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City of Chicago

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Rahm Emanuel, Mayor

INTRODUCTION

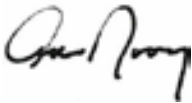
The “Project Highlights” booklet is an overview of Department of Planning and Development (DPD) projects that were either initiated or largely completed between January and December of 2013.

Though the featured projects are just a portion of DPD’s accomplishments over the last year, they collectively represent the wide variety of community development initiatives reflected in the department’s name and in Mayor Rahm Emanuel’s commitment to a better Chicago.

The booklet is arranged in sections that correspond to DPD’s bureaus of Economic Development, Housing, and Zoning and Land Use. 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.

DPD 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, create jobs for local residents, and make Chicago a better place to live and raise families.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Mooney".

Andrew J. Mooney, Commissioner
Department of Planning and Development

Economic Development

DPD-assisted economic development projects in 2013 will create and retain nearly 5,000 jobs, including many small and medium-sized enterprises that reinforce and add to Chicago's historic strengths as a center for commerce and industry. The projects include Vienna Beef, which is relocating its meat processing operations from Lincoln Park to the Stockyards Industrial Corridor; Method products, which is creating its first North American factory in Pullman; and Whole Foods, which is opening a new grocery store in Englewood.

The department's most effective development tool in 2013 again involved the Tax Increment Financing (TIF) program, which reimburses businesses with a portion of the tax revenues that their projects help to generate. A number of new private projects were approved for TIF allocations, which will typically be paid in annual installments according to their individual redevelopment agreements with DPD. The terms and assistance levels for these projects achieved unprecedented transparency levels this year through a new online portal that provides every key document associated with proposed or approved economic development projects. The portal also, for the first time, provides information on TIF-funded expenditures involving public infrastructure, which constitute 50 percent of the program.

Several TIF subsidiary programs continued to make a difference for many small business and property owners in 2013. The Small Business Improvement Fund (SBIF), for example, assisted more than 180 small business owners this year

DPD business incentives in 2013 will help create and retain nearly 5,000 jobs citywide.

with an average grant of \$69,000, helping to create and retain 2,400 full and part-time jobs. DPD's workforce development tool, TIFWorks, meanwhile financed training projects for approximately 1,600 workers affiliated with 63 different companies across the city.

Other DPD resources that fostered community-based improvement projects in 2013 included New Markets Tax Credits, which helped create new community and health centers in East Garfield Park, West Garfield Park, and Pullman; and property tax incentives, which will support the restoration of Landmark buildings like the former Chicago Athletic Club in the Loop. Other tax incentive projects approved in 2013 will support the rehabilitation of Cinespace Film Studios in North Lawndale, the redevelopment of a former Wieboldt's commercial building in West Town, and the development of Fox Motors auto dealership in Logan Square. These projects collectively impacted hundreds of new and retained jobs citywide.

DPD's delegate agencies provide critical support for many neighborhood efforts, especially those involving jobs. DPD's local industrial councils were directly involved in creating or retaining 1,400 jobs involving projects that created more than \$63 million in total new investment.



Method Products

111th Street and Ellis Avenue

Community Area: Pullman

Status: Under construction

Method Products' 150,000-square-foot manufacturing complex will be the company's first factory in the United States. Approved for TIF assistance by City Council in October, the \$39 million facility will manufacture a variety of non-toxic consumer products under the Method brand. The 22-acre site will include solar panels, a wind turbine, green house, and a new rail spur. It will employ 65 company workers and 25 people affiliated with a leading Method supplier.

DPD Assistance:

- \$8.1 million TIF
- \$800,000 TIF Works





Whole Foods Market

63rd and Halsted streets

Community Area: Englewood

Status: Underway

An 18,000-square-foot Whole Foods Market is moving forward in Englewood as part of a five-acre commercial complex on long-vacant City-owned land. TIF assistance announced in September will pay for environmental work and infrastructure improvements by Chicago Neighborhood Initiatives, a community-based, non-profit development organization. A later phase will involve the sale of the five acres of land to a developer that will construct the retail complex for Whole Foods and other tenants. The store will employ 100 people and provide expanded food options for neighborhood residents.

DPD Assistance:

- \$10.7 million TIF
- Planned Development (PD) approval



Ravenswood Station

1820-24 W. Lawrence Ave.

Community Area: Lincoln Square

Status: Under construction

Ravenswood Station is a \$43 million, three-story commercial building with 133,000 square feet of retail space on two floors. Developed by Ravenswood Station LLC, the project includes an LA Fitness health club and a new Sears Auto Center on the first floor, as well as an 87,000-square-foot Mariano's Fresh Market on the second floor. An estimated 200 permanent jobs and 175 temporary construction jobs resulted from the building's construction.

DPD Assistance:

- \$4.5 million TIF



Pullman Park Phase II

111th Street and Bishop Ford Expressway

Community Area: Pullman

Status: Under construction

Pullman Park Phase II is a 67,000-square-foot retail complex under development by Pullman Park LLC on the site of a former Ryerson Steel plant. The \$45.8 million project represents the second phase of the Pullman Park mixed-use development. Tenants include Planet Fitness, Ross Dress for Less, and other retailers. Three hundred permanent jobs and 300 temporary construction jobs are being created by the new complex.

DPD Assistance:

- \$11 million TIF
- Planned Development (PD) approval





9th & State Streets

Southeast corner

Community Area: Loop
Status: Under construction

Ninth St. Investors LLC is building a 39-story apartment tower through the sale of .9 acres of City-owned land that was previously used as a parking lot. The \$111 million project includes 396 market-rate rental units, 9,500 square feet of ground floor retail space and four levels of parking for 248 cars. The \$6 million sale of the site was approved in April for the land's appraised value. The developer will also pay \$4 million into the City's Affordable Housing Opportunity Fund as part of the project.

DPD Assistance:

- Request for Proposals
- Market rate land sale



Nancy Goldberg Intl. Center

1300 N. Astor St.

Community Area: Near North Side

Status: Under Construction

The City-owned Nancy Goldberg International Center was approved for sale in July to a restaurant group that intends to recreate its original ambience as “Maxim’s Chicago,” an acclaimed, Parisian-style restaurant that occupied the space in the 1960s and ‘70s. Designed by the wife of architect Bertrand Goldberg and gifted to the City in 2000, the space is being restored to its original Art Nouveau splendor by Maxim’s Chicago Restaurant Partners LLC. Sale price was \$1.375 million.

DPD Assistance:

- Market rate land sale





Vienna Beef

1000 W. Pershing Road

Community Area: New City

Status: Underway

Vienna Beef's \$12.3 million rehabilitation of a 103,000-square-foot meat processing facility in the Stockyards Industrial Corridor was approved for TIF assistance in October. Vienna will maintain at least 250 jobs at the facility as part of its redevelopment agreement with DPD, ensuring its nationally reknown hot dogs, sausages, soups and other products are locally produced for years to come.

DPD Assistance:

- \$4.97 million TIF



Cedar Concepts

4100 S. Packers Ave.

Community Area: New City

Status: Under construction

As the only African-American, woman-owned chemical manufacturer in the country, Cedar Concepts' \$13 million chemical manufacturing facility rising in the Stockyards Industrial Corridor will produce lubricants and ingredients for a variety of household products, Mayor Emanuel attended a ceremonial groundbreaking for the 59,000-square-foot complex in September. The factory will employ nearly 70 people upon its completion in late 2014.

DPD Assistance:

- \$2.3 million TIF
- Land write-down





FamilyPlex Community Center

3209 W. Carroll Ave.

Community Area: East Garfield Park

Status: Under construction

Breakthrough Urban Ministries' FamilyPlex community center will include 42,500 square feet of daycare and health clinic services, a library, computer lab, gymnasium, and community space. The \$15.4 million project includes the renovation of two buildings that will be used to expand the non-profit organization's women's programs and add a new food pantry. A groundbreaking ceremony took place in November.

DPD Assistance:

- \$3.5 million TIF
- \$3.5 million New Market Tax Credit equity
- Land write-down

Chicago Family Health Center

570 E. 115th St.

Community Area: Pullman

Status: Complete

The 23,000-square-foot Chicago Family Health Center doubles the number of medical, dental and support service visits that the non-profit health care provider could accommodate at its previous facility. The \$12.3 million project opened in October.

DPD Assistance:

- \$2.9 million New Markets Tax Credit equity
- Land sale





Kostner Health Center

1520 N. Kostner Ave.

Community Area: West Humboldt Park

Status: Substantially Complete

Opened in November, the Kostner Health Center contains patient exam rooms, a dental suite, offices, and space for social service programs and cooking demonstrations. Developed by Near North Health Service Corporation, the \$12.4 million primary care facility is expected to serve 10,000 patients annually. The 26,500-square-foot building is expected to achieve Leadership in Energy and Environmental Design (LEED) Gold certification and support more than 30 permanent jobs at full operation.

DPD Assistance:

- \$11.45 million in New Market Tax Credits





Engine Co. 121 Firehouse

1706 W. 95th St.

Community Area: Beverly

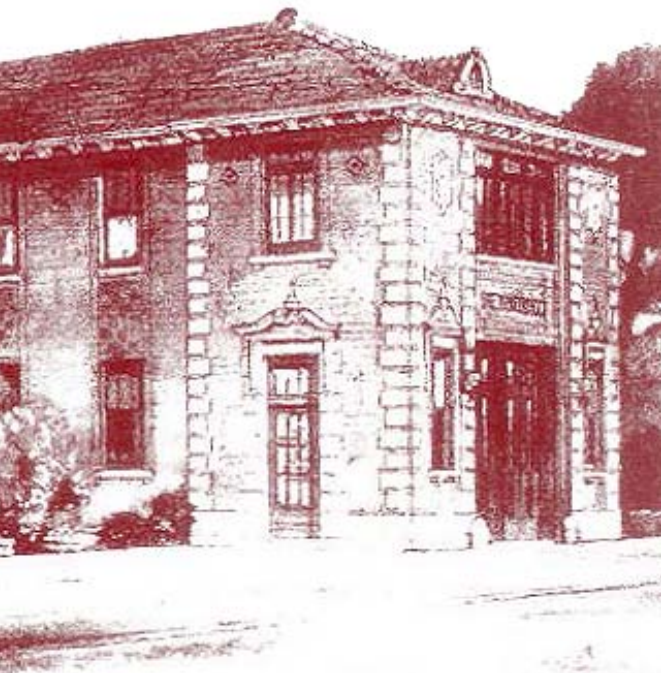
Status: Rehabilitation underway

The former Chicago Fire Department Engine Co. 121 station is being rehabilitated as the new production facility and headquarters for Optimo Hat Company Inc. through a DPD Request for Proposals for the long-vacant building. Approved by City Council in September, the \$822,000 project includes the rehabilitation of the ground floor for the craft of custom hat-making and the second floor to house offices. As one of the world's premier haberdashers, Optimo products have been used in blockbuster movies like "Public Enemies," "Road to Perdition," "J. Edgar" and seen on a range of celebrity clients.

DPD Assistance:

- Request for Proposals
- \$1 land sale





Engine Co. 59 Firehouse

5714 N. Ridge Ave.

Community Area: Edgewater

Status: Rehabilitation underway

The Engine Co. 59 fire station is being redeveloped as a center for film and media arts through its sale to Chicago Filmmakers, a non-profit media arts group. The \$647,000 rehabilitation project will transform the interior of the 1928-era building into dedicated areas for film screening, production, equipment rental, office and classroom space. The 5,900-square-foot, Classical-style structure was designated as an official Chicago Landmark in 2003.

DPD Assistance:

- Request for Proposals
- \$36,000 land sale
- Landmark designation





Norfolk Southern

47th Street Rail Yard

Norfolk Southern Railroad's 84-acre expansion of its 47th Street rail yard will more than double the yard's capacity for shipping goods in and out of Chicago. Facilitated by DPD's market rate sale of 103 vacant, City-owned lots, the \$285 million project will be completed in phases over the next 10 years, resulting in 300 new jobs. Norfolk Southern is also contributing \$3 million to an infrastructure fund that will support environmental and economic development initiatives in the area.

Community Area: Englewood
Status: Underway

DPD Assistance:

- \$1.1 million land sale



City Hyde Park

Hyde Park Boulevard and Lake Park Avenue

Community Area: Hyde Park

Status: Under construction

The \$115 million City Hyde Park mixed-use development includes 120,000 square feet of retail space, anchored by a 30,000-square-foot Whole Foods Market. In replacing an outdated shopping center and parking lot, the project will also feature 180 apartments with 36 units rented at affordable rates. TIF assistance will support the project's development by 1525 HP LLC.

DPD Assistance:

- \$11.3 million TIF



Housing

DPD's housing initiatives in 2013 coalesced around the development of a new five-year housing plan that will guide City housing investments through 2018. As the fifth, five-year housing plan to be prepared by the City, the new plan is the first to incorporate the department's land use and economic development resources as part of a projected \$1.1 billion that is expected to be allocated on behalf of more than 40,000 housing units citywide.

In 2013, the final year of the previous five-year plan, approximately 8,000 units were supported through more than \$360 million in DPD incentives and resources. The total included new and rehabbed units made possible through multi-family loans, tax credit programs, Tax Increment Financing (TIF) and other DPD resources.

Notable City-supported projects that opened in 2013 included the 89-unit Harvest Commons supportive housing development on the Near West Side; the 60-unit All Saints Senior Residence in Roseland; the 40-unit New Moms residential complex for at-risk adolescent parents and their children in Austin; and the 48-unit multi-family Borinquen Bella development in West Town.

The year 2013 also saw the expansion of the two-year-old Micro Market Recovery Program (MMRP) into four additional neighborhoods on the Northwest, West and South sides. By the end of December, more than 2,200 housing units had entered the MMRP redevelopment process, through which DPD has leveraged \$178 million in public and private resources to foster building rehabilita-

Approximately 8,000 homes were supported by DPD programs and incentives in 2013.

tion and re-occupancy.

All 13 MMRP areas overlap with the City's Neighborhood Stabilization Program areas, where \$169 million in federal dollars continue to support rehabilitation and re-occupancy efforts. Approximately 850 vacant and foreclosed units were acquired through NSP by the end of the year. Rehabilitation work has been largely completed on 75 percent of them.

Existing homeowners benefited from other DPD services in 2013, such as the Emergency Housing Assistance program, which provided grants to repair roofs, porches and furnaces affecting more than 620 units. The program was expanded last year to allow participation by households earning up to 80 percent of area median income, up from the previous 50 percent. More than 5,000 other homeowners, meanwhile, benefitted from foreclosure-related counseling assistance in 2013 through the department's many neighborhood-based delegate agencies.

DPD's in-house non-profit, the Chicago Low Income Housing Trust Fund, maintained its status as the largest rental subsidy program of its type in the nation last year, committing more than \$14 million in rental assistance to landlords who provided 2,666 units of housing throughout the city to very low-income families.



Town Hall Apartments

3600 N. Halsted St.

Community Area: Lake View

Status: Under construction

The former Chicago Police Department Town Hall Station is being rehabilitated as part of a 79-unit apartment complex for gay, lesbian, bisexual and transgender seniors. The \$27 million project by Heartland Housing Inc. combines a new six-story apartment and retail complex with a refurbished, historic police station. Originally built in 1907, the two-story station was operated by Chicago Police until 2010, when it was replaced by a larger, modern police station nearby.

DPD Assistance:

- Request for Proposals
- \$5 million loan
- \$16.3 million tax credit equity
- Land write-down
- Landmark designation



Veteran's New Beginnings

8132-44 S. Racine Ave.

Community Area: Auburn Gresham

Status: Under construction

The \$14 million Veteran's New Beginnings housing complex will contain 54 studio apartments for veterans at risk of homelessness. Developed by New Pisgah Missionary Baptist Church the four-story, 34,000-square-foot building includes a computer room, classroom, and a library for residents earning up to 60 percent of area median income. On-site services will include career counseling, computer training, substance abuse treatment and referrals to other programs and community resources.

DPD Assistance:

- \$3.3 million loan
- \$6.3 million tax credit equity





Senior Suites of Norwood Park

5700 N. Harlem Ave.

Community Area: Norwood Park

Status: Under construction

The former Passionist Brothers Monastery is being rehabilitated and expanded by Senior Suites Chicago of Norwood Park LLC as 84 units of studio, one- and two-bedroom rental housing for seniors. The \$24 million project includes 30 apartments in the existing monastery building plus 54 units in a new addition. Dining facilities, a library, and fitness center will be located on site, along with outdoor green space, gardens and walking paths.

DPD Assistance:

- \$3.4 million loan
- Planned Development (PD) approval



North & Pulaski Senior Housing

3939-59 W. North Ave.

Community Area: Humboldt Park

Status: Under construction

Approved by City Council in May, North and Pulaski Senior Housing will create 72 affordable apartments for seniors aged 55 and older. Developed on formerly City-owned land through a partnership that includes U.S. Bancorp Community Development Corp. and Hispanic Housing Development Corp., the \$19.4 million project contains a mix of one- and two-bedroom apartments as well as an exercise room, laundry facilities and management offices in a five-story building.

DPD Assistance:

- \$3.5 million loan
- \$4 million TIF
- \$10.4 million tax credit equity
- \$544,000 Chicago Low-Income Housing Trust Fund
- Land write-down
- Planned Development (PD) approval





Hope Manor II

Southwest corner of 60th and Halsted streets

Community Area: Englewood

Status: Under construction

Hope Manor II is a 73-unit, campus-style affordable housing complex for former members of the U.S. military and their families. Developed by Volunteers of America of Illinois, the \$23 million project includes six six-flats and a three-story main building containing a community room and space for social services. Hope Manor II is being built as a follow-up to Hope Manor I, which opened last year and provides housing and social services for 50 formerly homeless veterans in Humboldt Park.

DPD Assistance:

- \$1.9 million loan
- \$16.7 million tax credit equity
- Land write-down



Montclare Senior Residences of Avalon Park II

1201 E. 77th St.

Community Area: Avalon Park

Status: Under construction

The \$29 million, second phase of the Montclare Senior Residences of Avalon Park is creating 122 apartments, 109 of which will be rented to seniors earning up to 60 percent of area median income. The seven-story, L-shaped structure, developed by Avalon Park Phase II LLC, includes a mix of studio, one- and two-bedroom apartments for independent seniors at least 62 years of age. The 102-unit first phase of the complex was completed in 2009. The two phases will share a lobby, activity rooms and laundry facilities located in the original building.

DPD Assistance:

- \$6.7 million loan
- \$14.8 million tax credit equity
- \$650,000 Chicago Low-Income Housing Trust Fund rental subsidy
- Land write-down



Park Boulevard IIB

3633 S. State St., 4-10 W. 37th St., 16-22 W. 37th St., 3720 S. Dearborn St.

Community Area: Douglas

Status: Under construction

Park Boulevard IIB represents the fourth phase of the redevelopment of the Stateway Gardens public housing complex. Developed by Park Boulevard IIB LLC and approved for TIF assistance in April, the \$42.3 million mixed-income project will consist of four rental buildings with 108 apartments. Thirty seven of the units will be reserved for former public housing tenants, 34 will be rented at affordable rent levels, and 37 will be offered at market rates.

DPD Assistance:

- \$5 million TIF
- \$24.3 million tax credit equity
- Land write-down





Legends South Phase C-3

4716, 4718, 4820, 4726, 4728, 4730, 4820 and 4822 S. Calumet Ave.; 4312, 4325 and 4335 S. Michigan Ave.; 4328 S. Prairie Ave.; 109 and 119 E. 43rd St.

Community Area: Grand Boulevard
Status: Under construction

Phase C-3 of Legends South represents the fifth phase of a mixed-income development that is replacing the former Robert Taylor Homes public housing complex. The \$28 million project by Legends C-3, LLC includes 71 one- to four-bedroom apartments in a combination of 14 three- and six-flat buildings. Thirty of the units will be reserved for CHA residents, 23 will be rented at affordable rents and 18 will be offered at market rates. The previous four phases created 547 units of mixed-income rental housing.

DPD Assistance:

- \$3 million TIF
- Land write-down





Goldblatt's Senior Living

1615 W. 47th St.

Community Area: New City

Status: Under Construction

The upper floors of the former Goldblatt's department store in the Back of the Yards neighborhood are being redeveloped as 101 units of supportive senior housing by Goldblatt's Senior Living LLC. The \$34 million project includes 27 one-bedroom and 74 studio apartments for low-income seniors. The block-long building has anchored the 47th Street and Ashland Avenue commercial district since 1915. It was designated as an official City Landmark in May.

DPD Assistance:

- \$18 million bond issue
- \$2.9 million TIF
- \$1 million loan
- \$6.5 million tax credit equity



West Humboldt Place

3533-45 W. Chicago Ave.

Community Area: Humboldt Park

Status: Under construction

West Humboldt Place is a new affordable housing complex for families in which at least one member of the household has a disability and a history of homelessness. Developed by Children's Place Association LLC, the three-story, \$5.1 million complex includes a mix of 13 studio, two-, and three-bedroom apartments with amenities including a community room, computer center, and off-street parking.

DPD Assistance:

- \$1 million TIF



Lake Street Studios

727 W. Lake St.

Community Area: Near West Side

Status: Under construction

The \$17.2 million development by Lake Street Studios Limited Partnership and Interfaith Housing Development Corp. will feature 61 units of affordable housing for residents earning up to 60 percent of area median income. The nine-story building will feature a rooftop garden, library and fitness center.

DPD Assistance:

- \$4.1 million loan
- \$3.1 million TIF



Darul Amaan Senior Apts.

4814-58 N. Kedzie Ave.

Community Area: Albany Park

Status: Under construction

Darul Amaan, which means “peaceful abode” in the Urdu language, is a \$14 million, 56-unit affordable apartment complex for seniors. Developed by Community Housing Partners XIV LP, the five-story structure includes one- and two-bedroom apartments as well a community room, computer learning center, exercise room and an outdoor terrace.

DPD Assistance:

- \$5.6 million loan
- \$8 million tax credit equity
- Land write-down





Renaissance Kilpatrick

4117 N. Kilpatrick Ave.

Community Area: Portage Park

Status: Under construction

A November groundbreaking ceremony launched construction on the 98-unit, mixed-income Renaissance Kilpatrick senior apartment complex. The \$21.4 million project by RRG Development will include a mix of studio, one- and two-bedroom units as well as a sun room, fitness center, library and community garden. Ninety one of the units will be reserved for tenants earning up to 60 percent of area median income and seven will have market-rate rents.

DPD Assistance:

- \$3.3 million loan
- \$15 million tax credit equity
- \$900,000 Chicago Low-Income Housing Trust Fund

Zoning and Land Use

As an instrumental part of Mayor Emanuel's neighborhood development priorities, DPD's zoning and land use work in 2013 incorporated several new initiatives, including Chicago Neighborhoods Now (CNN), which was announced in March for seven key development areas around the City. Led by DPD's Planning Division, the multi-department initiative produced more than two dozen groundbreaking and ribbon cuttings in its first year while coordinating \$2 billion in public and private dollars for community improvements.

Other planning initiatives that moved forward last year included the Chicago Plan Commission's adoption of "Chicago Sustainable Industries," a business plan for Chicago's manufacturing sector; and "A Recipe for Healthy Places," which promotes access and consumption of healthy food in homes, schools, and workplaces across the city.

The Zoning and Land Use Bureau also worked closely with DPD's Economic Development Bureau to facilitate the recent or planned opening of nearly two dozen grocery stores, reducing the number of low-income Chicagoans living in areas underserved by traditional food outlets by 21 percent. In a related effort, staff coordinated the allocation and preparation of City-owned land toward the establishment of 12 new community gardens, farms, and park expansion projects totaling approximately four acres.

As part of the Mayor's efforts to emphasize public transit and the mitigation of traffic congestion, staff updated the municipal Zoning Code to foster transit-oriented development by allowing for higher densities and lower parking requirements for devel-

DPD helps prepare neighborhoods for the future while preserving key aspects of their past.

opments that are near transit stations.

In administering the Code, bureau staff also performed more than 21,000 zoning reviews and analyzed nearly 60 Planned Development (PD) designations in 2013, including two of the largest projects to be planned in years: the mixed-use redevelopment of the old Chicago Post Office in the West Loop, and the development of Wolf Point at the confluence of the main and north branches of the Chicago River.

While many 2013 planning initiatives focused on the future, the department's historic preservation staff worked to maintain important aspects of Chicago's past by coordinating 11 landmark recommendations by the Commission on Chicago Landmarks and their adoption by City Council. Preservation 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.

Another preservation project involved the nomination and listing of the West Loop-LaSalle Street Historic District on National Register of Historic Places. Approved in June, the listing recognizes the historic significance of the West Loop's historic buildings and qualifies them for historic rehabilitation incentives.



Wrigley Field

1060 W. Addison St.

Community Area: Lakeview

Status: Underway

DPD zoning and historic preservation staff coordinated the summerlong approval process for the planned \$500 million renovation of Wrigley Field and its environs. The plan includes the replacement of exterior details that rekindle the park's appearance in the 1930s, a new western entrance, a new headquarters building and events plaza, new scoreboards, a hotel with up to 182 rooms, and numerous new and improved visitor and player amenities. The five-year project is expected to create more than 2,000 new jobs for the community while ensuring the viability of the century-old ballpark for decades to come.

DPD Assistance:

- Planned Development (PD) approval
- Landmark approval
- \$8.5 million Class L property tax incentive



Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, DPD shepherded 59 Planned Development (PD) designations through the Chicago Plan Commission review process in 2013. The PD review process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.



Northerly Island



Wolf Point



1330 E. 53rd St.



1901 W. Madison St.



2501 N. Elston Ave.



433 W. Van Buren St.



725 W. Randolph St.



200 N. Michigan Ave.



118 W. Chicago Ave.



State and Chestnut streets



1333 S. Wabash Ave.



150 N. Riverside Dr.



A Recipe for Healthy Places

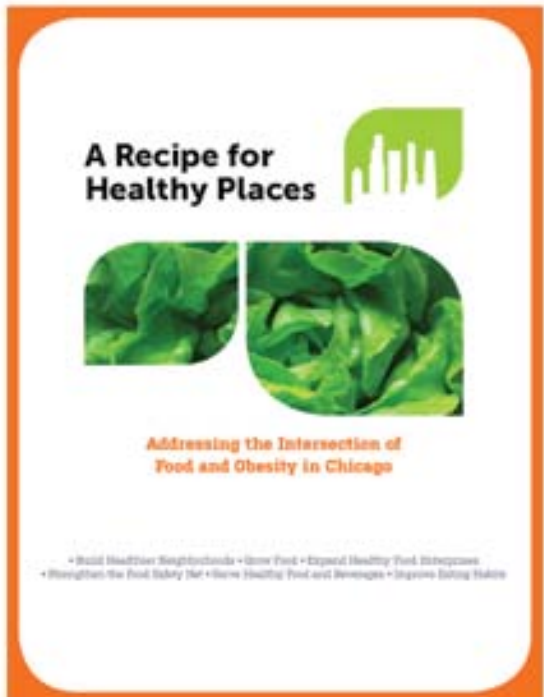
Community Area: Citywide

Status: Adopted

“A Recipe for Healthy Places” presents six community-based planning strategies to support healthy eating. Part of Mayor Emanuel’s public health agenda, the strategies serve as a roadmap to build healthier neighborhoods by focusing physical and programmatic planning in communities with obesity-related health disparities; identifying techniques to help residents cultivate and access locally grown fruits and vegetables; prioritizing the types of businesses that benefit from City of Chicago incentives involving food production and sales; setting high nutrition standards that ensure residents eat well regardless of income; changing the food culture at community events; and providing techniques to help people discover nutritious foods.

DPD Assistance:

- Plan Commission adoption





Chicago Sustainable Industries

Community Area: Citywide

Status: Adopted

“Chicago Sustainable Industries (CSI): A Business Plan for Manufacturing” is the result of a three-year collaboration by industry leaders and local government agencies on a comprehensive strategy to reinforce and expand Chicago’s manufacturing base. CSI identifies immediate strategies and actions that will positively impact small- and medium-sized manufacturers; coordinates government agencies around shared goals; provides a framework for infrastructure investment; offers a balanced assessment of manufacturing’s role in the local economy; and reaffirms the City’s commitment to production-oriented businesses.

DPD Assistance:

- Chicago Plan Commission adoption





Mutual Insurance Building

4750 N. Sheridan Road

Community Area: Uptown

Status: Complete

In March, the eight-story Mutual Insurance Building was designated as an official Chicago Landmark by City Council. The Classical Revival-style building served as headquarters for the James S. Kemper & Co. insurance agency and several affiliated insurance firms into the 1960s. The building's first four floors, designed by architects Fugard and Knapp, were constructed in 1921. A four-story addition designed by B. Leo Steif and Co. doubled the height of the building in 1927.

DPD Assistance:

- Landmarks Commission recommendation





Chicago Athletic Club

12 S. Michigan Ave./71 E. Madison St.

Community Area: Loop

Status: Rehabilitation underway

The \$85 million conversion of the former Chicago Athletic Association building into a boutique hotel is being supported by a Class L property tax incentive approved by City Council in May. CAA Hotel Owner LLC, which purchased the Venetian Gothic-style building in 2012, is using the incentive to rehabilitate the property into a 240-room hotel.

DPD Assistance:

- \$5.7 million Class L property tax incentive
- Landmark review





Portage Theater

4042-60 N. Milwaukee Ave.

Community Area: Portage Park
Status: Complete

The Portage Theater's official designation as a Chicago Landmark in May will protect the building's facade, lobbies and the auditorium for significant alterations or demolition. The mixed-use facility, designed by Linley R. Rowe in association with the architectural firm of Fridstein & Co., consists of a theater with street-level storefronts and apartments on the second and third floors, typifying the mixed-use nature of 1920s-era movie theater buildings in local neighborhoods.

DPD Assistance:

- Landmarks Commission recommendation





Ukrainian Village Extension II

913-25 N. Hoyne Ave.

Community Area: West Town

Status: Complete

The Ukrainian Village Landmark District was extended in March to include the former St. John's Evangelical Lutheran Church and school building. Dating to 1906 and recently discontinued as a place of religious worship, the buildings were designed by the Chicago architectural firm of Worthmann & Steinbach.

DPD Assistance:

- Landmarks Commission recommendation





Troy Street Garden

2727 S. Troy St.

Community Area: South Lawndale

Status: Complete

The Troy Street Garden was developed over the summer on .4 acres of vacant, City-owned that was later sold to the NeighborSpace land trust. Managed by the Little Village Environmental Justice Organization, the garden includes planter beds, a walking path, hoop house, shed, compost bins, recycling containers and rain barrels.

DPD Assistance:

- \$1 land sale



Merchant Park

4200 block of West Addison Street

Community Area: Irving Park
Status: Complete

Merchant Park was improved with growing beds and planted over the summer by Merchant Park Community Gardeners. The formerly City-owned, 15,000-acre site was made available for community use by its sale to the NeighborSpace land trust. Future improvements will include ornamental plants, benches and open spaces for social activities.

DPD Assistance:

- \$1 land sale



Ping Tom Field House

1700 S. Wentworth Ave.

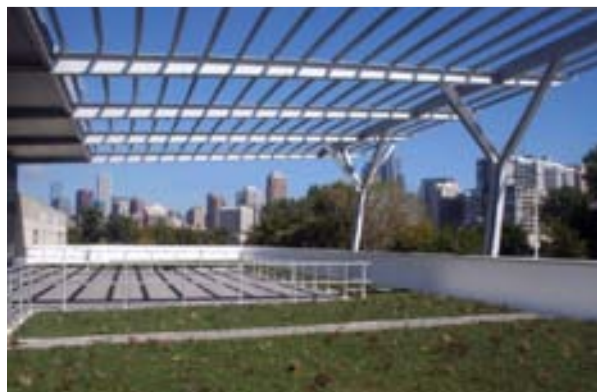
Community Area: Near South Side

Status: Complete

In October, Chinatown celebrated the opening of the Chicago Park District's new 30,000-square-foot field house within Ping Tom Park. Designed by Wight & Co., the \$10 million building features a six-lane pool with a spectator area, gymnasium, club rooms, fitness center and locker rooms. Amenities include a geothermal heating and cooling system, rainwater harvesting system, high-efficiency boilers, low flow plumbing fixtures and a 3,200-square-foot combination deck terrace and green roof.

DPD Assistance:

- \$10 million TIF





Chinatown Branch Library

Archer and Wentworth avenues

Community Area: Armour Square

Status: Approved

Chinatown's planned 18,000-square-foot Chicago Public Library branch will serve as a gateway between the old and new commercial sections of the neighborhood while accommodating the planned realignment of Wentworth Avenue. Amenities in the \$16 million, two-story building will include enhanced collections, technology upgrades, areas for children and teens, a community room, and on-site parking. The current Chinatown branch has been located in leased space at 2353 S. Wentworth Ave. since 1990.

DPD Assistance:

- \$15.6 million TIF



Department Aggregates

Affordable Housing Assistance

- 5,700 affordable rental units
- \$360 million in financial support

Chicago Community Land Trust

- 57 homebuyer trainees
- 6 first-time homebuyers
- 0 homes lost to foreclosure

Chicago Low Income Housing Trust Fund

- \$14.3 million in financial subsidies
- 5,400 residents
- 2,691 households
- 607 participating buildings

Construction/Compliance

- 26 construction projects
- 28% MBE participation
- 7% WBE participation

Customer Service & Outreach

- 13,846 customer service requests
- 854 FOIA requests
- 52 community meetings

Delegate Agencies

- 47 housing service providers
- 47 special service areas
- 16 senior assistance providers
- 15 local industrial retention initiative
- 13 homeowner counseling providers

Emergency Housing Assistance

- 626 furnace, roof, and porch repairs
- \$6.8 million project costs

Finance

- \$41.83 million program revenues/ Income
- 3,021 vendor transactions
- 166 appraisals
- 142 fiscal monitoring visits
- 90 lien completions
- 4 land surveys

Geographic Information Systems (GIS)

- 3,290 custom maps

Historic Preservation

- 2,217 permit applications
- 19 permit fee waivers
- 11 landmark designations

Neighborhood Stabilization Program

- 854 units acquired in 190 properties
- 786 units rehabbed in 153 properties
- 124 units sold in 88 properties

Open Space

- \$1.1 million Open Space Impact Fees
- 4 community gardens
- 3 park expansions
- 3 school gardens
- 2 new parks
- 2 trail projects

Personnel

- 213 employees
- 18 divisions
- 3 bureaus

Planned Development Designations

- 115 Part II permit reviews
- 59 PD applications

Property Tax

- \$21 million in owner tax savings
- 8 Class 6(b) tax incentives
- 2 Class C tax incentives
- 1 Class L tax incentive

Real Estate

- 71 land sales

Small Accessible Repairs for Seniors

- \$1.8 million in financial support
- 519 improved properties

TIF Neighborhood Improvement Program

- \$2 million in improvements
- 201 units served

Small Business Improvement Fund

- \$18.2 million total project costs
- \$10 million grants
- 181 projects

Tax Increment Financing

- \$389.5 million private funds
- \$110 million in TIF funds
- 2,780 permanent jobs
- 15 redevelopment agreements
- 1 district termination
- 1 district repeal
- 1 district amendment

TIFWorks

- 1,600 employees trained
- 30 new hires
- 63 participating businesses

Troubled Buildings Initiative

- 4,218 total units
- 1,109 units added
- 918 units preserved

Zoning

- 21,300+ zoning reviews
- 284 special uses
- 200 variations
- 154 Part IIs
- 59 Planned Developments

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