down
- Planned Development (PD) approval





Kroc Corps. Community Center

1250 W. 119th St.

Community Area: West Pullman

Status: Complete

Opened in June, the new \$52.5 million Kroc Corps. Community Center provides more recreational, educational, arts and social service programs than any single facility in the state of Illinois. Built on 33 acres of former industrial land, the 160,000-square-foot complex includes an indoor water park, theatre, gymnasiums, workout space, and classrooms. Designed for 2,500 daily visitors from throughout the Far South Side and adjacent suburbs, the facility was created through a bequest to the Salvation Army by Joan Kroc, wife of McDonald's founder Ray Kroc.

HED Assistance:

- \$20 million New Market Tax Credits
- \$4 million land sale
- Planned Development (PD) approval





Former 17th District Police Station

4461 N. Pulaski Road

Community Area: Irving Park
Status: Rehabilitation underway

The \$3.3 million rehabilitation of the former 17th District Police Department station as a Thai-themed community center was made possible through a HED request for proposals two years ago. Planned to include a restaurant, spa, and offices for the Thai-American Association, the project will create about 25 jobs. The 6,200-square-foot building was used for public safety purposes from 1938 to 2010, when a new district headquarters opened nearby.

HED Assistance:

- \$1.5 million TIF
- \$990,000 land sale





Jones College Prep

700 S. State St.

Community Area: Loop

Status: Under construction

Tax Increment Financing assistance for the new Jones College Prep, approved by City Council in May, is the largest single allocation in the history of the 30-year-old program. The new \$120 million school will expand Jones enrollment by more than 50 percent after it opens in the fall 2013. Designed and managed by the Public Building Commission for Chicago Public Schools, the seven-story, 278,000-square-foot facility will include larger classrooms, a gymnasium, pool and library.

HED Assistance:

- \$115 million TIF

Pete's Fresh Market

Madison Street and Western Avenue

Community Area: Near West Side

Status: Under construction

Construction started in May on a 55,000-square-foot retail complex to be anchored by Pete's Fresh Market, the first full-service grocery store to open on the Near West Side in decades. Developed by JD Real Estate Inc., the \$18.4 million project will create up to 120 full-time jobs upon completion. Approximately 11,000 square feet of space in the complex will be made available to other tenants.

HED Assistance:

- \$5.5 million land write-down



Small Business Improvement Fund (SBIF)

The Small Business Improvement Fund (SBIF) program uses TIF revenues to help owners of commercial and industrial properties repair or remodel their facilities for their own businesses or on behalf of tenants. Program participants receive matching grants to cover up to half the cost of remodeling work, with a maximum grant amount of \$150,000.

In 2012, SBIF assisted 180 improvement projects valued at more than \$26 million. Program participants included:

- Hopleaf
- Canine Social Club
- Atolito Catering
- Maryla Beauty Salon
- El Naranjo
- Wasabi Café
- Lawn Bowling Inc
- Imperial Plating
- Las Tablas on Irving
- The House of Glunz
- CSC Glass Inc.
- Pulaski Animal Hospital
- DANK Haus
- City Newstand Inc
- Jack & Ginger's Dogcare
- Century Plating Co.



Facade repair at DANK Haus, 4740 N. Western Ave.



TIFWorks-trained Neighbor Capital produce vendor

TIFWorks

HED's TIFWorks workforce development program was expanded in 2012 to include every TIF district in the city, nearly doubling the 79 districts in which it was active in 2011. Assistance amounts range up to \$5,000 per worker or \$10,000 per business that participates in multi-employer training over a nine-month period.

More than 140 firms and 1,500 workers participated in the program in 2012, providing valuable skills training for new machinery and equipment, job safety, leadership and management, and other roles.

Participants included:

- Brian Allendorfer Co.
- Freedman Seating
- Bearings Manufacturing
- Paasche Airbrush Co.
- C. Cretors Co.
- Palmer Printing, Inc.
- St. Martha Manor
- Neighbor Capital
- Cogle Commission Co.
- Pioneer Meats
- Alpha Graphics
- Lily's Talent Agency
- Ron Wu Photography
- Body Works
- Patel Brothers
- Jewell Event Catering

Affordable Housing

HED's housing initiatives in 2012 aggressively focused on the lingering local effects of the nationwide foreclosure crisis by helping residents remain in their homes and assisting would-be homeowners to re-occupy vacant properties.

HED efforts were coordinated with the perspective that foreclosure-related disinvestment continues to impede the recovery of many neighborhoods. More than 9,900 Chicago properties were subject to foreclosure filings in the first half of 2012, an almost identical amount to the same period in 2011. To address the issue, HED directed \$17 million toward housing preservation efforts, including housing counseling services by delegate agencies, and \$50 million to help investors and would-be homeowners return vacant properties to viable residential uses.

The re-occupation efforts were highlighted by the creation of the new TIF-Purchase Rehab program in portions of two communities that are disproportionately affected by vacant and foreclosed properties. In Humboldt Park, the program is providing forgivable loans for the rehabilitation and re-occupation of vacant one- to four-unit buildings, provided the homebuyer lives in the property for five to 10 years. In North Lawndale, the program is targeting buildings with five or more units, provided that 50 percent of the units are rented to income-qualified families. Both versions of the TIF-Purchase Rehab program will be expanded to other TIF-eligible areas in 2013.

In addition to vacant buildings, HED continued to help fund repairs and improvements on owner-occupied units throughout the city. To support these

2012 financial commitments will create more than 6,000 new rental units citywide

efforts, the TIF-funded Neighborhood Improvement Program (NIP) was expanded in 2012 to include energy-saving retrofits on homes occupied by income-eligible households. The program now covers expenses associated with air sealing, roof insulation, and new heating equipment, which will lower operating costs and help stabilize owner finances. Previously, NIP grants were used almost exclusively for exterior repairs.

In addition to foreclosure mitigation, re-occupation and home repair programs, the department maintained its commitment to the creation of affordable rental housing for families, seniors and people with special needs. HED announced the deployment of approximately \$230 million in tax credits that will enable more than 3,100 units of affordable multi-family housing to be built over the next five years. In addition to other funding sources that will provide loans and rental subsidies, HED's housing commitments for 2012 will directly support more than 6,000 rental units citywide.

To ensure existing multi-family rental properties remain viable for occupancy, HED continued its Troubled Buildings Initiative (TBI), which puts foreclosure-threatened apartment buildings in the hands of receivers. More than 1,400 multifamily units were preserved in 2012 through TBI, which helped an equivalent number of households avoid dislocation.

Bronzeville Senior Apartments

460 E. 41st St.

Community Area: Grand Boulevard

Status: Rehabilitation underway

Started in the spring of 2012, the \$18.2 million renovation of the 97-unit Bronzeville Senior Apartments includes new plumbing, mechanical and HVAC systems, and kitchen and bathroom upgrades, among other improvements. The 11-story structure is part of the Paul G. Stewart apartment complex, built between 1975 and 1996, that created more than 1,000 units of affordable family and senior housing. The work, by Bronzeville Associates Senior Apartments LP, should be completed by fall 2013.

HED Assistance:

- \$10 million bond issue
- \$5.5 million tax credit equity
- \$2.7 million TIF





Home for New Moms

5327 W. Chicago Ave.

Community Area: Austin

Status: Under construction

New Moms is a \$12 million, 40-unit supportive housing complex for teenage mothers and their children. Built on the site of the former 15th District police station, the 50,000-square-foot facility is designed to provide critical parenting, career-readiness and child development programs for young families in need. Amenities include a day care center available to community residents, meeting rooms, administrative offices and training space.

HED Assistance:

- \$4.1 million loan
- \$250,000 land write-down
- \$393,450 tax credit equity



Diplomat Hotel

3208 N. Sheffield Ave.

Community Area: Lake View

Status: Rehabilitation underway

The \$13.1 million rehabilitation of the former Diplomat Hotel will create 51 units of supportive housing for individuals at risk of homelessness. The project by Brinshore Development LLC and The Thresholds social service agency was selected from among seven developers that responded to a HED request for proposals in 2011. Plans include a rooftop garden and ground floor flower shop staffed by residents. Construction started in October.

HED Assistance:

- \$10.7 million tax credit equity
- Land write-down





Bronzeville Artists Lofts

436 E. 47th St.

Community Area: Grand Boulevard

Status: Approved

The \$5.9 million renovation of a long-vacant commercial building near 47th Street and King Drive is moving forward after the October approval of \$5.5 million in City assistance. To be redeveloped by Revere Properties LLC and Three Corners LLC, the building will include 16 artists live-work spaces and 12,200 square feet of ground-floor commercial space. The masonry, three-story structure was originally built in 1922.

HED Assistance:

- \$1.1 million TIF
- \$4.4 million NSP funds





All Saints Residence

11701 S. State St.

Community Area: Roseland

Status: Complete

Opened in November, All Saints Residence provides 42 units of affordable rental housing for low-income seniors. The \$8.4 million project by Catholic Charities Housing Development Corp. links to an existing 60-unit independent senior living facility. In addition to City of Chicago financial assistance, the five-story structure was partially funded by the U.S. Department of Housing and Urban Development's Section 202 supportive housing program.

HED Assistance:

- \$900,000 loan
- \$162,800 tax credit equity
- Land write-down





Park Douglas I

Roosevelt and Talman avenues

Community Area: North Lawndale

Status: Complete

Co-developed by the Chicago Housing Authority, Brinshore-Michaels and Sinai Health Systems, the 19-building Park Douglas I complex is the first phase of a master-planned development that, when complete, will include a new Mt. Sinai Hospital and outpatient center. The \$44 million first phase opened in July with 28 market-rate, 49 affordable and 60 replacement units for former public housing residents.

HED Assistance:

- \$8.3 million loan
- \$23 million tax credit equity
- Planned Development (PD) approval
- Land write-down



Lakefront Phase II

4000 to 4200 blocks South Oakenwald and Lake Park avenues

Community Area: Oakland

Status: Under construction

As the second stage in the mixed-income redevelopment of the former Lake Michigan Homes public housing complex, Lakefront Phase II includes an 81-unit mid-rise building along with 51 units in 12 walkup structures. The \$51 million project is being developed by Davis Associates Managers LLC.

HED Assistance:

- \$5.3 million loan
- \$3.1 million tax credit equity

Oakwood Shores Terrace Apartments

3755 S. Cottage Grove Ave.

Community Area: Oakland

Status: Under construction

Started in the spring, Oakwood Shores Terraces will combine 48 units of mixed-income rental housing with a 28,000 square-foot clinic to be operated by Mercy Hospital and Medical Center. Nearly 75 percent of the units will be priced as affordable. Developed by The Community Builders Inc., the \$23.5 million, 89,630-square-foot project is projected to open in May 2013.

HED Assistance:

- \$7.9 million tax credit equity
- \$1.2 million TIF
- \$2.1 million loan
- Land write-down





Park Boulevard IIA

36th and State streets

Community Area: Douglas

Status: Complete

Opened in late 2012 on the former Stateway Gardens public housing site, Park Boulevard Phase IIA is a two-acre rental subphase of the award-winning Park Boulevard mixed-income community. The \$41.9 million development by Stateway Associates LLC includes a five-story, 80-unit elevator building; a five-story, 36-unit elevator building; and a pair of six-unit walk-ups.

HED Assistance:

- \$15.3 million loan
- \$26 million bonds
- \$9.9 million tax credit equity



Woodlawn Center North

6129 S. Cottage Grove Ave.

Community Area: Woodlawn

Status: Under construction

Woodlawn Center North is the second phase of the 420-unit, mixed-income redevelopment of the former Grove Parc Plaza housing complex. Part of the federal Choice Neighborhoods program and approved by City Council in June, the \$13.4 million project by Preservation of Affordable Housing will create 33 units in a three-story walk-up building. Seven of the apartments will include special accommodations for residents with physical impairments.

HED Assistance:

- \$1.7 million loan





Naomi & Sylvester Smith Senior Living Center

8031 S. Halsted St.

Community Area: Auburn Gresham

Status: Complete

Developed by New Pisgah Missionary Baptist Church and dedicated in January, the \$11 million Smith Center Senior Living project includes an on-site service coordinator, computer room, library and beauty shop. All 59 units are leased to seniors earning up to 50 percent of area median income.

HED Assistance:

- \$2.4 million loan
- Land write-down





Senior Suites of Midway Village

6730-6819 S. Keating Ave.

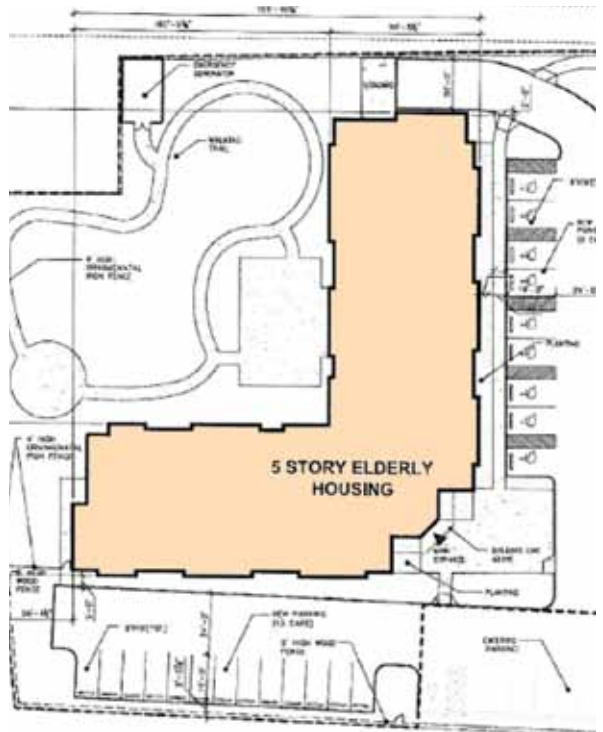
Community Area: West Lawn

Status: Under construction

Planned to include 89 apartments for seniors earning up to 60 percent of area median income, the \$18.1 million Senior Suites project will complete a senior living community that includes a 126-unit rental building and two 12-unit condominium buildings. The final phase includes studio, one- and two-bedroom units as well as a dining hall, laundry facilities, library and management offices.

HED Assistance:

- \$3 million loan
- \$1.1 million land sale
- \$13.1 million tax credit equity





Chicago Low-Income Housing Trust Fund

The Chicago Low-Income Housing Trust Fund (CLIHTF) is a citywide housing resource for renters living at or below 30% of the area median income (\$22,450 for a family of four). As the largest rental subsidy program of its type in the nation, the CLIHTF committed more than \$14.4 million to provide rental subsidies on behalf of 2,666 households in 2012. The subsidies provide ongoing support for approximately 5,000 people, including formerly homeless individuals and families, people living with HIV/AIDS, female-headed households, and veterans. The average subsidy in 2012 was \$450 per month.





Renaissance Apartments

6100-6200 blocks of South Ellis, Kimbark, Kenwood, Greenwood, University and Ingleside avenues

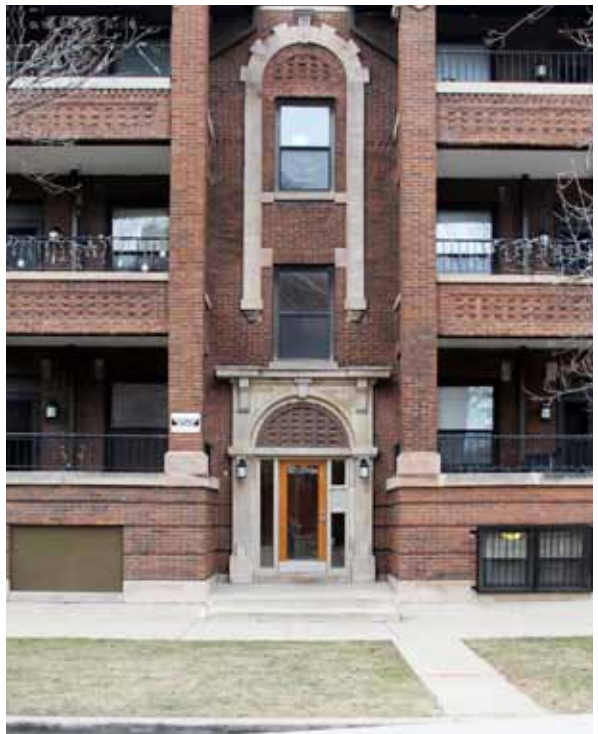
Community Area: Woodlawn

Status: Complete

Part of the federal Choice Neighborhoods program, Renaissance Apartments involved a \$16 million acquisition and rehabilitation of six walk-up apartment buildings by Preservation of Affordable Housing (POAH). Totalling 117 one- to four-bedroom apartments, the upgrades included new mechanical systems, kitchen and bathroom renovations, facade and porch repairs, and new roofs. Individual units are available to renters earning up to 60 percent of area median income.

HED Assistance:

- \$750,000 loan



Neighborhood Stabilization Program



Single-family NSP homes that were rehabilitated and marketed for new owners in 2012 include 6354 S. Rockwell Ave., clockwise from top left, 7801 S. Aberdeen Ave., 10728 S. Champlain Ave., 7734 S. Aberdeen Ave., 609 E. 107th St., 6324 S. Campbell Ave., and 5254 W. Adams St.

HED is in the process of allocating \$153 million in federal Neighborhood Stabilization Program (NSP) funds to assist neighborhoods severely impacted by foreclosure. Initiated in 2009, NSP funds help private developers to purchase and rehabilitate vacant, foreclosed homes and make them available to new owners. Chicago's NSP funding is projected to create more than 2,000 residential units over a five-year period.

Through 2012, 826 units in 173 properties were acquired through the program, 703 units were rehabilitated for occupancy, and 72 units were sold to new homeowners. Draw-down on all NSP funds allocated to the City of Chicago will be completed by mid-March, 2014.

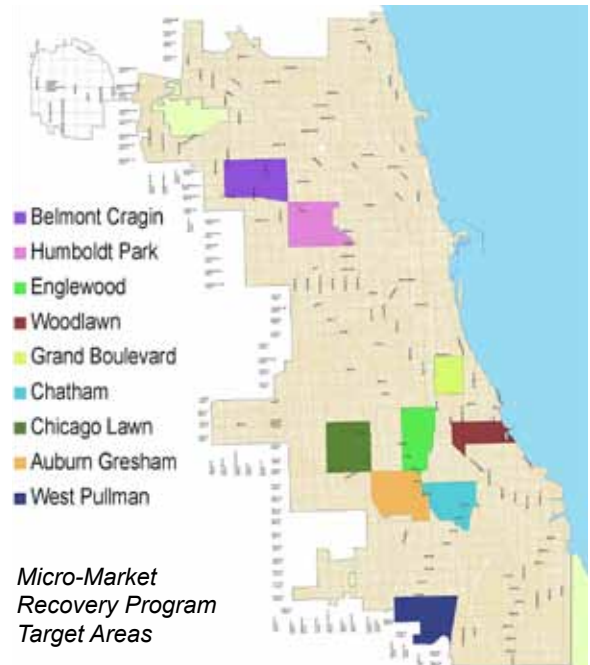
More than one-third of the city's 77 community areas are at least partially included in NSP target areas, including Albany Park, Auburn Gresham, Austin, Burnside, Chatham, Chicago Lawn, East Garfield Park, Englewood, Fuller Park, Grand Boulevard, Greater Grand Crossing, Hermosa, Humboldt Park, Logan Square, New City, North Lawndale, Oakland, Pullman, Riverdale, Roseland, South Chicago, South Deering, South Lawndale, South Shore, Washington Park, West Englewood, West Garfield Park West Pullman and Woodlawn.

Micro-Market Recovery Program

Launched in August 2011, the Micro-Market Recovery Program (MMRP) has a three-year goal to refinance 2,500 units in nine target areas that are disproportionately affected by foreclosure-related vacancies. As of the end of 2012, 1,700 units in more than 260 properties were in MMRP process or completed.

Operating within small geographic regions that partially overlap with NSP areas, MMRP aims to create viable investment environments by strategically deploying public and private capital and other resources. Local partners include the Local Initiatives Support Corporation (LISC), Neighborhood Housing Services (NHS) of Chicago, Community Investment Corporation (CIC), the MacArthur Foundation, and Mercy Portfolio Services.

Combined public and private investments in MMRP target areas totaled \$236.9 million through 2012, including \$142.4 million through City of Chicago affordable housing programs. The funding supports a wide range of programs and services, including: foreclosure counseling; home repairs; code enforcement, stabilization of distressed properties; and financing for property acquisition and rehabilitation.



Planning and Zoning

HED's planning and zoning initiatives are at the forefront of the City's community improvement efforts. The work includes the review of proposed zoning changes for new development projects, the implementation of long-term land use plans that provide for functional business and residential districts, and a variety of historic preservation and sustainable development responsibilities that preserve the integrity of the city's built environment.

In 2012, planning staff initiated a comprehensive analysis of the city's 15 Planned Manufacturing Districts (PMDs) to determine their effectiveness in supporting Chicago's heaviest industries. The work coincided with a new agreement with the Illinois Manufacturing Extension Center (IMEC) that aims to strengthen Chicago's manufacturing base through the integration of nationally accepted economic, energy and environmental practices on a local level, among other strategies.

Other Planning and Zoning Bureau studies that started in 2012 include improved land use designations that will foster the development of transit-oriented retail development around existing transportation nodes, and new strategies to support the "Recipe for Healthy Places" food plan, which aims to lower obesity rates among Chicago adults and children.

Vacant neighborhood land remains an important part of the department's redevelopment agenda and 2012 saw renewed focus on the 15,000 vacant lots that are currently owned by the City of Chicago. Acquired through a variety of methods in recent decades, including demo liens and tax sales, the lots are being selectively targeted for

22,000 zoning applications and 66 Planned Development (PD) designations approved in 2012

sustainable redevelopment initiatives including storm water management, public green space, and productive landscapes. The initiative recently produced multi-year leases for farms on City-owned land in West Ridge, Pilsen and Washington Park, along with numerous land sales for permanent community gardens throughout the city.

In administering the City's zoning code, bureau staff reviewed more than 21,000 zoning changes and analyzed dozens of Planned Development (PD) designations to ensure compatibility with neighbors. To facilitate the PD review process for developers and other entities seeking Chicago Plan Commission approval, HED published a detailed "Development Guide to Plan Commission Projects," which includes sections on waterfront and industrial corridor development requirements.

While many 2012 planning initiatives focused on the future, the department's historic preservation staff worked to maintain important aspects of Chicago's past by coordinating 10 City Council-approved landmark designations. Staff also reviewed more than 2,000 building permits for existing landmark structures, ensuring the city's historic properties serve their purpose while maintaining their historic integrity for years to come.



Sullivan Center

1 S. State St.

Community Area: Loop

Status: Complete

The July grand opening of a CityTarget store in the Sullivan Center complex heralded the completion of a decade-long, \$190 million mixed-use rehabilitation of nine connected buildings by Freed and Associates. The City-assisted work included a new cornice and exterior repairs on the former Carson Pirie Scott & Co. building, mechanical systems upgrades, and a variety of office space and lobby improvements. CityTarget occupies 54,000 square feet on two floors of the 1 million-square-foot complex.

HED Assistance:

- \$24.5 million TIF
- Technical assistance
- Permit review
- Landmarks Commission recommendation



Walgreens

1601 N. Milwaukee Ave.

Community Area: West Town

Status: Complete

The rehabilitation of the former Noel State Bank Building in the Milwaukee Avenue Historic District was assisted by preservation staff, who ensured the 1919 building's historic details would be appropriately preserved during its conversion to a Walgreens convenience store and pharmacy. After being closed for several years, the 30,000-square-foot structure hosted a grand re-opening attended by Mayor Emanuel in December.

HED Assistance:

- Technical assistance
- Permit review
- Landmarks Commission recommendation





Randolph Tower

188 W. Randolph St.

Community Area: Loop

Status: Substantially complete

HED's preservation staff, along with economic development and housing personnel, helped coordinate Village Green Co.'s \$154 million adaptive re-use of the former Steuben Building as a 310-unit rental high-rise. More than 60 of the units are priced for tenants earning up to 50 percent of area median income.

HED Assistance:

- \$34 million TIF
- Technical assistance
- Landmarks Commission recommendation



Wrigley Building

400-410 N. Michigan Ave.

Community Area: Near North Side

Status: Rehabilitation underway

Designed by Graham, Anderson Probst and White and dating to 1921, the iconic Wrigley Building was designated as an official Chicago landmark in May. The honor was coordinated by preservation staff as part of a 12-year property tax incentive for the building's new owners, BDT Capital Partners, which simultaneously initiated a \$35.9 million restoration of the building's commercial spaces.

HED Assistance:

- \$12.1 million tax reduction
- Permit Review
- Landmarks Commission recommendation

Continental Center

55 E. Jackson Blvd.

Community Area: Loop

Status: Complete

The Continental Center was designated as a landmark in June, 50 years after opening as the radically modernist headquarters of the Chicago-based Continental-National Insurance Group. Designed by C. F. Murphy and Associates and notable for an overtly geometric exterior and column-free interiors, the building's 1962 debut heralded a development boom that transformed Chicago's skyline with a plethora of modernist high-rises.

HED Assistance:

- Landmarks Commission recommendation





Pioneer Trust & Savings Bank

4000 W. North Ave.

Community Area: Humboldt Park

Status: Complete

An important example of early 20th century bank architecture in Chicago, the former Pioneer Trust and Savings Bank was designated a Chicago landmark in June. Designed by K.M. Vitzthum & Co. in the classical revival style, the five-story structure is part of a group of 16 neighborhood banks that the Landmarks Commission forwarded to City Council for landmark designation starting in 2008. To date, 14 of the buildings have been designated as official landmarks.

HED Assistance:

- Landmarks Commission recommendation



DuSable High School

4934 S. Wabash Ave.

Community Area: Grand Boulevard

Status: Complete

Opened in 1934 as the first Chicago high school specifically built for an African-American student population, DuSable was designated as an official city landmark in December. Noteworthy for a plethora of graduates that became household names in business, entertainment and athletics, the school's alumni include Nat King Cole, clockwise from top left, Dinah Washington, Harold Washington, Don Cornelius, Dorothy Donegan, Von Freeman, John Johnson, Redd Foxx, and Gene Ammons, among many others.

HED Assistance:

- Landmarks Commission recommendation



Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, HED shepherded 66 Planned Development (PD) designations through the Chicago Plan Commission review process in 2012. The PD review process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.





Park Drive and North Water Street



111 W. Wacker Dr.



9th and State streets



625 W. Adams St.



201 S. Halsted St.



1 S. Halsted St.



Palmisano Park

2850 S. Halsted St.

Community Area: Bridgeport

Status: Complete

In June, four hundred million years after brachiopods called it home, the ancient coral reef that's today known as Palmisano Park was conveyed by the City to the Chicago Park District. Featuring a fishing pond, walking and running paths, an observation mound, native wetlands and other TIF-funded visitor amenities, the site, previously known as Stearns Quarry, had been leased by the Park District since 2008.

HED Assistance:

- \$1 million TIF
- \$1 land sale



River Point

444 W. Lake St.

Community Area: Near West Side

Status: Approved

River Point is a 45-story office tower and public park planned for the terminus of the main branch of the Chicago River. Developed by L&M Riverbend Venture and Caisse de dépôt et placement du Québec, the \$300 million project is the first office building to break ground in the central area since 2008. City assistance will reimburse the developer for a portion of the park's unique construction requirements: It's being built above active Metra and Amtrak railroad tracks.

HED Assistance:

- \$29.5 million TIF
- Planned Development (PD) approval



Clark Park Boat House

3400 N. Rockwell Ave.

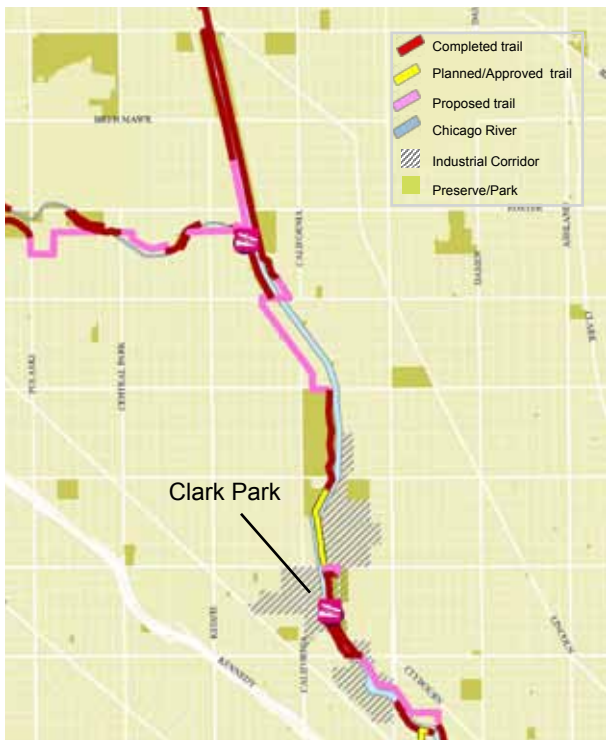
Community Area: North Center

Status: Under construction

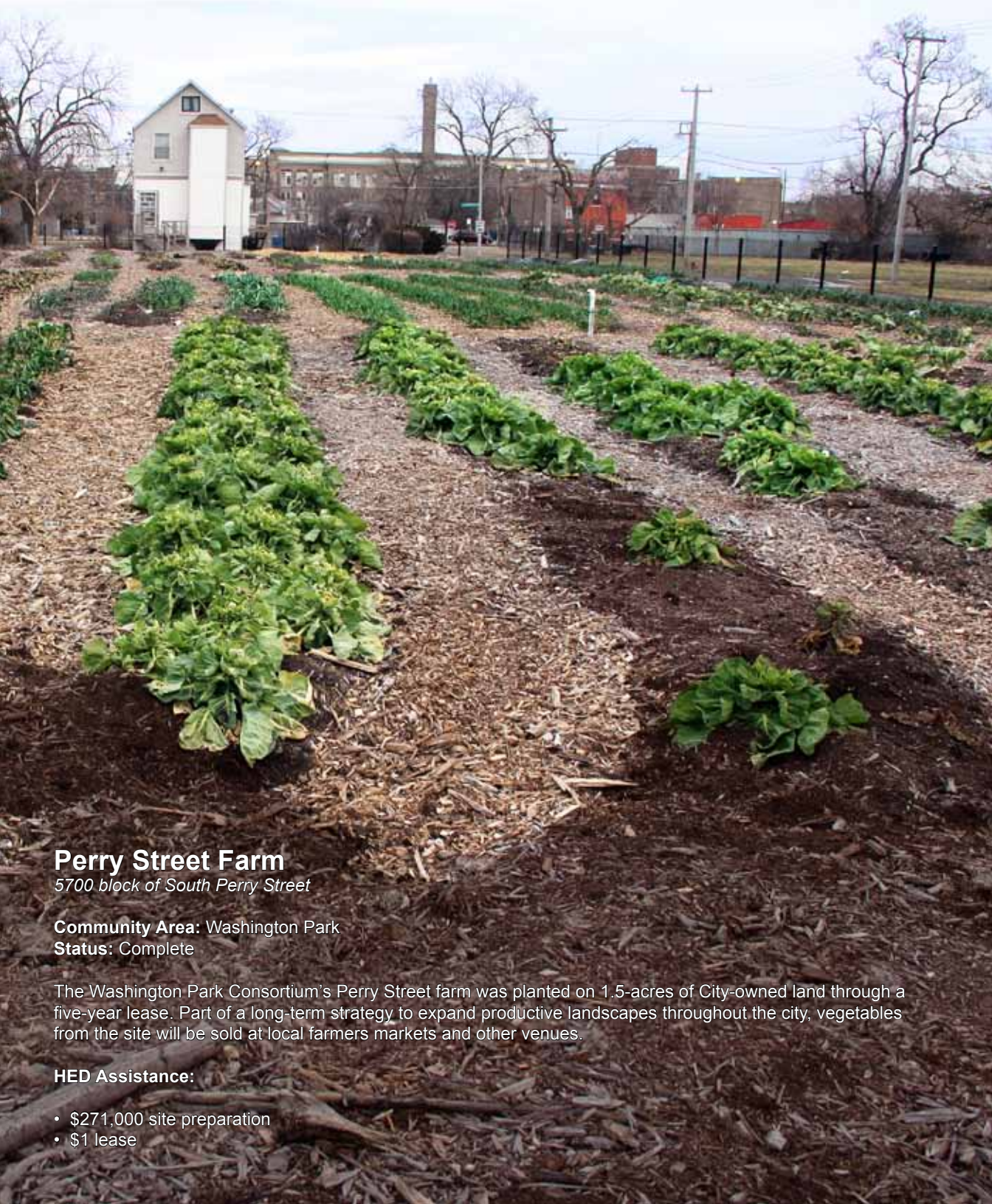
The \$7.4 million Clark Park boat house is being planned by the Chicago Park District for a site adjacent to an existing canoe launch on the North Branch of the Chicago River. Designed by architect Jeanne Gang, the two-story, 20,000-square-foot facility will include a boat storage area, training equipment, a community room, locker rooms, shower facilities, a floating dock, and related public spaces. Construction is expected to be completed in 2013 as part of ongoing access improvements along the river's entire length.

HED Assistance:

- \$1 million TIF







Perry Street Farm

5700 block of South Perry Street

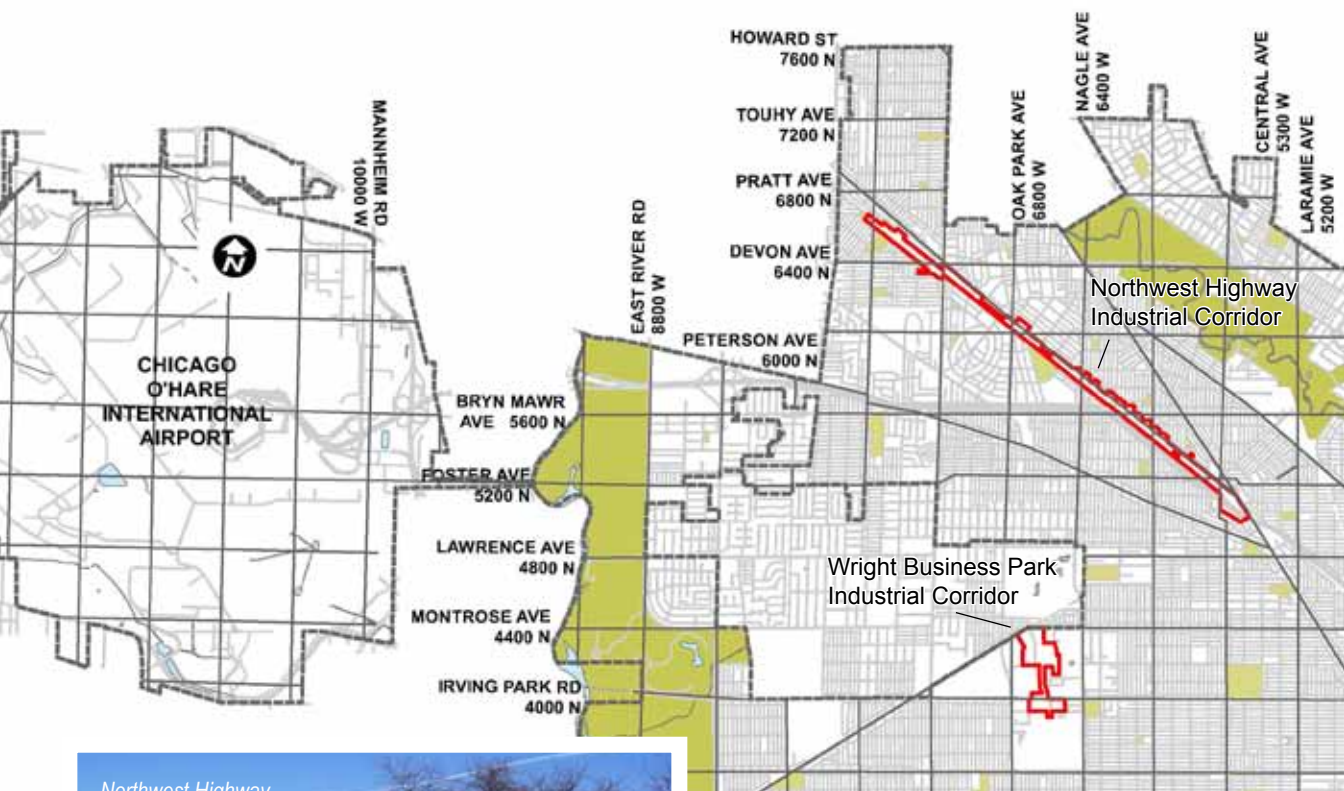
Community Area: Washington Park

Status: Complete

The Washington Park Consortium's Perry Street farm was planted on 1.5-acres of City-owned land through a five-year lease. Part of a long-term strategy to expand productive landscapes throughout the city, vegetables from the site will be sold at local farmers markets and other venues.

HED Assistance:

- \$271,000 site preparation
- \$1 lease



Northwest Highway



Wright Business Park

Northwest Highway & Wright Business Park Industrial Corridors

Northwest Side

Community Areas: Norwood Park, Dunning
Status: Complete

In December, HED staff coordinated the first Chicago Plan Commission industrial corridor designations in nearly a decade, bringing the citywide total to 26. As official industrial corridors, Wright Business Park and a section of Northwest Highway are protected from zoning changes that could impair the viability of local firms. Any proposed zoning change to something other than a Manufacturing (M) designation will require Plan Commission review and approval.

HED Assistance:

- Chicago Plan Commission adoption

Department Aggregates

Affordable Housing Assistance

- 4,635 affordable rental units
- 443 affordable homes
- \$264.3 million in financial support

Chicago Community Land Trust

- 174 homebuyer trainees
- 7 first-time homebuyers
- 0 homes lost to foreclosure

Chicago Low Income Housing Trust Fund

- \$14.4 million in financial subsidies
- 5,400 residents
- 2,666 households
- 607 participating buildings

Construction/Compliance

- 32 construction projects
- 29.8% MBE participation
- 5.96% WBE participation

Customer Service & Outreach

- 8,167 customer service requests
- 845 FOIA requests
- 120 community meetings

Delegate Agencies

- 89 commercial support services
- 49 housing service providers
- 46 special service areas
- 18 senior assistance providers
- 14 local industrial retention initiative
- 9 homeowner counseling providers

Emergency Housing Assistance

- 562 new furnaces, roofs, porches
- \$5.5 million project costs

Geographic Information Systems (GIS)

- 3,000 custom maps

Historic Preservation

- 2,037 permit reviews
- 22 permit fee waivers
- 10 landmark designations

Industrial Corridors

- 2 designations
- 1 amendment

Neighborhood Stabilization

- 1,700 units refinanced in 260 properties
- 825 units acquired in 173 properties
- 703 units rehabbed in 136 properties
- 72 units sold in 47 properties

Open Space

- \$1.15 million Open Space Impact Fees
- 11 park expansions
- 6 urban agriculture sites
- 1 community garden
- 1 school garden

Personnel

- 207 employees
- 18 divisions
- 3 bureaus

Planned Development Designations

- 111 Part II permit reviews
- 66 PD applications

Property Tax

- \$14.1 million in owner tax savings
- 7 Class 6(b) tax incentives
- 2 Class L tax incentives

Real Estate

- 45 land sales
- 3 land write-downs

Residential Building Repairs

- \$1.3 million in financial support
- 532 improved properties

Small Business Improvement Fund

- \$26.7 million total project costs
- \$13.7 million in grants
- 188 projects

Tax Increment Financing

- \$520.5 million private funds
- \$159 million in TIF funds
- 3,459 permanent jobs
- 21 redevelopment agreements
- 7 district terminations
- 1 district repeal
- 1 district designation

TIFWorks

- 1,549 employees trained
- 252 new hires
- 143 participating businesses

Troubled Buildings Initiative

- 741 recovered multi-family units
- 1,555 new multi-family units
- 742 condo units

