



2015 Project Highlights

Department of

Planning and Development

CONTENTS

INTRODUCTION	3
ECONOMIC DEVELOPMENT	4
University of Chicago Charter School	5
East Garfield Pavilion	6
The Fields	7
UCAN	8
1136 S. Wabash Ave.	9
Chicago's Childrens Theater	10
Jefferson Park Residences	11
West Ridge Toyota/Scion	12
FedEx Ground Distribution Center	13
Berman Mid City Nissan	14
Marmon Co. Showroom	15
Wichita Packing Co.	16
EPC North Star 4501 LLC	16
4GP LLC	17
REWL Venture LLC	17
Grand Avenue CTA Blue Line Station	18
Jefferson Park CTA Blue Line Station	18
Chicago Center for Arts and Technology	19
HOUSING	20
Jeffrey Towers Apartments	21
Park Place Family Apartments	22
65th Infantry Veterans Housing	23
Montclare Senior Residences SLF of Lawndale	24
City Gardens	25
St. Edmunds Oasis	26
Harvest Homes	27
Nelson Mandela Apartments	28
Clybourn Division Apartments	29
Fannie Emanuel Apartments	30
Midway Pointe Senior Residences	31
TaxSmart Mortgage Credit Program	32
J. Michael Fitzgerald Apartments	33
ZONING & LAND USE	34
Chicago Neighborhoods Now	35
Pullman National Monument	36
Large Lots	37
Sears, Roebuck & Co. District	38
Fulton-Randolph Market District	39
Marina City District	40
West Ridge Nature Preserve	41
Alcott Elementary School	42
Reed Dunning Park	43
Hadiya Pendelton Park	43
University Memorandums of Understanding	44
Planned Developments	46
DEPARTMENT AGGREGATES	48

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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 completed between January and December of 2015.

The projects are just a portion of DPD’s accomplishments during the last year, but they collectively represent the wide variety of community improvement initiatives that moved forward through Mayor Rahm Emanuel’s commitment to equitable development across Chicago.

The booklet is arranged in sections that correspond to DPD’s bureaus of Economic Development, Housing, and Zoning and Land Use. The bureaus cooperatively worked 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 review, and a variety of other tools that improve neighborhoods, create jobs for local residents, and make Chicago one of the most livable cities in the country.

Sincerely,

A handwritten signature in black ink, appearing to be 'DR', with a long horizontal stroke extending to the right.

David L. Reifman, Commissioner
Department of Planning and Development

Economic Development

In 2015, DPD's business assistance efforts helped Chicago companies and other organizations retain and create more than 8,300 temporary and permanent jobs, primarily in small and medium-sized enterprises that form the backbone of the city's economy.

Much of DPD's support involved the strategic use of property tax incentives that reduce the standard Cook County rates on qualifying properties for 12 years. Notable projects included the mixed-use redevelopment of the former Marshall Field's warehouse campus in Avondale, upgrades to Primrose Candy's distribution facility in Hermosa, and the development of a new FedEx distribution center on the Lower West Side.

Tax Increment Financing (TIF) continued to serve local neighborhoods in 2015 with a variety of infrastructure and institutional improvements. Key TIF projects included the rehabilitation of the Grand Avenue and Jefferson Park rapid transit stations on the CTA's Blue Line, and a variety of improvements at Amundsen High School in Lincoln Square, Walter Payton High School on the Near North Side, and Lindblom Math and Science Academy in West Englewood.

The department worked to make TIF more accessible in 2015 by expanding the Small Business Improvement Fund (SBIF) to 92 TIF districts. SBIF assisted more than 150 businesses

DPD business incentives in 2015 helped create and retain more than 8,300 jobs citywide.

in improving their facilities through more than \$7 million in small grants that averaged about \$50,000 each. The improvements will help create more than 2,000 full- and part-time jobs.

DPD's primary workforce development tool, TIFWorks, continued to resonate in local TIF districts, by financing training projects for more than 50 businesses, helping to boost their efficiencies, reduce costs and increase output.

Among the New Markets Tax Credits projects that moved forward in 2015 was the Uhlich Children's Advantage Network's (UCAN) new therapeutic home for teens in North Lawndale. The project raised the City's total New Markets Tax Credit allocations to more than \$270 million.

Additionally, department staff coordinated the state's redesignation and City Council approval of the city's six Enterprise Zones for another 15 years, which will provide a variety of tax benefits to local companies and organizations located within their boundaries.



University of Chicago Charter School

1101 E. 63rd St.

Community Area: Woodlawn
Status: Under construction

The \$27.5 million plan to build a new charter elementary school for the University of Chicago was made possible in part by the sale of 19 City-owned parcels in the area bounded by 63rd Street, University Avenue, 64th Street and Greenwood Avenue. Approved by the Community Development Commission in late 2015, the three-story project will serve about 750 students in grades six to 12, and include classrooms, technology labs, offices, a gym and a cafeteria. Other on-site amenities include an outdoor athletic field and track that will be open to Woodlawn neighbors. The land was valued at \$755,000.

DPD Assistance:

- \$1 land sale
- Planned Development (PD) designation





East Garfield Pavilion

265 E. Garfield Blvd.

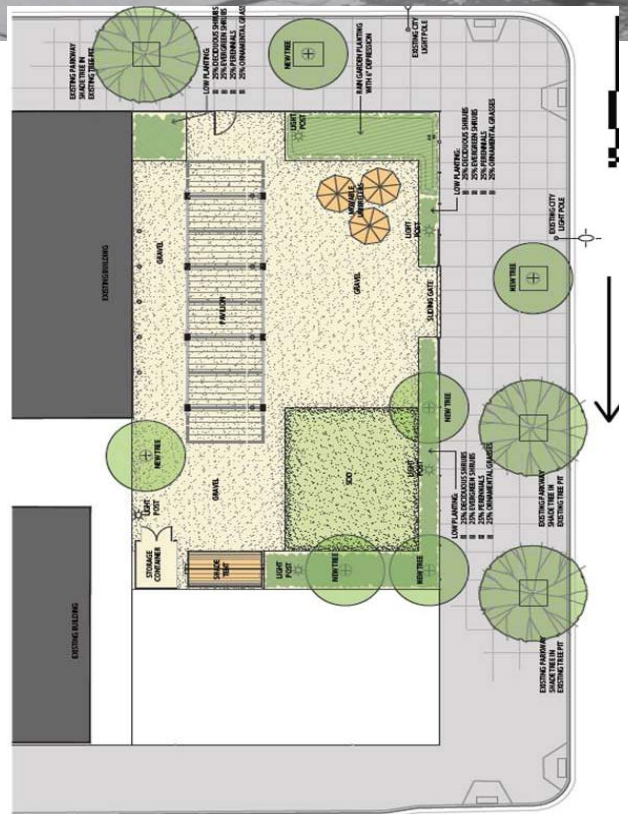
Community Area: Washington Park

Status: Under construction

A new outdoor pavilion being developed on former City land to the southwest corner of Garfield Boulevard and Prairie Avenue will provide a community-based venue for local and visiting performers. Approved by City Council in June, the \$400,000 project affiliated with Chicago-based artist Theaster Gates Jr. includes landscaping, moveable umbrellas and a shade tent for community arts and cultural programs led by local and out-of-town artists. The operation of the venue includes one full-time and approximately 30 part-time positions.

DPD Assistance:

- \$36,000 land sale





The Fields

4000 W. Diversey Ave.

Community Area: Avondale

Status: Under construction

A five-year, Class 8 tax incentive certification that provides expedited approvals on tax incentive applications was coordinated by DPD in January to support the mixed-use redevelopment of the former Marshall Field's warehouse campus. The 22.5-acre property is undergoing a \$60 million rehabilitation for new industrial and commercial uses by 4K Diversey Partners LLC. Class 6(b) property tax incentives are supporting the rehabilitation of a 103,000-square-foot building on site for Newly Weds foods and a 65,000-square-foot building for Studio 41 home design showroom.

DPD Assistance:

- Class 8 tax incentive certification
- Planned Development (PD) designation



UCAN

3605 W. Fillmore St.

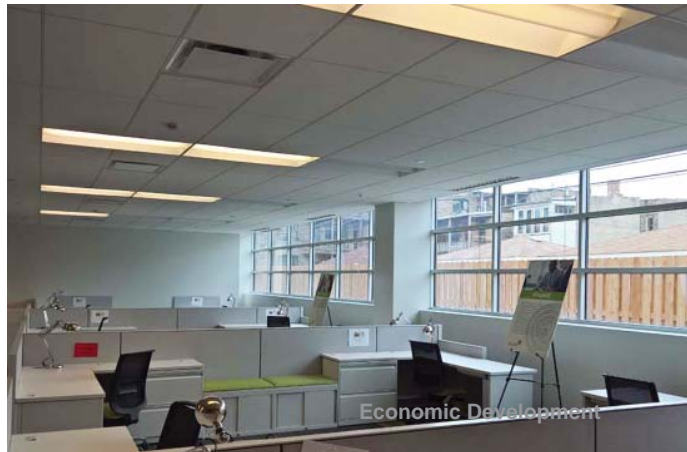
Community Area: North Lawndale

Status: Complete

Opened in August, UCAN's \$34.4 million services campus provides clinical and counseling services, case management, and a variety of development programs for at-risk youths, many of whom are in the state's foster care system. The seven-acre site complex includes a 54,500-square-foot therapeutic home for up to 70 individuals that have experienced abuse and neglect. The second phase of the project includes a 31,000-square-foot administrative home for the organization, and athletic facilities.

DPD Assistance:

- \$13 million New Markets Tax Credits
- \$2.5 million TIF



1136 S. Wabash Ave.

1136-40 S. Wabash Ave.

Community Area: Loop
Status: Under construction

In April, City Council approved the sale of a .43-acre City-owned parking lot for redevelopment as a 24-story apartment tower. The \$64 million project includes 280 rental apartments, 10,000-square-foot of ground floor retail space, and a second level parking garage for 84 cars. Ten of the units in the building will be made available at affordable rates. Also, as a requirement of the sale, the developer, Keith Giles, is paying \$670,000 into the City's Affordable Housing Opportunity Fund, which will assist with the construction and rehabilitation of affordable housing throughout the City.

DPD Assistance:

- \$4.4 million land sale
- Planned Development (PD) designation



Chicago's Childrens Theater

100 S. Racine Ave.

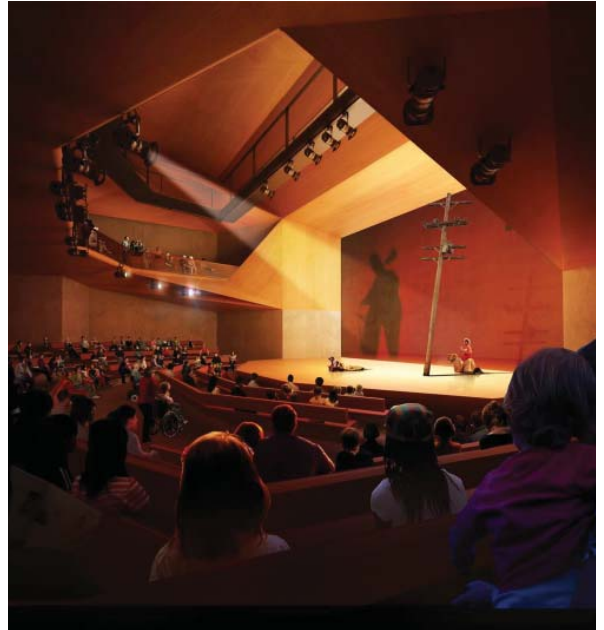
Community Area: Near West Side

Status: Under construction

The former 12th district police station is being converted into the permanent entertainment and training facility for Chicago Children's Theater group through a sale coordinated by DPD and approved by City Council in May. The \$15 million project includes a 299-seat main stage theater, a 149-seat studio performance space, classrooms and administrative offices. The 16,920-square-foot building was constructed in 1948 and vacated by the Chicago Police Department in 2012.

DPD Assistance:

- \$2.3 million land sale



Jefferson Park Residences

5201 W. Lawrence Ave.

Community Area: Jefferson Park

Status: Under construction

A \$15.9 million apartment and retail complex approved by City Council in November includes 39 apartments, 9,900 square feet of retail space, and more than 60 indoor and outdoor parking spaces. The project includes nearly a half-acre of City land that is being combined with three other parcels owned by Jefferson Park Residences LLC for the construction of the four-story building. Four of the apartments will be leased at affordable rates.

DPD Assistance:

- \$529,999 land write-down
- Planned Development (PD) designation





West Ridge Toyota/Scion

6040-50 N. Western Ave.

Community Area: West Ridge

Status: Under construction

Made possible by a 12-year Class 6(b) property tax incentive, the \$25.7 million Toyota/Scion dealership being developed by 5657 Broadway LLC includes a 49,000-square-foot building with a showroom, service department and offices and a 22,000-square-foot parking structure for 22 vehicles. The company is moving its operations from Edgewater, relocating 120 existing positions and adding 65 new jobs at the new location.

DPD Assistance:

- \$1.5 million property tax incentive
- Planned Development (PD) designation



FedEx Ground Distribution Center

3000 S. Damen Ave.

Community Area: Lower West Side

Status: Under construction

FedEx's \$40.1 million sorting and distribution facility being developed by Scannell Properties LLC features 212,000-square feet of space for its ground operations. Located on a 41-acre site, the complex will include a one-story building with 120 loading docks, a 6.9-acre truck yard and a 450-space parking lot. The project will enhance the package delivery company's regional service capacity while generating 79 new jobs. More than 140 positions will be relocated from other FedEx facilities.

DPD Assistance:

- \$5.5 million property tax incentive
- Planned Development (PD) designation



Berman Mid City Nissan

3444-56 N. Kedzie Ave.

Community Area: Avondale

Status: Under construction

Berman Mid City Nissan is rehabilitating two vacant, industrial buildings and relocating from its Irving Park location through a 12-year property tax incentive approved by City Council in October. The \$19 million project includes a 28,000-square-foot showroom and 103,000-square-foot vehicle storage and service center. The project will retain 70 positions and add up to 80 new jobs at the new site over the next decade.

DPD Assistance:

- \$5.5 million property tax incentive
- Planned Development (PD) designation



Marmon Car Co. Showroom

2230 S. Michigan Ave.

Community Area: Near South Side

Status: Underway

The \$14.8 million renovation of the former Marmon Car Co. showroom in the Motor Row Historic District is being supported by a 12-year, Class L tax incentive. The savings will support a comprehensive rehabilitation by Motor Row Properties LLC, which intends to store classic cars in the Spanish-style revival structure. The building was designed by architect Alfred S. Alschuler and originally opened in 1922 to display and service Marmon automobiles. The adjacent stretch of Michigan Avenue was designated a landmark district by City Council in 2000.

DPD Assistance:

- \$4.4 million property tax incentive
- Landmark recommendation





Wichita Packing Co.

340 N. Claremont Ave.

Community Area: Near West Side

Status: Rehabilitation underway

A 12-year, Class 6(b) tax incentive is supporting the purchase and rehabilitation of a 50,000-square-foot building on the Near West Side for Wichita Packing Co.'s pork ribs processing and distribution business. The \$4.1 million project includes new plumbing, sewer improvements, new flooring and exterior brick work. Upon completion, the 35-person company will relocate to the building from the Near West Side and expand its operations by 35 people.

DPD Assistance:

- \$478,000 property tax incentive

EPC North Star 4501 LLC

4501 W. 42nd Place

Community Area: Archer Heights

Status: Complete

A Class 6(b) tax incentive will support the \$4.9 million acquisition and rehabilitation of a 96,000-square-foot food plant in the Stevenson Industrial Corridor by EPC North Star 4501 LLC. The 12-year incentive will enable systems upgrades and the facility's operation as a USDA-approved meat and seafood processing plant by Economy Packing and Sam's Meats, which are relocating from the Near West Side. The companies will retain 100 jobs and add 20 new positions at the new location.

DPD Assistance:

- \$1.2 million property tax incentive





4GP LLC

1800-56 N. Kostner St.

Community Area: Hermosa

Status: Complete

A 12-year, Class 6(b) tax incentive for 4GP LLC is supporting the \$5.2 million rehabilitation of a 151,000-square-foot building in Hermosa for Primrose Candy Co.'s warehousing and distribution operations. The project, which includes updates to all major building systems, will enable Primrose to expand its production space at its nearby corporate headquarters. Primrose will maintain 250 jobs at its existing facility and add up to 50 jobs at the new location. Founded in 1928, the family-owned business manufactures hard and chewy candies and popcorn confections.

DPD Assistance:

- \$1.4 million property tax incentive

REWL Venture LLC

315 N. Loomis Ave.

Community Area: Near West Side

Status: Complete

A 12-year, Class 6(b) tax incentive is enabling the purchase and rehabilitation of a 21,000-square-foot industrial building in the Kinzie Industrial Corridor by REWL Venture LLC. The \$1.9 million project, initiated in 2013, resulted in the re-occupancy of the three-story structure by Marilyn Miglin LP and its related beauty care production and distribution companies that employ 48 people. Founded in 1963, Marilyn Miglin products are sold online and through a variety of retail outlets.

DPD Assistance:

- \$261,000 property tax incentive



CTA Blue Line Jefferson Park Station

4917 N. Milwaukee Ave.

The Chicago Transit Authority's \$25 million rehabilitation of the Jefferson Park station on the Blue Line includes new passenger canopies, lighting, escalators and stairs.

Community Area: Jefferson Park

Status: Rehabilitation underway

DPD Assistance:

- \$5 million TIF



CTA Grand Avenue Station

502 N. Milwaukee Ave.

DPD Assistance:

- \$4 million TIF

Community Area: West Town

Status: Rehabilitation underway

The Chicago Transit Authority's \$13 million Grand Avenue renovation project on the Blue Line includes new entrances, platform improvements, new stairs and escalators, improved lighting, signage and furniture.



Chicago Center for Arts and Technology

1701 W. 13th St.

Community Area: Near West Side

Status: Under construction

A 25,000-square-foot building in the Illinois Medical District is being rehabilitated by the Chicago Center for Arts and Technology (ChiCAT) to provide job training for adults and high school-aged youth. Based on a nationally renowned arts education and adult job training model, the \$12.3 million project is expected to annually provide approximately 80 teens with after-school programs in digital media, design arts, and computer programming and 90 adults with job training in the healthcare and manufacturing industries.

DPD Assistance:

- \$5 million New Market Tax Credits



Housing

Guided by Mayor Emanuel's "Five-Year Housing Plan," DPD committed more than \$344 million to support approximately 7,300 units of housing in 2015. The plan, which runs through 2018, is on track to spend \$1.3 billion to help create, improve and preserve more than 41,000 residential units citywide.

One of the most significant housing initiatives to move forward in 2015 involved a new Affordable Requirements Ordinance (ARO) that applies to new projects with 10 or more residential units that involve a zoning change, City land, or City financial assistance. Enacted in October, the enhanced ARO requires developers to provide at least 10 percent of required affordable units on-site, which eliminated the previous option of providing an in-lieu payment. The in-lieu payment system was also revised to reflect appropriate fees depending on neighborhood market values. Over the next five years, DPD anticipates the amended ordinance will foster development of more than 1,200 affordable units and generate \$90 million for the Affordable Housing Opportunity Fund, which finances new low-rent developments as well as rental subsidies.

A new affordable housing tool established in 2015 was the Single Room Occupancy (SRO) preservation initiative, which will seek to preserve 700 SRO units over the next five years. The new ordinance provides affordable housing developers

Approximately 7,300 homes were supported by DPD programs and incentives in 2015.

substantial opportunities to purchase privately owned SRO buildings that are up for sale, which will help preserve housing options for people who would otherwise face homelessness.

The Chicago Low Income Housing Trust Fund continued to provide rental subsidies to the lowest-income Chicagoans in 2015. The fund paid more than \$15 million in subsidies on behalf of 2,800 recipients, including veterans, female-headed households, and people living with HIV/AIDS, many of whom would be homeless without the support. Pending improvements to AHOF funding are expected to increase the amount in 2016.

Major multi-family projects that moved forward in 2015 include the rehabilitation of the 135-unit Jeffery Towers complex in South Shore, the construction of Park Place Apartments in West Elsdon, and the 58-unit St. Edmunds Oasis in Washington Park. Affordable senior projects included Monte Clare Senior Residences in North Lawndale, and the 181-unit rehabilitation of Fannie Emanuel Apartments in West Garfield Park.



Jeffrey Towers Apartments

7020 S. Jeffrey Blvd.

Community Area: South Shore
Status: Rehabilitation underway

The \$17.2 million, City-assisted rehabilitation of the 135-unit Jeffrey Towers Apartments by Interfaith Housing Development Corp. includes new mechanical and heating systems, new elevators, and new bathroom and kitchen fixtures, among other improvements. Apartments in the seven-story, 1910-era building are available to households earning up to 60 percent of area median income, with six of the units reserved for tenants earning less than 30 percent of area median income.

DPD Assistance:

- \$11.5 million bonds
- \$6.1 million tax credit equity
- \$500,000 Chicago Low Income Housing Trust Fund loan



Park Place Family Apartments

5001 S. Lawndale Ave.

Community Area: West Elsdon

Status: Under construction

Approved by City Council in March, the 78-unit Park Place Family Apartments consists of 14, three-story buildings containing one- to three-bedroom apartments for residents earning up to 60 percent of area median income. The project is the first phase of a planned development by PP Family LLC that will include affordable senior apartments, for-sale townhomes, a community center, and a park on the 14.2-acre site.

DPD assistance:

- \$6.6 million loan
- \$18 million tax credit equity
- Planned Development (PD) designation





65th Infantry Veteran's Housing

1045 N. Sacramento Blvd.

Community Area: West Town

Status: Under construction

Named after a Puerto Rican regiment of the U.S. Army that was awarded a Congressional Gold Medal last year for more than a century of heroism and service, 65th Infantry Regiment Veteran's Housing is a \$14.9 million, 49-unit affordable housing complex for veterans and their families. Planned by Hispanic Housing Development Corp., the four-story building includes a fitness room, community space, computer center, library and offices. A combination of social services to address veterans' needs will be provided by the neighboring Norwegian American Hospital.

DPD Assistance:

- \$1.5 million loan
- Planned Development (PD) designation





Montclare Senior Residences SLF of Lawndale

4339-47 W. 18th Place

Community Area: North Lawndale

Status: Under construction

The \$27.6 million supportive living facility by Montclare Senior Residences SLF of Lawndale LLC is creating 120 units for seniors earning up to 60 percent of area median income. The five-story, L-shaped building includes a mix of studios, one-bedroom units as well as activity rooms, a wellness center, laundry room, beauty shop, outdoor patio, landscaped courtyard with walking paths, and on-site parking. Residents will also receive help with personal care and activities of daily living.

DPD Assistance:

- \$3 million loan
- \$2 million TIF
- \$10.2 million tax credit equity
- \$219,000 land write-down
- Planned Development (PD) designation





City Gardens

320 S. Maplewood Ave.

Community Area: Near West Side

Status: Under construction

City Gardens represents the third phase in the redevelopment of the former Rockwell Gardens public housing project. Being developed by Maple Jack LLC and approved for TIF assistance in July, the \$28.7 million mixed-income project features 76 apartments in seven, three-story walk-up buildings. The campus-style complex includes a 3,100-square-foot community building in the center of the development surrounded by a community garden, children's play area, open green space, recycling center and on-site parking.

DPD Assistance:

- \$3.2 million TIF
- \$17.2 million tax credit equity
- Planned Development (PD) designation

St. Edmunds Oasis

61st Street and Prairie Avenue

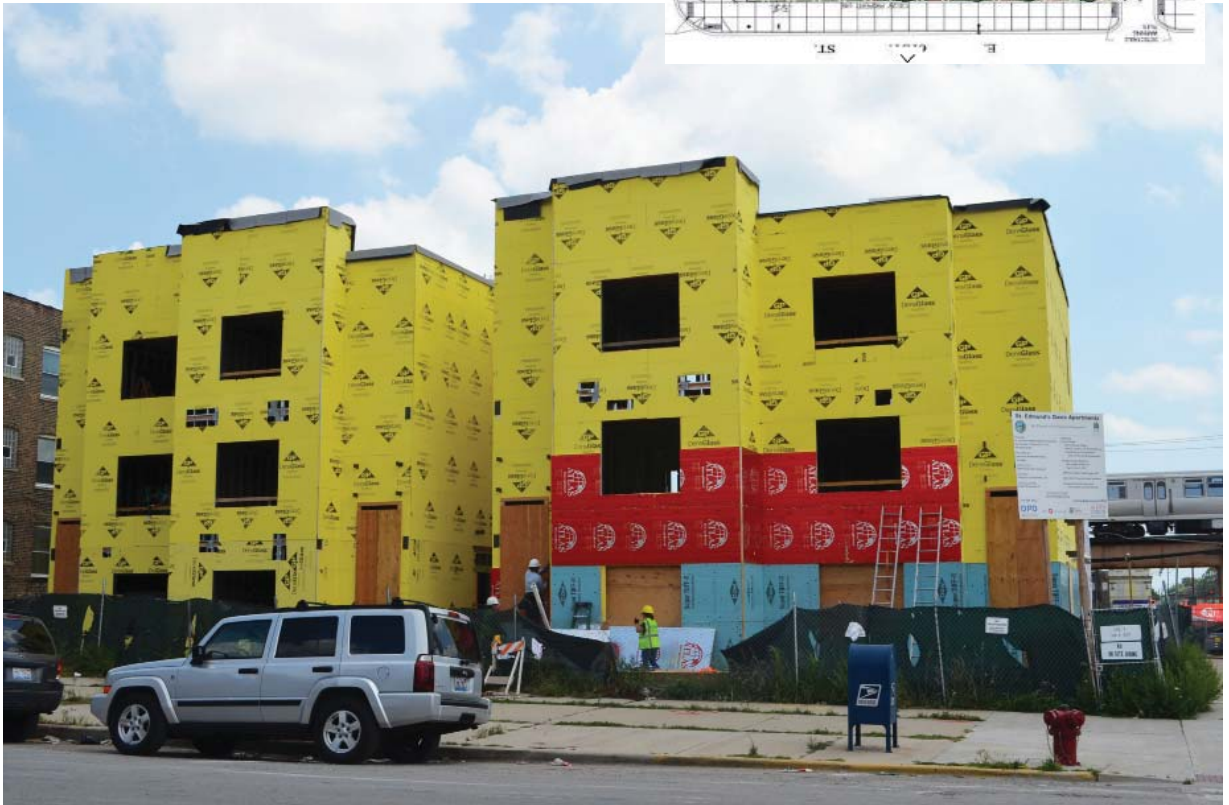
Community Area: Washington Park

Status: Under construction

Approved by City Council in July, St. Edmunds Oasis is a 58-unit affordable housing complex in four townhome-style buildings with a mix of one- to four-bedroom apartments. Developed by St. Edmunds Oasis LLC, the \$20.4 million project offers 19 units for Chicago Housing Authority residents and 39 units at affordable rents. The units have access to a community garden, play lot, and onsite parking.

DPD Assistance:

- \$5.1 million loan
- \$12 million bonds
- \$7 million tax credit equity
- \$629,000 land write-down





Harvest Homes

3512-46 W. Fifth Ave.

Community Area: East Garfield Park

Status: Under construction

Approved by City Council in April, the project consists of 36 rental units in four, three-story buildings with a mix of two- to four-bedroom apartments for residents earning up to 60 percent of area median income. Developed by Harvest Homes Apartments, LP, the \$12.6 million project is the first new housing development to be built in East Garfield Park in the last 15 years. The project includes a circular landscaped sitting area behind the buildings and off-street parking.

DPD Assistance:

- \$10.7 million tax credit equity
- \$1 million TIF
- Planned Development (PD) designation

Nelson Mandela Apartments

Scattered sites near Central Park, Chicago and Kedzie avenues and Franklin Boulevard

Community Area: West Humboldt Park

Status: Under construction

The \$27 million, eight-building project, known as Nelson Mandela Apartments contains 72 units of affordable housing in a series of three- and six-unit structures. Developed by Bickerdike Redevelopment Corp., the project includes a mix of one- to three-bedroom apartments for households earning up to 60 percent of area median income. The buildings are named after the late South African president and Nobel Peace Prize winner Nelson Mandela.

DPD Assistance:

- \$6.5 million TIF
- \$17.8 million tax credit equity
- \$154,999 land write-down





Clybourn Division Apartments

1200-26 N. Clybourn Ave.

Community Area: Near North Side

Status: Under construction

Approved by City Council in October, the \$39 million Clybourn Division Apartments is an 84-unit, mixed-income apartment building with 26 units for Chicago Housing Authority (CHA) residents, 26 units at affordable levels, and 32 units at market rates. The V-shaped, seven-story structure by Clydiv LLC also includes a day-care center, restaurant, 55 indoor parking spaces, and 2,000 square feet of commercial space on a .96-acre parcel.

DPD Assistance:

- \$8.1 million TIF
- \$14.8 million tax credit equity
- \$5.1 million land write-down
- Planned Development (PD) designation



Fannie Emanuel Apartments

3916 W. Washington Blvd.

Community Area: West Garfield Park

Status: Rehabilitation underway

The \$60.8 million gut rehab of Fannie Emanuel Apartments by the CHA creates 181 one-bedroom units for seniors and includes a new facade, mechanical systems, lobby, laundry, fitness center, and landscape improvements. All of the one-bedroom units are leased to seniors earning up to 60 percent of area median income. Tenants pay 30 percent of their income towards rent and HUD provides rental assistance for the remaining monthly balances. The building honors Dr. Fannie Emanuel, an African-American medical doctor and civic leader who founded the Emanuel Settlement House in Chicago in 1908.

DPD Assistance:

- \$35 million bond allocation
- \$25 million tax credits





Midway Pointe Senior Residences

47th Street and Lavergne Avenue

Community Area: Garfield Ridge

Status: Under construction

Midway Pointe Senior Residences is 95-unit rental building for independent seniors. Eighty-five of the units are for residents with incomes up to 60 percent of area median income and 10 units are rented at market-rates. Approved by City Council in October, the \$20.3 million, six-story complex by Midway Point LLC includes meeting spaces, a kitchen, library, TV room, landscaped courtyard and adjacent parking. The complex offers a range of social activities and recreational programs for residents.

DPD Assistance:

- \$4.6 million loan
- \$9.8 million in tax credit equity

TaxSmart Mortgage Credit Program

Citywide

Community Area: Citywide

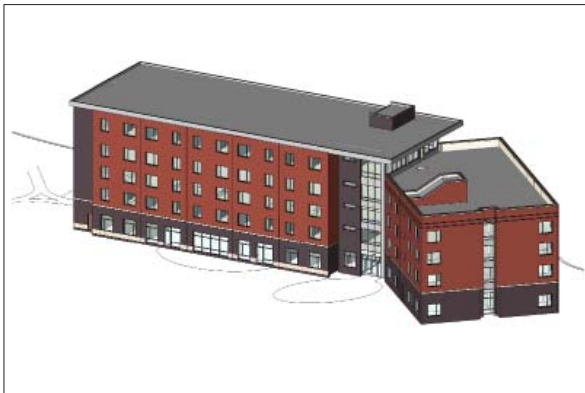
Status: Under construction

DPD housing staff coordinated \$75 million in new financing incentives to help income-qualified Chicago residents buy or improve their homes over the next three years. Approved in September, the incentives are being made available through the department's TaxSmart Mortgage Credit Certificate Program, which works with local lenders to provide an income tax credit for a portion of the interest on a borrower's mortgage or home improvement loan. Approximately 240 residents of one- to four-unit properties are anticipated to participate.

DPD Assistance:

- \$2,500 mortgage credits per household





J. Michael Fitzgerald Apartments

5801 N. Pulaski Road

Community Area: North Park

Status: Under construction

Approved in September by City Council, J. Michael Fitzgerald Apartments is a new 63-unit affordable apartment building for seniors. Located on 1.65 acres of City-owned land within the North Park Village Nature Center, the five-story, \$17.7 million project by Elderly Housing Development and Operations Corp. includes one-bedroom apartments for tenants earning 60 percent of area median income. Named for a former member of the International Brotherhood of Electrical Workers, the project features a lounge, library, community rooms, and a health and wellness center.

DPD Assistance:

- \$1.1 million in tax credit equity
- 75-year lease of land for \$1 per year

Zoning & Land Use

DPD's zoning and land use staff continued to refine its commitment to citywide and community planning endeavors in 2015. Among the major initiatives was City Council's adoption of a refined Transit Oriented Development (TOD) ordinance that is intended to promote density and pedestrian-oriented activity around public transit infrastructure. The amended ordinance enables developers to reduce parking, increase floor area and add height at development sites within a half-mile of the city's 200 CTA and Metra stations. The change provides a 10-fold increase in the amount of City land that is eligible for TOD provisions compared to the previous ordinance. Over the next 20 years, new TOD real estate investments are projected to generate \$450 million in economic activity, \$195 million in tax revenue, and up to 70,000 new housing units.

In addition to creating opportunities for increased density near public transit facilities, the Bureau helped preserve the character of several historic neighborhoods through new landmark district designations. The designations included the Fulton Randolph Market District on the Near West Side, the Marina City district in River North, and the former Sears, Roebuck and Co. headquarters in North Lawndale.

In February, President Barack Obama visited Chicago to designate the Pullman National Monument on the Far South Side, which DPD staff

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

assisted through community outreach and technical expertise. The National Park Service expects the designation to attract up to 300,000 annual visitors to the Far South Side neighborhood and it's highly regarded affiliations with community planning, manufacturing and workers' rights.

Meanwhile, the Zoning & Land Use Bureau's administration of the city's zoning code in 2015 entailed more than 20,000 applications for zoning compliance, hundreds more for proposed zoning changes, 60 Planned Development (PD) proposals and 16 Lakefront Protection District applications.

Notable 2015 PDs include new mixed-use developments for vacant land at Hubbard and Wells streets on the Near North Side; a major redevelopment of a mixed-use property at Lincoln and Altgeld avenues in Lincoln Park; a new hotel at Randolph and Peoria streets on the Near West Side; a new department store at Belmont and Ashland avenues in Lakeview; an office tower at Randolph and Franklin streets; and a mixed-use project at Milwaukee Avenue and Leavitt Street in West Town.



Chicago Neighborhoods Now

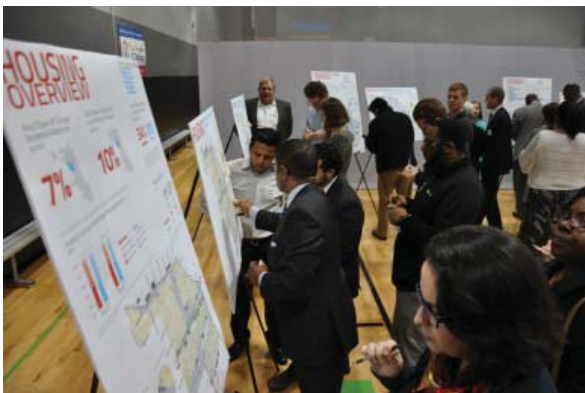
Citywide

Community Area: Citywide
Status: Underway

DPD's Chicago Neighborhoods Now planning initiative launched the first of 16 community meetings in October, a process that convened more than 400 community leaders who provided a variety of place-based recommendations for local improvements. The initiative will continue to solicit community input to help refine local priorities for economic development, open space, housing, and other neighborhood projects.

DPD Assistance:

- Neighborhood planning
- Community outreach



Pullman National Monument

11111 S. Forestville Ave.

Community Area: Pullman

Status: Dedicated

In February, President Barack Obama signed an executive order establishing the Pullman National Monument on Chicago's Far South Side. The designation celebrates the historic neighborhood's seminal affiliation with modern manufacturing, community planning, and worker's rights. Already a designated City of Chicago Landmark District, the national affiliation is expected to eventually foster \$40 million in annual spending by an estimated 300,000 yearly visitors.

DPD Assistance:

- Community outreach
- Technical expertise





300 block of North Sacramento Avenue



3400 block of West Jackson Boulevard



600 block of West 54th Street



7200 block of South Yale Avenue



6100 block of South St. Lawrence Avenue

Large Lots

Citywide

Community Area: Austin, Roseland, Pullman

Status: Ongoing

The third and fourth phases of DPD's Large Lots program moved forward in 2016 in the Austin, Pullman and Roseland communities. The program, which enables local property owners to buy vacant, City-owned lots in their neighborhoods for \$1, was launched in 2014 in the greater Englewood community and expanded later in the year into East Garfield Park. To date, more than 500 lots have been sold through the program for side yards, vegetable gardens, play areas, and other uses. The program is expected to be rolled out to other community areas in the coming year.

DPD Assistance:

- \$1 land sales



Sears, Roebuck & Co. District

South Homan Avenue and West Arthington Street

Community Area: North Lawndale

Status: Complete

Sears, Roebuck and Co.'s former world headquarters complex was designated an official City of Chicago Landmark District in March. The early 20th century, Classical-style corporate campus was designed and constructed by the architectural firm of Nimmons & Fellows between 1905 and 1907. Buildings include the company's former Administration Building, Printing/Merchandise Development and Laboratory Building, Merchandise Building Tower, and Power House.

DPD Assistance:

- Landmarks Commission recommendation





Fulton-Randolph Market District

Portions of West Carroll Avenue, Fulton Market, Lake Street, and Randolph streets

Community Area: Near West Side

Status: Complete

Chicago's oldest and last remaining public market was approved as an official Landmark district in September by City Council. The 74-acre Fulton-Randolph Market District encompasses 142 properties, including 86 "contributing" buildings. The area expanded as Chicago's main food market with the construction of a municipal market hall in the middle of Randolph Street, west of Des Plaines Street, in 1850. In addition to food marketing and processing, the district features a number of historic food manufacturing and warehouse buildings that reflect a broader pattern of industrial development that took place in the neighborhood during the late 19th and early 20th centuries.

DPD Assistance:

- Landmarks Commission recommendation



Marina City District

290 N. State St.

Community Area: Near North Side

Status: Complete

Characterized by twin, 60-story, corn-cob-shaped high-rises, the Marina City residential, entertainment, retail and marina complex on the Chicago River was recommended as an official historic district by the Commission on Chicago Landmarks in November 2015. Completed in 1964 based on a modern, Expressionist design by architect Bertrand Goldberg, the five-building development represents one of the most ambitious efforts to revitalize the center of a major American city by attracting residents downtown during a postwar exodus to the suburbs.

DPD Assistance:

- Landmarks Commission recommendation





West Ridge Nature Preserve

5800 N. Western Ave.

Community Area: Lincoln Square

Status: Complete

Twenty acres of former Rosehill Cemetery property opened as a Chicago Park District nature preserve in September following more than five years of DPD financial planning and site development assistance. Completed at a cost of around \$14 million, the preserve's centerpiece is a 4.5-acre pond that was dredged and stocked with bluegill and catfish. A boardwalk circles its perimeter, meandering through native plants and landscaping.

DPD Assistance:

- \$3 million TIF
- \$4.7 million tax exempt bonds



Alcott Elementary School

2625 N. Orchard St.

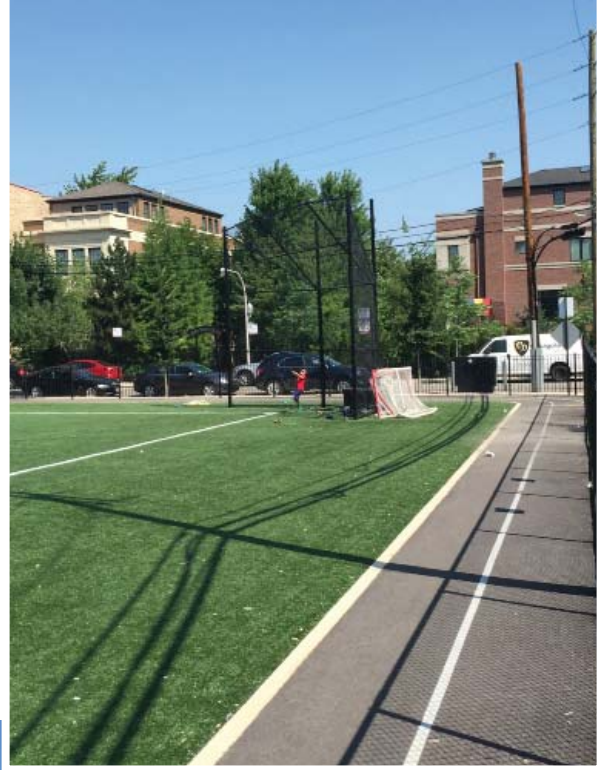
Community Area: Lincoln Park

Status: Complete

Alcott was reimbursed in Open Space Impact Fees for the second phase of its “Field of Dreams” campus improvement project, which included the construction of a 28,000-square-foot artificial turf field, running track, and permeable play area and basketball court. The balance of the \$1.5 million project, which will include asphalt removal and a new drainage system, was partly funded by a school fundraising campaign.

DPD Assistance:

- \$600,000 Open Space Impact Fee allocation





Reed Dunning Park

4030 N. Oak Park Ave.

Community Area: Dunning
Status: Underway

A 7.5-acre parcel of City-owned land was sold in 2015 to the Chicago Park District for the construction of a new, \$3 million Reed Dunning Park, which will include a multi-use artificial turf field, bleachers, a concessions stand, scoreboards, lighting, landscaping, washrooms, a walking path and a 93-space parking lot. The project is being financed by a state grant.

DPD Assistance:

- \$1 land sale

Hadiya Pendelton Park

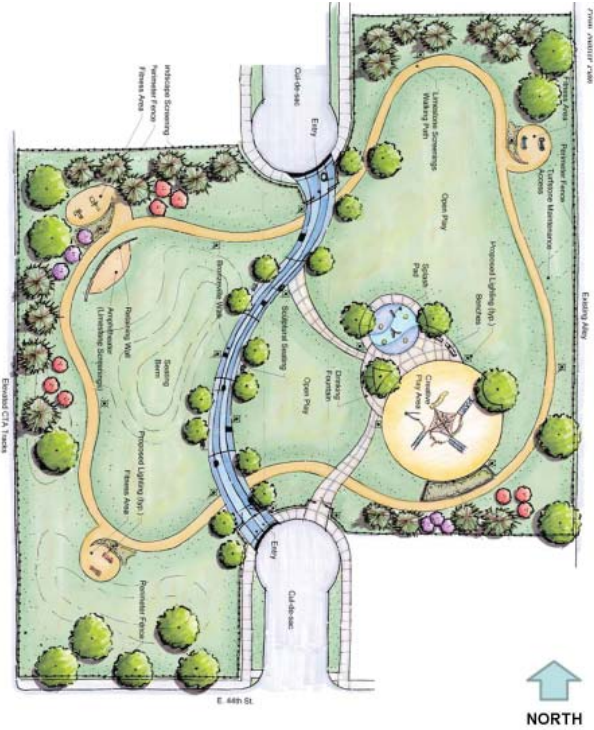
4323-29 S. Calumet Ave.

Community Area: Grand Boulevard
Status: Underway

Nearly two dozen City-owned plots were sold to the Chicago Park District at \$1 apiece to complete the expansion of Hadiya Pendelton Park, which will include a new playground, a water spray feature, a dog-friendly area and a fitness station. The sale of parcels, totaling about a quarter-acre, were approved in September by City Council. Formerly known as Buckthorn Park, the space was renamed in 2015 for Hadiya Pendelton, a King College Prep sophomore killed in 2013 just days after performing in President Barack Obama's second inaugural ceremony.

DPD Assistance:

- \$1 land sale





University Memorandums of Understanding

Status: Underway

In December, eight Chicago universities formalized more than \$2.5 billion in planned capital investments in local neighborhoods during a special signing ceremony with Mayor Emanuel. The projects range from new research facilities to new dormitories to rehabilitated mixed-use structures, reinforcing the schools' roles as neighborhood anchors, through job creation, local purchasing, public safety, cultural resources, beautification, affordable housing, and related forms of civic engagement. With each memorandum of understanding, the city reinforced its commitment to supporting the projects through timely review and approval of building permits and public infrastructure investments.

DePaul University

Community areas: Lincoln Park, Near South Side

DePaul's agreement anticipates \$230 million in new capital investments, including new music and science facilities in Lincoln Park and a new 10,000-seat events center currently under construction on the Near South Side. DePaul will also continue a variety of public school partnership agreements with CPS.



Illinois Institute of Technology

Community area: Bronzeville

IIT's \$100 million improvement plan in Bronzeville includes a new Kaplan Institute for Innovation and Tech Entrepreneurship, the reutilization of the Main Building for rental housing, and renovated residence halls. IIT will also continue its summer programs for Chicago Public Schools students and partnerships with Community Colleges of Chicago.



Loyola University

Community areas: Rogers Park, Near North Side

Loyola anticipates \$169 million in planned improvements at its Rogers Park and Water Tower campuses, including a hotel near the Loyola CTA station, a new athletic training facility, and the establishment of a new junior college.



Rush University

Community area: Near West Side

Rush's \$500 million expansion of its medical center includes an ambulatory building as well as a "campus hub" building on the Malcolm X college site. It will also enhance its training partnerships with Malcolm X students.



Northwestern University

Community area: Near North Side

Northwestern's \$455 million in planned improvements are centered around a new Simpson-Querrey Institute Biomedical Research Center and renovations to the Abbott Building, both on its Streeterville campus. The school will also maintain and enhance its partnerships with CPS and CCC.



School of the Art Institute

Community area: Loop

The School of the Art Institute is moving forward with its plan for a \$14 million integrated campus building in the South Loop. The school will also continue its College Arts Access Program and Inside Innovative Minds program for CPS students.



University of Illinois-Chicago

Community area: Near West Side

UIC's \$360 million in major capital projects on the Near West Side include new chemical technology and engineering buildings, a new performing arts center, and a new mixed-use building. The school will also continue its existing partnership programs with CPS and CCC.



University of Chicago

Community areas: Hyde Park, Woodlawn

The school anticipates approximately \$750 million in capital projects in Hyde Park and Woodlawn through 2019, including a new north campus residence hall and new charter school. U of C will also continue its partnerships to train future public school teachers and improve the quality of public education.



Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, DPD shepherded 76 Planned Development (PD) and Lakefront Protection District approvals through the Chicago Plan Commission review process in 2015. The reviews ensured unified neighborhood planning and economically beneficial development patterns near each site, among other benefits.





465 N. Park Drive



1200 S. Indiana Ave.



800 N. Wells St.



303 E. Superior St.



130 N. Franklin St.



640 N. Wells St.



506 W. Diversey Parkway



2399 N. Milwaukee Ave.



460 W. Chicago Ave.



215 W. Hubbard St.



1118 N. State St.





1450 N. Dayton St.



901 W. Montrose Ave.



3201 N. Ashland Ave.



2518 N. Lincoln Ave.



3823 S. Indiana Ave.



311 N. Morgan St.



1819 W. Webster Ave.



1521 W. North Ave.



801 W. Fulton Market



6556 N. Sheridan Ave.



200 E. Monroe St.



111 W. Chestnut St.



4815 S. Karlov Ave.



2600 S. Kostner Ave.



1712 S. Prairie Ave.



3418 N. Lincoln Ave.

Department Aggregates

Affordable Housing Assistance

- 5,293 affordable rental units
- \$304 million in financial support

Chicago Community Land Trust

- 13 homebuyer trainees
- 9 first-time homebuyers
- 0 homes lost to foreclosure

Chicago Low Income Housing Trust Fund

- \$15.8 million in financial subsidies
- 5,790 residents
- 2,839 households
- 574 participating buildings

Construction/Compliance

- 26 construction projects
- 25.8% MBE participation
- 7.1% WBE participation

Customer Service & Outreach

- 16,995 customer service requests
- 865 FOIA requests
- 42 community meetings

Delegate Agencies

- 43 housing service providers
- 53 special service areas
- 15 senior assistance providers
- 14 local industrial retention initiative
- 13 homeowner counseling providers

Emergency Housing Assistance

- 668 furnace, roof, and porch repairs
- \$6.2 million project costs

Finance

- \$62.4 million program revenues/ Income
- 3,515 vendor transactions
- 156 appraisals
- 101 fiscal monitoring visits
- 48 lien completions

Geographic Information Systems (GIS)

- 3,300 custom maps

Historic Preservation

- 2,848 permit reviews
- 2 landmark designations

Neighborhood Stabilization Program

- 879 units acquired in 199 properties
- 926 units rehabbed in 171 properties
- 191 units sold in 139 properties

Open Space

- \$2.5 million Open Space Impact Fees
- 4 school gardens/parks
- 2 new parks
- 1 trail extension

Personnel

- 212 employees
- 18 divisions
- 3 bureaus

Planned Development Designations

- 60 Planned Developments
- 16 Lakefront Protection applications

Property Tax

- \$72 million in owner tax savings
- 14 Class 6(b) tax incentives
- 6 Class L tax incentives
- 2 Class C tax incentives
- 1 Class 7(b) tax incentive

Real Estate Dispositions

- \$15.2 million
- 213 Large Lots sales
- 79 land sales

Small Accessible Repairs for Seniors

- \$2.1 million in financial support
- 542 improved properties

TIF Neighborhood Improvement Program

- \$2 million in improvements
- 201 units served

Small Business Improvement Fund

- \$14.2 million total project costs
- \$7.2 million grants
- 199 projects

Tax Increment Financing

- \$249.8 million private funds
- \$53 million in TIF funds
- 2,037 permanent jobs
- 1,222 temporary jobs
- 7 redevelopment agreements
- 1 district termination
- 7 district amendment

TIFWorks

- 477 employees trained
- 212 new hires
- 30 participating businesses

Troubled Buildings Initiative

- 4,118 total units
- 957 units added
- 907 units preserved

Zoning

- 20,642 permit reviews
- 572 special uses and variations
- 439 zoning changes

