



2016 Project Highlights

Department of

Planning and Development

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

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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 2016.

Though the featured projects are just a portion of DPD’s accomplishments over the last year, they collectively represent the wide variety of transformative community development initiatives coordinated under 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 cooperatively, the bureaus 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 read 'DR', with a long horizontal stroke extending to the right.

David L. Reifman, Commissioner
Department of Planning and Development

Economic Development

In 2016, DPD's business assistance efforts helped Chicago companies and other organizations create and retain more than 7,000 permanent and temporary jobs, primarily in small and medium-sized enterprises that form the backbone of the city's economy.

A new development initiative launched in 2016 was the Industrial Growth Zones program, which will accelerate development in five West, Southwest and Far South Side industrial areas by providing a broad set of services to support owners and businesses, especially involving the two primary issues cited as obstacles to industrial investment: environmental conditions and government regulations. Through the program, landowners within the Northwest, Greater Southwest, Burnside and Calumet Industrial Corridors, and the Roosevelt/Cicero Redevelopment Area can access a new site certification program that makes information about their land available and transparent, allowing for faster development. Landowners will also be eligible to receive up to \$130,000 in financial assistance for environmental site assessments and remediation.

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 project included a major data center on the Near West Side, a new Best Western boutique hotel near Midway Airport, and improvements to a 50,000-square-foot industrial building in Archer Heights.

DPD business incentives in 2016 helped create and retain more than 7,000 jobs citywide.

Tax Increment Financing (TIF) continued to serve local neighborhoods in 2016 with a variety of infrastructure improvements. Key TIF projects included Whole Foods' new warehouse distribution plant in Pullman, the mixed-use redevelopment of three vacant buildings in Portage Park's "Six Corners" shopping district, and a new mixed-use mid-rise with a substantial affordable housing component in Uptown.

The Small Business Improvement Fund provided more than 150 grants totaling more than \$7 million in TIF assistance to help produce more than \$18 million in facility improvements, with an average grant amount of \$48,000.

Meanwhile, DPD's primary workforce development tool, TIFWorks, continued to help train Chicagoans for jobs in a 21st century economy. In 2016, it financed more than 16 businesses that are seeking to boost efficiencies, reduce costs, and increase output. Average TIFWorks grant per employee was approximately \$8,280.



Whole Foods Distribution Center

720 E. 111th St.

Community Area: Pullman

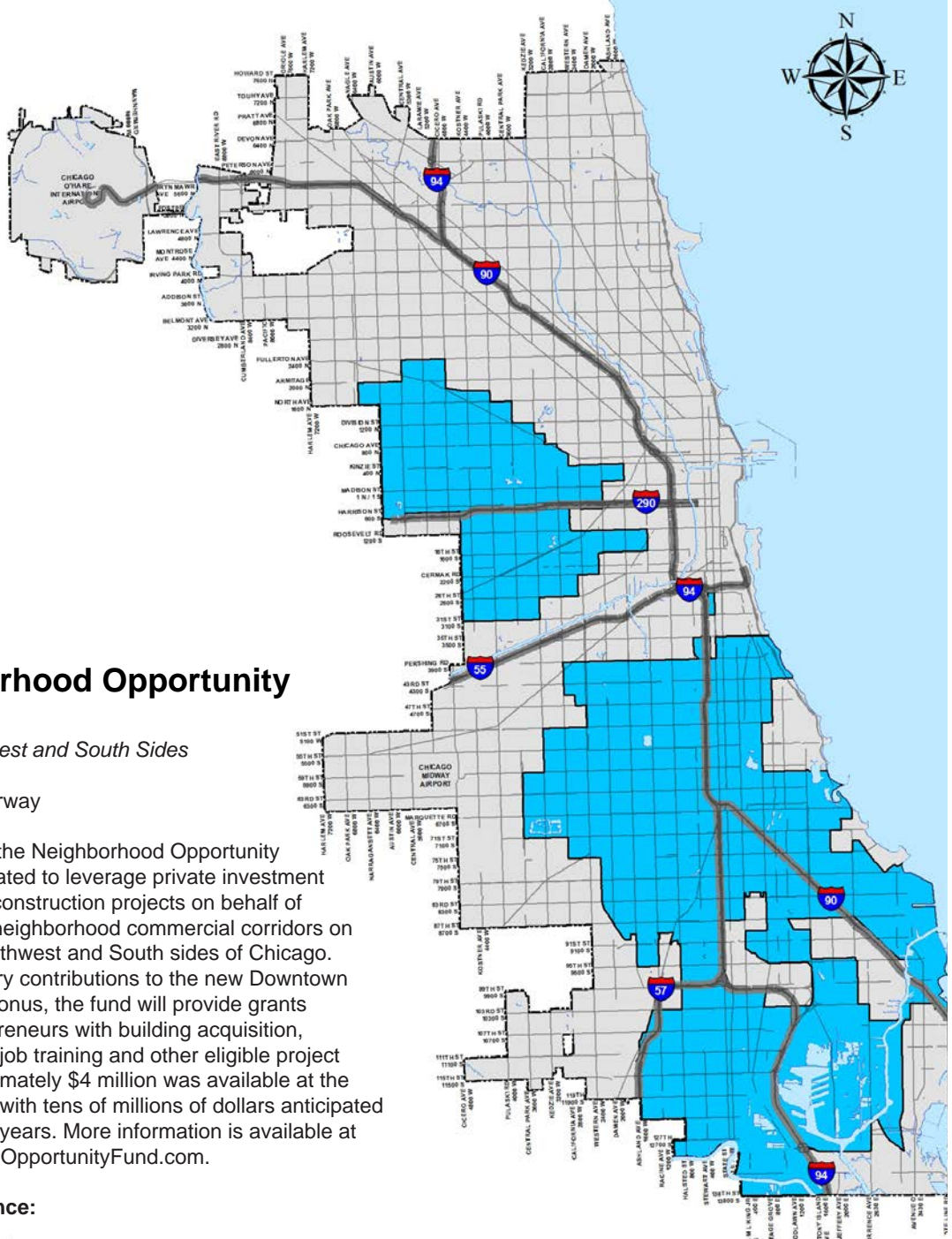
Status: Under construction

Whole Foods' planned 150,000-square-foot distribution center in Pullman will employ as many as 150 people and serve more than 70 Whole Foods locations throughout the Midwest and southern Canada. Announced in March, the \$32 million, Far South Side facility is replacing an existing distribution complex in nearby Munster, Indiana, to better leverage Chicago's transportation network and workforce.

DPD Assistance:

- \$8.4 million TIF
- Planned Development (PD) amendment





Neighborhood Opportunity Fund

West, Southwest and South Sides

Status: Underway

In May 2016, the Neighborhood Opportunity Fund was created to leverage private investment in downtown construction projects on behalf of underserved neighborhood commercial corridors on the West, Southwest and South sides of Chicago. Using voluntary contributions to the new Downtown Opportunity Bonus, the fund will provide grants to help entrepreneurs with building acquisition, rehabilitation, job training and other eligible project costs. Approximately \$4 million was available at the close of 2016 with tens of millions of dollars anticipated in the coming years. More information is available at NeighborhoodOpportunityFund.com.

DPD Assistance:

- Program development and implementation

Qualified Investment Areas

Archer Station

West Pershing Road and South Archer Avenue

Community Area: Brighton Park

Status: Complete

Archer Station is an \$18.4 million, 73,300-square-foot retail development now open that included \$2.4 million in environmental clean-up costs. The 5.3-acre site was previously used for bus maintenance by the Chicago Transit Authority. Archer Station includes an LA Fitness, a Ross Dress for Less, an AT&T outlet and other stores. The project created 270 temporary construction jobs. Up to 200 permanent jobs are anticipated once the center is fully occupied.

DPD Assistance:

- \$2.1 million Class C property tax incentives
- Planned Development (PD) designation



Old Main Post Office

433 W. Van Buren St.

Community Area: Near West Side

Status: Rehabilitation underway

Announced by Mayor Emanuel in May following a Request for Proposals (RFP) issued by DPD in the spring, developer 601W's three-phase purchase and renovation plan for the Old Main Post Office is comprehensively rehabilitating the building as offices, primarily targeting commercial users attracted to the building's 18-foot ceilings and 250,000-square-foot open floor spaces. Amenities will include a three acre rooftop park complex, a landscaped public riverwalk, as well as a grand plaza for outdoor dining and leisure. The five-year, \$600 million rehabilitation project is projected to generate more than 1,500 construction jobs. An estimated 12,000 people could work in the building when fully-leased.

DPD Assistance:

- Request for Proposals
- Negotiated sale/redevelopment plan



NORTHWEST

ROOSEVELT/CICERO

GREATER SOUTHWEST

CALUMET

BURNSIDE

Industrial Growth Zones

Select Industrial Corridors

Community Areas: West Garfield Park, Hermosa, Austin, North Lawndale, Chatham, East Side, Hegewisch, Ashburn, Chicago Lawn

Status: Underway

Launched in June, the Industrial Growth Zones program accelerates industrial development in five designated areas over the next three years by removing long-standing hurdles to development and providing a broad set of services to support property owners and industrial businesses. The program is designed to address the two primary issues landowners and developers cite as obstacles to industrial site investment: vacant or unused land's environmental conditions, and often-complex government regulations. More information is available at www.GrowthZones.com.

DPD Assistance:

- Concierge services
- Site marketing



XS Tennis

5400 S. State St.

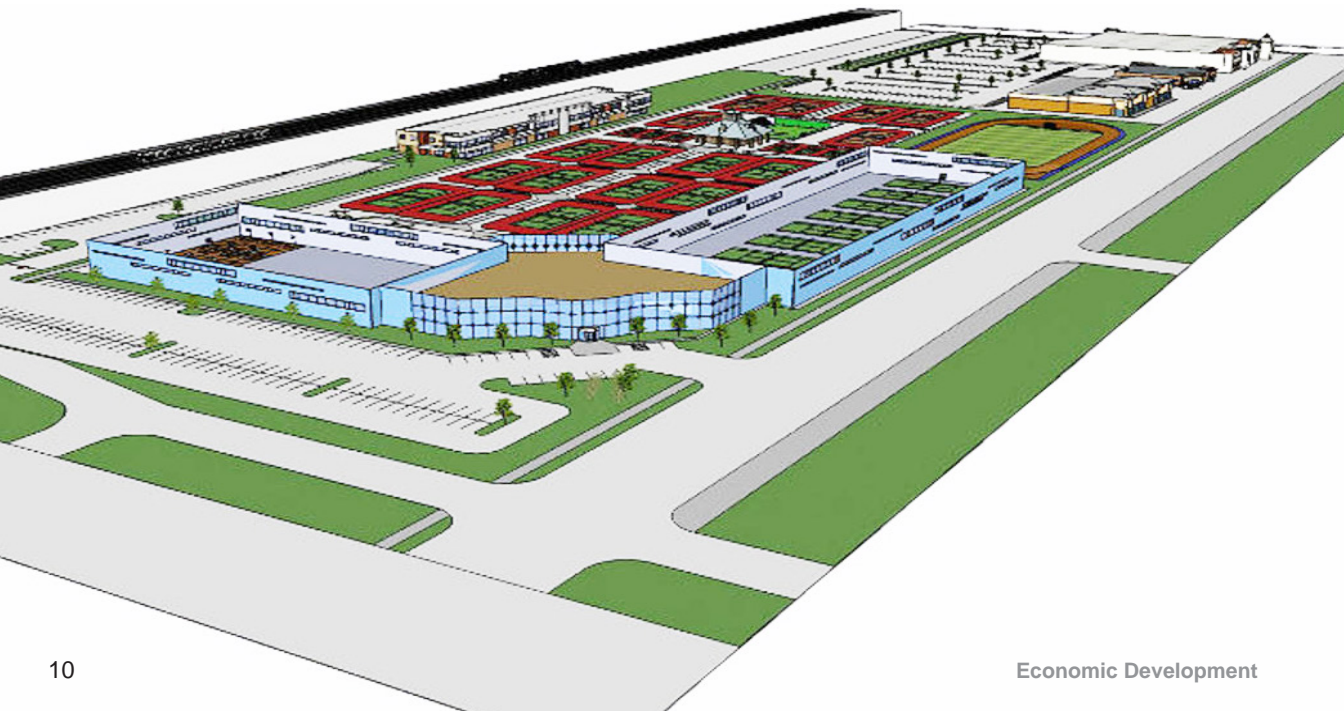
Community Area: Washington Park

Status: Under construction

Construction started in April on the \$9.8 million XS Tennis facility's eight indoor and 19 outdoor courts, fitness center, running track, and classrooms. XS Tennis will serve 4,000 Chicago Public School students, exposing them to the sport of tennis and the habits of an active and healthy lifestyle. Chicago's XS Tennis is the largest, most successful minority-owned tennis organization in America.

DPD Assistance:

- \$2.9 million TIF
- Negotiated land sale
- Planned Development (PD) designation





Blackhawks Training Center

1801 W. Jackson Blvd.

Community Area: Near West Side

Status: Under construction

The Chicago Blackhawks' \$62.4 million, 120,000-square-foot training center will include two regulation-sized hockey rinks, locker room and fitness facilities, spectator seating, concessions and parking. Projected to create 21 permanent and 250 construction jobs, the facility will be built on four acres of City land. In exchange for the land, the Blackhawks paid \$8.7 million and are providing \$3 million in training and fitness programs for area youths over a five-year period.

DPD Assistance:

- Negotiated sale
- Planned Development designation (PD)

Lathrop Homes TIF District

West Diversey Parkway and North Clybourn Avenue

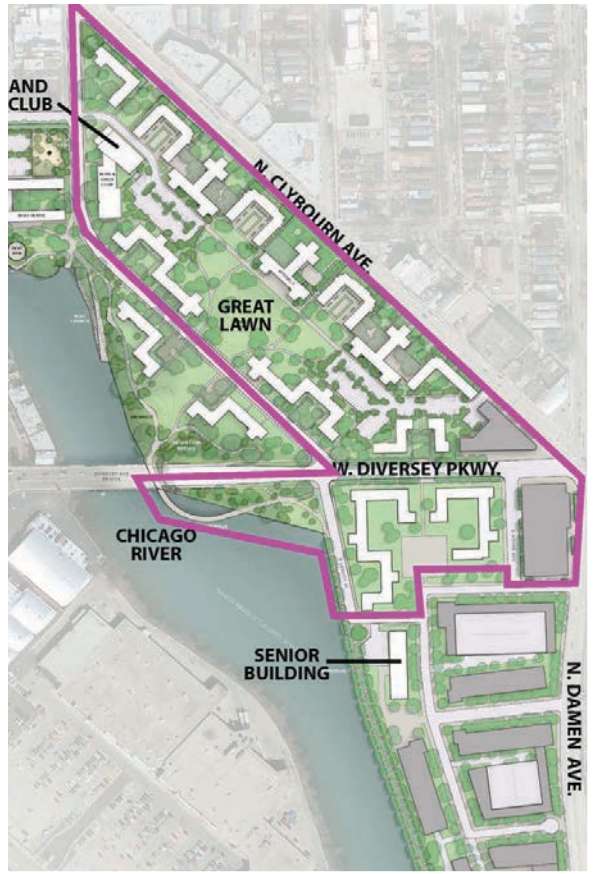
Community Areas: North Center, Lincoln Park

Status: Underway

The Diversey/Chicago Tax Increment Financing (TIF) district created in October 2016 will support the rehabilitation of the Julia C. Lathrop Homes public housing complex as a mixed-income community. Located along 21 acres of the North Branch of the Chicago River, the Lathrop Community Partners LLC project includes approximately 1,100 units built over multiple phases. The \$170 million first phase includes the renovation of 14 buildings into a mix of 413 family and studio apartments. In 2012, Lathrop Homes was listed as an historic district on the National Register of Historic places as one of the largest and best-preserved examples of America's first phase of public housing, resulting in the utilization of federal historic tax credits.

DPD Assistance:

- TIF District designation
- Planned Development (PD) designation



Red Line Transit TIF District

North Side

Community Areas: Uptown, Lake View, Lincoln Park, Near North Side

Status: Complete

More than \$2 billion in federal transportation funding was secured in November through the designation of a Transit-TIF District encompassing Chicago's Red and Purple CTA lines on the North Side. The project will replace all the tracks, rebuild four existing stations, and create a special bypass for northbound Brown Line trains that currently impede the flow of southbound trains in central Lake View.

DPD Assistance:

- TIF district designation





Irving Park Property Holdings

West Irving Park and North Lamon Avenue

Community Area: Portage Park

Status: Under construction

Irving Park Property Holdings' \$14.1 million redevelopment of three buildings on the 4900 block of West Irving Park includes a former bank and theater. The work to create a mix of commercial and restaurant uses will create up to 150 permanent and 100 temporary jobs.

DPD Assistance:

- \$2 million TIF
- Planned Development (PD) designation

Montrose-Clarendon

4400 N. Clarendon Ave.

Community Area: Uptown

Status: Under construction

The \$125 million mixed-use development approved in June includes 381 residential units and 31,000 square feet of commercial space. As part of the redevelopment agreement with the City, the developers, JDL Development and Harlem Irving Cos., will contribute \$5.7 million to the City's Affordable Housing Opportunity Fund, provide \$4.6 million in improvements to Clarendon Park, and include 20 affordable units on-site for people earning 50 and 60 percent of area median income.

DPD Assistance:

- \$15.8 million TIF
- Planned Development (PD) designation





Clarius Park

West Roosevelt Road and South Kostner Avenue

Community Area: North Lawndale

Status: Underway

A long-vacant 21 acres on the West Side will be sold to Clarius Partners for \$1.02 million. The firm plans to build a new industrial park, with a three-building, 320,000-square-foot campus on the north side of the site, and a three-building, 64,000-square-foot retail center on the site's south side, fronting Roosevelt Road.

DPD Assistance:

- Negotiated sale





Vib Hotel

6501 S. Cicero Ave.

Community Area: Clearing
Status: Under construction

The Vib is an \$8 million, 74-room hotel near Midway Airport that will help Best Western launch its new boutique hotel brand. The project is expected to create 22 permanent jobs on a 1.1-acre site formerly occupied by a rental car agency.

DPD Assistance:

- \$466,000 Class 7(c) property tax incentives
- Planned Development (PD) designation

Barraco's Pizza

2105 W. 95th St.

Community Area: Beverly

Status: Under construction

Beverly's newest pizza parlor and banquet complex is being created through the sale of two vacant City-owned buildings that served as the neighborhood library from 1981 to 2009, when a new, larger facility opened nearby. Approved in May, the \$1.8 million project also includes a 25-space parking lot.

DPD Assistance:

- \$1 land sale



Wendy's Restaurant

147 S. Damen Ave.

Community Area: Near West Side

Status: Under construction

Wendy's newest Chicago location is being built on a 4,700-square-foot vacant lot previously owned by the City. The \$2.4 million restaurant will include an outdoor patio, drive-thru, parking and landscaping.

DPD Assistance:

- \$165,000 negotiated sale





Access Family Health Center

East 83rd Street and South Muskegon Avenue

Community Area: South Chicago

Status: Under construction

The \$3.5 million Access Family Health Center by Ujamaa Holding Group is replacing a smaller facility, providing additional comprehensive primary and preventive services to community residents in one location. The sale of four City-owned properties to enable the 10,700-square-foot building was approved in September.

DPD Assistance:

- \$25,000 negotiated sale



Ascent CH3 Data Center

717 S. Des Plaines St.

Community Area: Near West Side

Status: Complete

The \$87.2 million Ascent Data Center stores and transmits vast amounts of digital information. The 110,000-square-foot facility includes five data suites, each with dedicated office, storage and backup generators. The project is expected to create 133 temporary jobs and 23 permanent jobs.

DPD Assistance:

- \$1.7 million Class 6(b) property tax incentives

Housing

Guided by Mayor Emanuel's "Five-Year Housing Plan," DPD committed more than \$250 million to support more than 5,600 units of housing in 2016. 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.

The Affordable Requirements Ordinance (ARO) had its first full year in 2016, creating thousands of affordable housing units and generating \$90 million for affordable housing purposes over the next five years. New ARO fees range from \$50,000 in low-moderate income areas, \$125,000 in higher income areas, and \$175,000 downtown. The amended ordinance also requires up to 20 percent of a project's affordable housing obligation to be provided on-site or nearby, while providing developers with more options to meet the obligations, especially near public transit stations throughout the city.

The Chicago Low Income Housing Trust Fund continued to serve the needs of many, low-income renters who were unable to meet their housing expenses. In 2016, the Trust Fund committed monthly rental subsidies on behalf of 2,960 Chicago households, including many veterans, female-headed households, and people living with HIV/AIDS.

Notable City-supported projects opened in 2016, including the historic Rosenwald Courts in Grand

More than 5,600 homes were supported by DPD programs and incentives in 2016.

Boulevard, the 84-unit Newberry Park apartments on the Lower West Side, the 34-unit St. Edmund's Tower Annex in Washington Park, the 70-unit Cicero & George Senior Apartments in Belmont Cragin, as well as the 50-unit Senior Residences on Kedzie in Albany Park.

The Large Lots program continued to resonate in local neighborhoods since being identified in the Five-Year Housing Plan. To date, more than 550 lots have been sold in Greater Englewood, East Garfield Park, Austin, Roseland and Pullman. Another 30 in Auburn Gresham are pending City Council approval. About 9,300 city-owned, vacant, R-zoned lots remain available citywide. Approximately half of the lots are actively managed and about one-fifth are actively gardened. The program will be significantly expanded in 2017.

The TaxSmart Mortgage Credit Certificate program was expanded to provide \$75 million in new financing incentives that will help hundreds of residents buy or improve their homes over the next three years.

Rosenwald Courts

East 47th Street and South Michigan Avenue

Community Area: Grand Boulevard

Status: Complete

Completed in September, the \$132 million restoration of the historic Rosenwald Courts involved the rehabilitation of 239 one- and two-bedroom units for seniors and families in a complex that once housed local luminaries like poet Gwendolyn Brooks, music producer Quincy Jones, singer Nat “King” Cole, and boxer Joe Louis. The Rosenwald Courts Developers LLC project also includes 40,000 square feet of retail and office space. Built in 1930 by Sears, Roebuck and Co.’s President Julius Rosenwald and designed in the Moderne style, the complex was designed to provide workforce housing for African Americans who came to Chicago in the Great Migration. Rehabilitation work included new entrances, elevators, mechanical systems, restoration of facades, and an upgraded two-acre courtyard.

DPD Assistance:

- \$65.6 million bonds
- \$41.8 million in tax credit equity
- \$25 million TIF
- \$8.5 million Neighborhood Stabilization Program loan
- \$155,000 land write down





Trianon Lofts

803 E. 61st St.

Community Area: Woodlawn

Status: Under construction

Construction began in July on the \$12.5 million Trianon Lofts apartment and retail development. The 24-unit building by Preservation of Affordable Housing Inc. (POAH), is part of the continuing redevelopment of the former Grove Parc apartment complex. Named for the Trianon Ballroom, which was located nearby and demolished in 1967, the development includes 7,000 square feet of ground-floor retail space with three floors of apartments above. Half of the units will be rented at market rates and half will be made available to residents earning up to 80 percent of area median income.

DPD Assistance:

- \$2.5 million loan



Villages of Westhaven

Area bounded by Leavitt and Lake streets, Seeley and Maypole avenues

Community Area: Near West Side

Status: Rehabilitation underway

The \$63.5 million City-assisted rehabilitation of the Villages of Westhaven by WHP Villages LLC involves 200 apartments in 27 townhome-style buildings. Approved in May, the improvements include new interior layouts to meet accessibility requirements, landscaping improvements, parking amenities, energy-efficient upgrades, and renovation of the nearby Major Adams community center. Originally constructed in 1999, it was the first phase in the redevelopment of the Henry Horner Homes public housing complex. Ninety-five units will be reserved for former CHA tenants.

DPD Assistance:

- \$35 million tax exempt bonds
- \$17.3 million in tax credit equity



Paul G. Stewart Apartment Phase III Tower

401 E. Bowen Ave.

Community Area: Grand Boulevard

Status: Rehabilitation underway

Approved by City Council in September, the \$33.7 million rehabilitation of the 180-unit Paul G. Stewart Apts. Phase III Tower by PGS Bronzeville III LP includes new mechanical and HVAC systems, windows, and kitchen and bathroom upgrades. Originally constructed in 1976, the building is part of the 883-unit Paul G. Stewart apartment complex built in five phases between 1975 and 1996. All of the units will retain their project-based Section 8 vouchers and remain affordable at 60 percent of area median income.

DPD Assistance:

- \$2.5 million loan
- \$4.3 million TIF
- \$12.1 million tax credit equity
- \$20 million housing revenue bonds



El Zocalo

3246 W. 47th St.

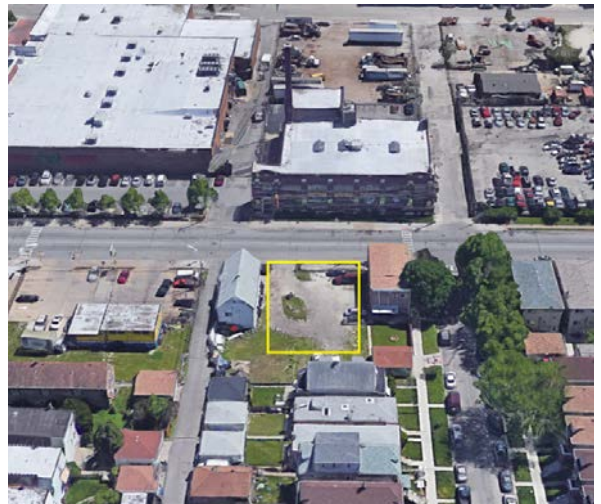
Community Area: Brighton Park

Status: Under construction

UP Development's \$11.6 million affordable apartment complex is creating 30 one- to three-bedroom units for households earning up to 60 percent of area median income. Amenities in the six-story structure include a community room and a 2,400-square-foot learning center operated by El Valor, a local nonprofit specializing in early childhood education.

DPD Assistance:

- \$2.9 million loan



Carling Hotel

1512 N. LaSalle St.

Community Area: Near North Side

Status: Renovation underway

Originally built in 1927, the Carling Hotel is being rehabilitated into an 80-unit single-room occupancy (SRO) apartment complex. The \$27.4 million project by Michaels Development Co. will restore its vintage facade, upgrade all building systems, and add private bathrooms and kitchenettes to each apartment.

As part of the Mayor Emanuel's SRO preservation initiative, the City purchased the four-story property and transferred it to the developer for preservation as an SRO.

DPD Assistance:

- \$2.7 million loan
- \$2.7 million tax credit equity
- \$10.3 million acquisition





Lawn Terrace Apartments

3214 W. 63rd Place

Community Area: West Lawn

Status: Renovation underway

Approved in September, the \$14.1 million acquisition and rehabilitation of the 102-unit Lawn Terrace Apartments by Lawn Terrace Preservation LP includes a new solar hot water system, kitchen and bathroom improvements, new HVAC systems, and roofing and lighting upgrades. All of the units in the property, which was originally constructed in 1997, will remain affordable to seniors earning up to 60 percent of area median income.

DPD Assistance:

- \$8 million housing revenue bonds
- \$3.8 million in tax credit equity



Woodlawn Station

East 63rd Street and South Cottage Grove Avenue

Community Area: Woodlawn

Status: Under construction

The \$28 million Woodlawn Station is the latest phase in the redevelopment of the former Grove Parc public housing complex. The transit-oriented project by Preservation of Affordable Housing Inc. includes a four-story, 55 unit apartment building with 15,600 square feet of commercial space and two additional buildings with a total of 15 units. Fifty-five of the apartments will be available to residents earning up to 60 percent of area median income and 15 will be rented at market rates.

DPD Assistance:

- \$5 million loan





East Gate Apartments

3300 W. Maypole Ave.

Community Area: East Garfield Park
Status: Rehabilitation underway

The \$16.6 million rehabilitation of the East Gate apartment building by East Park Redevelopment LP will preserve 153 units of affordable housing, retaining its project-based Housing Choice Vouchers for tenants earning up to 60 percent of area median income. The 21 year-old, five-story property is being redeveloped under the City's 2014 SRO preservation ordinance. Rehabilitation work will include kitchen and bathroom upgrades, a new roof, HVAC system, lighting and elevator repairs, new floors and carpeting, and a new security system.

DPD Assistance:

- \$5.2 million TIF
- \$5.8 million tax credit equity
- \$10 million bonds





McCrory Senior Apartments

1637-59 W. Washington Blvd.

Community Area: Near West Side

Status: Under construction

The \$17.4 million McCrory Senior Apts. will contain 62 affordable units in a mix of one- and two-bedrooms for seniors earning up to 60 percent of area median income. The five-story complex by McCrory Senior Apartments LLC will include a community room, fitness center, theater space, offices, laundry facilities, and a patio. It is being constructed on four vacant parcels of City-owned land that are being combined with six other parcels owned by the developer for construction of the building.

DPD Assistance:

- \$697,500 land write-down
- \$4.1 million TIF





Newberry Park Apartments

1355 S. Blue Island Ave.

Community Area: Near West Side

Status: Complete

The \$19.8 million acquisition and rehabilitation of Newberry Park Apartments by Preservation of Affordable Housing will keep all 84 units affordable to residents earning no more than 80 percent of area median income for the next 30 years. Completed in September, the complex's \$4.9 million renovation of two courtyard walk-up buildings included a new solar roof, upgrades to kitchens and baths, mechanical systems, parking, playground, and landscaping.

DPD Assistance:

- \$1.7 million loan
- \$6 million loan modification agreement



Zoning & Land Use

DPD's zoning and land use staff launched two major planning efforts in 2016. The first is the Neighborhood Opportunity Bonus ordinance, which simplified and expanded the existing density bonus system for downtown construction projects. Previously, there had been more than 20 different "zoning bonuses," but under the simplified plan, developers instead make voluntary payments for the increased density, which will be used to support commercial development projects in neighborhoods lacking private investment. The voluntary payments could routinely exceed \$10 million per year.

The other major effort launched in 2016 was the Industrial Corridor Modernization Initiative, which will review the city's 26 industrial corridors for land use improvements. Starting with North Branch, DPD will spend the next several years developing framework plans to protect their viability while also providing opportunities for new investment and revenue. The plans will guide optimum land uses, transportation and infrastructure improvements based on economic and physical analysis, user demands and market trends.

There will be key provisions that will result, including potential boundary changes that include land that is appropriate for industry and exclude land that has a greater potential for other uses.

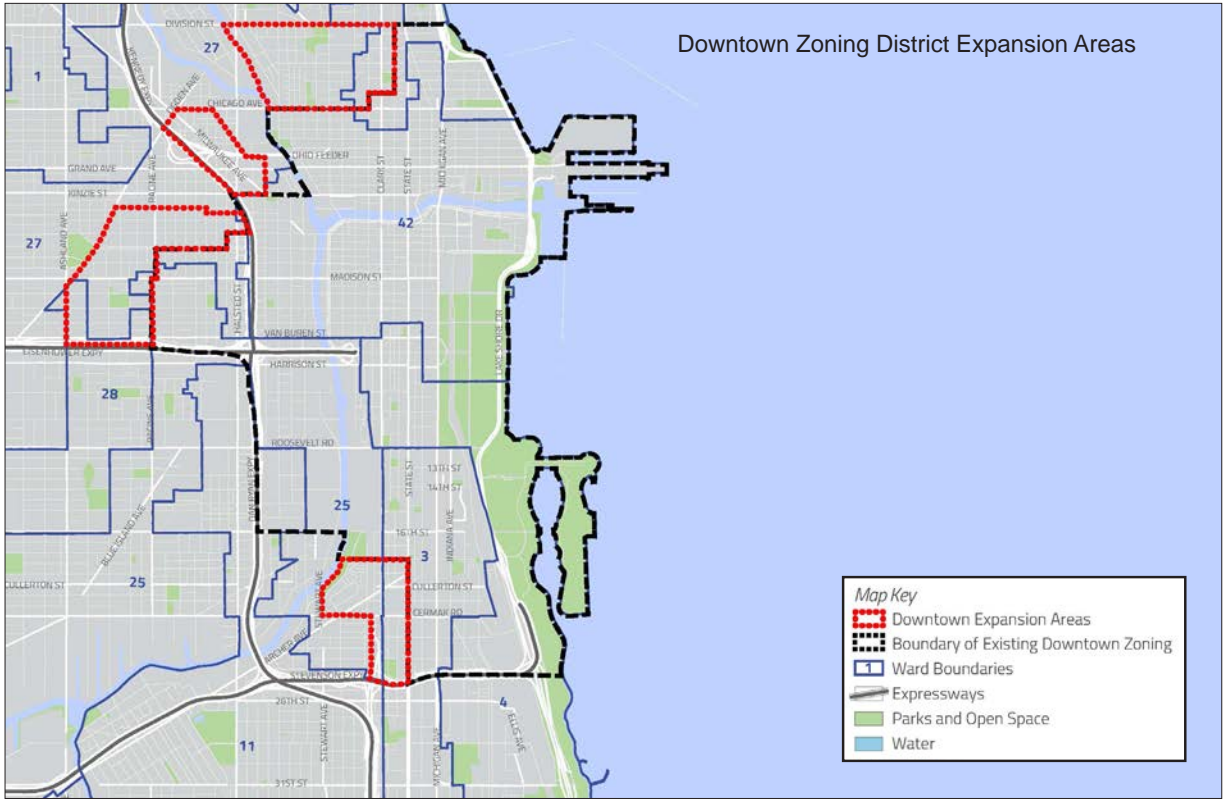
The bureau's Historic Preservation Division helped preserve the character of several neighborhoods in

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

2016 through new landmark designations, including Uptown Square, Marina City on the Near North Side, and West Burton Place in the Old Town neighborhood. The division also leveraged more than \$222 million private investments in 2016 by leveraging the Class L property tax incentive for landmark buildings.

Major Planned Development and Lakefront Protection District projects in 2016 included a new shopping center at Six Corners in Portage Park, a new mixed-use project at Cermak and Wabash on the Near South Side, a number of transit-oriented developments in Uptown, Wicker Park and West Town, a pair of new apartment buildings at Broadway and Grace in Lake View, new high-rises at 800 and 1000 S. Michigan downtown, several new projects at Navy Pier, and dozens more.

Meanwhile, the Bureau's Zoning staff reviewed approximately 20,000 applications for zoning compliance, hundreds more for proposed zoning changes, and more than 100 new Planned Development and Lakefront Protection proposals.



Neighborhood Opportunity Bonus

Community Areas: Near North, Near West, Near South
Status: Complete

Mayor Rahm Emanuel's updates to the Chicago zoning code's downtown floor area bonus system and downtown zoning district geography were approved by City Council in May 2016. Coordinated as the Neighborhood Opportunity Bonus, the changes simplify and update the downtown floor area bonus system; accommodate ongoing central area growth through an expanded downtown zoning district; and provide new funding sources to encourage investment in underserved neighborhoods, designated landmarks, and local infrastructure. Zoning bonuses to increase the size of individual downtown construction projects are allocated through a higher floor area ratio (FAR), which reflects the total square footage of the building divided by the area of the lot. FAR bonuses are available through a single voluntary payment into a Neighborhood Opportunity Bonus system. Previous FAR bonus provisions in the zoning code were regulated by a 2004 ordinance that identified a variety of on-site amenities, such as building setbacks, winter gardens, green roofs and other design features that continue to be encouraged where appropriate.

DPD Assistance:

- City Council adoption
- Public outreach

North Branch Framework

North Branch Industrial Corridor

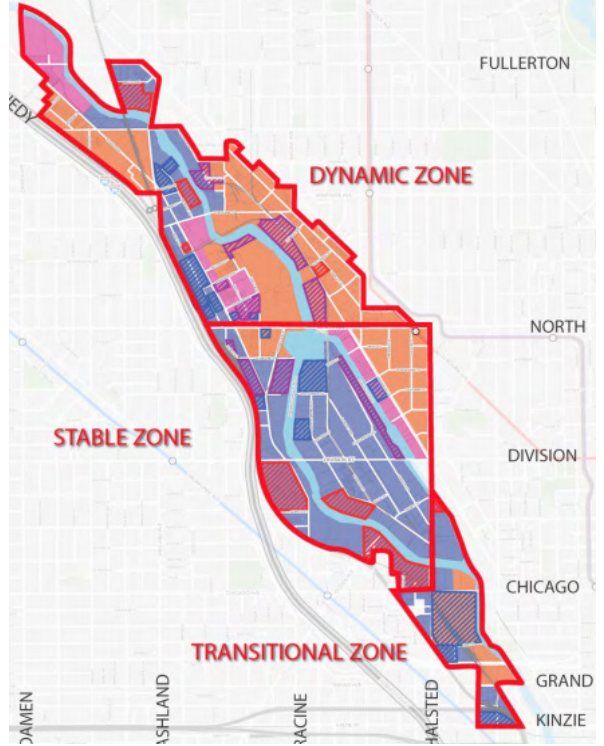
Community Areas: Lincoln Park, Logan Square, Humboldt Park, Near North Side

Status: Underway

In May, DPD initiated a multi-year process to review and modernize the land use regulations within the City's 26 industrial corridors, starting with the North Branch. The process will seek to maintain the North Branch as a vital job center while generating funding to improve access for all transportation modes and enhancing the corridor's unique natural open space assets.

DPD Assistance:

- Neighborhood planning
- Public outreach





Jefferson Park Transit Oriented-Development Study

Jefferson Park

Community Area: Jefferson Park

Status: Underway

In conjunction with the Regional Transit Authority, DPD commissioned a transit-oriented development (TOD) study in 2016 to comprehensively research the feasibility of new TOD projects near the Jefferson Park Transit Center, 4917 N. Milwaukee Ave. The multimodal facility has received extensive upgrades in recent years and serves Chicago Transit Authority, Metra and Pace riders. The study began in late 2016 and its results are expected in early 2018.

DPD Assistance:

- \$25,000 TIF





Orozco Fine Arts & Sciences Elementary School

1940 W. 18th St.

Community Area: Lower West Side
Status: Complete

The \$1.5 million project at this Pilsen school includes extensive open space improvements, including outdoor classrooms, native trees and plants, a vegetable garden, seating and play areas, art installations, as well as a storm water management system. It's part of the Space to Grow Program, a collaboration of several public and nonprofit entities seeking to improve environmental health and wellness in Chicago schools. Additional funding was provided by the Metropolitan Water Reclamation District and the Department of Water Management.

DPD Assistance:

- \$500,000 TIF





Louis Nettelhorst Elementary School

3252 N. Broadway

Community Area: Lake View

Status: Complete

The asphalt playground at East Lake View's Nettelhorst school was replaced with artificial turf and pavers in 2016, creating new recreational opportunities for students and neighborhood residents.

DPD Assistance:

- \$400,000 in Open Space Impact Fees





70th & Dorchester Garden

70th Street and Dorchester Avenue

Community Area: South Shore

Status: Complete

City-owned land at 70th Street and Dorchester Avenue in South Shore was sold to the NeighborSpace land trust, which will own and insure the property for continued use by local residents. The 0.72-acre site, which has vegetable beds, flower beds and fruit trees, will receive additional improvements, including water access, environmental work, new plants, fencing, a shed and compost bin.

DPD Assistance:

- \$1 land sale
- \$160,000 in Open Space Impact Fees

Eat to Live Englewood Farm

70th Place and Princeton Avenue

Community Area: Greater Grand Crossing

Status: Complete

Three City-owned lots at 70th Place and Princeton Avenue were sold to the NeighborSpace land trust to provide a permanent home for Eat to Live Englewood Farm, which serves as an incubator for people interested in agricultural food production. The site will be managed by the Angelic Organics Learning Center, a sustainable food-oriented nonprofit that will improve the space with an irrigation system, produce washing and processing area, storage shed, and composting area.

DPD Assistance:

- \$1 land sale



Bronzeville Alliance Neighborhood Garden

42nd Street and Calumet Avenue

Community Area: Grand Boulevard

Status: Underway

Three vacant, City-owned parcels are being redeveloped as a community garden totaling one third of an acre. The Bronzeville Alliance Neighborhood Garden will serve as partner site for the Farmers for Chicago program, which helps emerging farmers that have completed a U.S. Department of Agriculture-approved farm training program to launch their own sustainable farming businesses. To be managed by Growing Power Inc., the garden's produce will be sold to area grocery stores, restaurants, and farmers markets.

DPD Assistance:

- \$1 land sale



Paradise Garden

2214 N. Drake Ave.

Community Area: Logan Square

Status: Complete

A neighborhood garden dating back 20 years, Paradise Garden was preserved by the sale of City-owned land to NeighborSpace. The 0.14-acre was maintained by residents for more than two decades, and today, it's a community gathering space with multi-generational appeal, featuring planting beds for growing vegetables and perennials, trees, shrubs, benches and a gazebo.

DPD Assistance:

- \$1 land sale



Stone Temple Baptist Church

3266 W. Douglas Blvd.

Community Area: North Lawndale

Status: Complete

Originally built in 1926 as a synagogue for Jewish immigrants fleeing anti-Semitism in Romania, Stone Temple Baptist Church hosted Dr. Martin Luther King on several occasions in the late 1950s and early 1960s while he used Chicago as a base for his civil rights efforts in the North while also fighting for fair housing laws that led to the passage of 1968 Fair Housing Act. The church continues to make use of a podium and chairs that were used by Dr. King. Designed with an eclectic mix of Romanesque and Moorish-inspired details by architect Joseph W. Cohen & Co., the brick and limestone structure has many features of a traditional synagogue, including a horseshoe-shaped sanctuary, slender columns and tapestry brick.

DPD Assistance:

- Landmark designation





Graeme Stewart School

4525 N. Kenmore Ave.

Community Areas: Uptown

Status: Rehabilitation underway

Designed by architect Dwight Perkins and completed in 1907, the former Stewart School building is an early Prairie Style building that echoes 19th century Revival styles with a pitched roof and copper-clad eaves. The building is being converted for residential use.

DPD Assistance:

- Landmark designation



Elizabeth Peabody School

1444 W. Augusta Blvd.

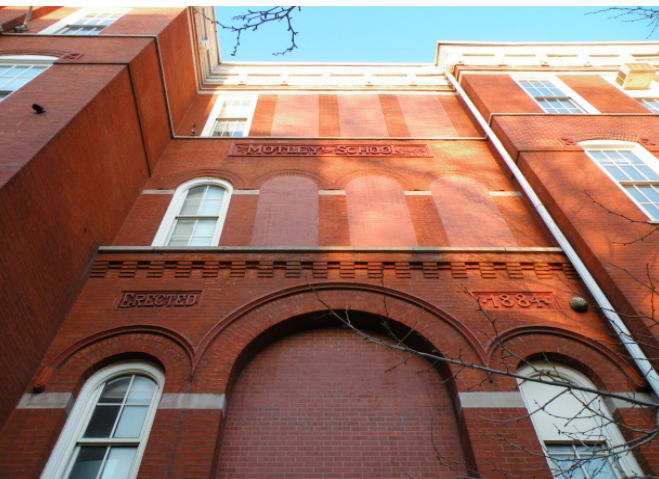
Community Areas: West Town

Status: Rehabilitation underway

The former Peabody School has Romanesque, Queen Anne and Arts and Craft elements. Completed in 1894, the design is influenced by the work of Louis H. Sullivan, including its stone arch entrances. The building is being converted for residential use.

DPD Assistance:

- Landmark designation



John Lathrop Motley School

739 N. Ada St.

Community Areas: West Town

Status: Rehabilitation underway

The 1884 brick and limestone Motley building exemplifies late 19th century school design with large windows and high ceilings, combining historic Chicago school architecture with Renaissance Revival and Italianate style decorative details. The building is being converted for residential use.

DPD Assistance:

- Landmark designation



Plymouth Building

417 S. Dearborn St.

Community Areas: The Loop

Status: Complete

A 117-year-old South Loop commercial loft building was designated as an official Chicago landmark by City Council in November. Designed by Simeon B. Eisendrath and completed in 1899, the Plymouth Building at 417 S. Dearborn St. combines fine detailing and craftsmanship that exemplifies the revolution in high-rise design that occurred in Chicago in the last two decades of the 19th century. From 1945 to 1978, the building served as the headquarters of the LaSalle Extension University (LSEU), a nationally-recognized, long-distance correspondence school.

DPD Assistance:

- Landmark designation

Essex Inn

800 S. Michigan Ave.

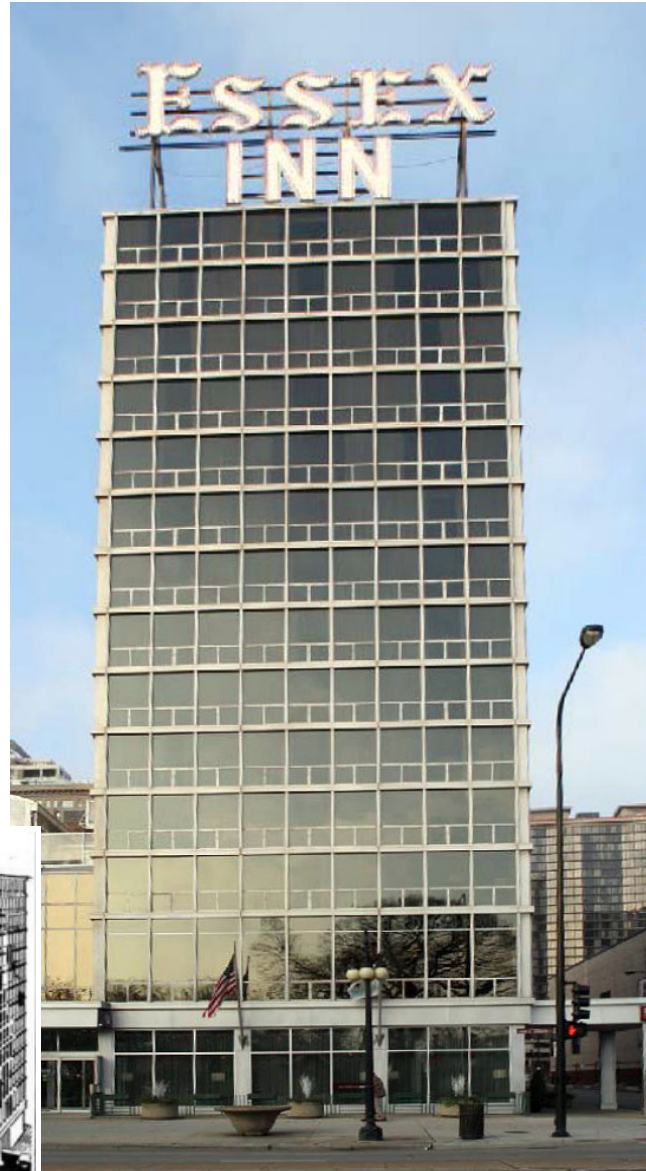
Community Areas: The Loop

Status: Rehabilitation underway

The Essex Inn building, noted for its boxy, glass-and-aluminum clad exterior, helped establish the age of the Modern and International architecture in Chicago when it was completed in 1961. Designed by A. Epstein and Sons, the building featured 285 guest rooms, the first outdoor swimming pool along Michigan Avenue, a restaurant and a cocktail lounge, and its popularity was driven by recent improvements in public infrastructure, including an expanded Lake Shore Drive and growing interstate highway system, as well as the construction of the McCormick Place convention center. A \$30 million hotel rehabilitation project is underway.

DPD Assistance:

- Landmark designation
- Class L property tax incentive



...where the
livin' is easy
for business or
pleasure!

- On famed Michigan Avenue, overlooking Grant Park and the Lake...close to McCormick Place and other convention centers, commercial and shopping areas, theatres, museums, art centers, and concert halls. All airport limousines stop at our door.
- Free covered parking in motel.
- Heated outdoor swimming pool, with food and beverage service, cabanas and lockers.
- Free TV, radio, ice cubes, and wake-up coffee in every room.
- Luxury rooms and hospitality suites, air-conditioned and soundproofed for comfort and privacy.
- Meeting and banquet rooms for up to 500 persons, with closed circuit TV, projection and public address systems.
- 24-hour switchboard, self-dialing telephones...valet, laundry.
- 3 atmospheric dining rooms and unique cocktail parlour, room service.



ESSEX INN
CHICAGO'S NEW DOWNTOWN MOTEL

MICHIGAN AV. AT 8TH ST., CHICAGO, ACROSS FROM CONRAD HILTON
WE 9.2800 • TWX CC 82

912-924 W. Randolph St.

912-924 W. Randolph St.

Community Areas: West Town

Status: Under construction

Located in the Fulton-Randolph Historic District, the \$54.3 million rehabilitation of multiple former meatpacking facilities will include the restoration of historic window openings, parapets and storefronts. The interior spaces will be configured for office and retail use. The project is expected to create 100 temporary jobs and 400 permanent jobs.

DPD Assistance:

- Class L property tax incentive



Uptown Square District

Lawrence Avenue and Broadway

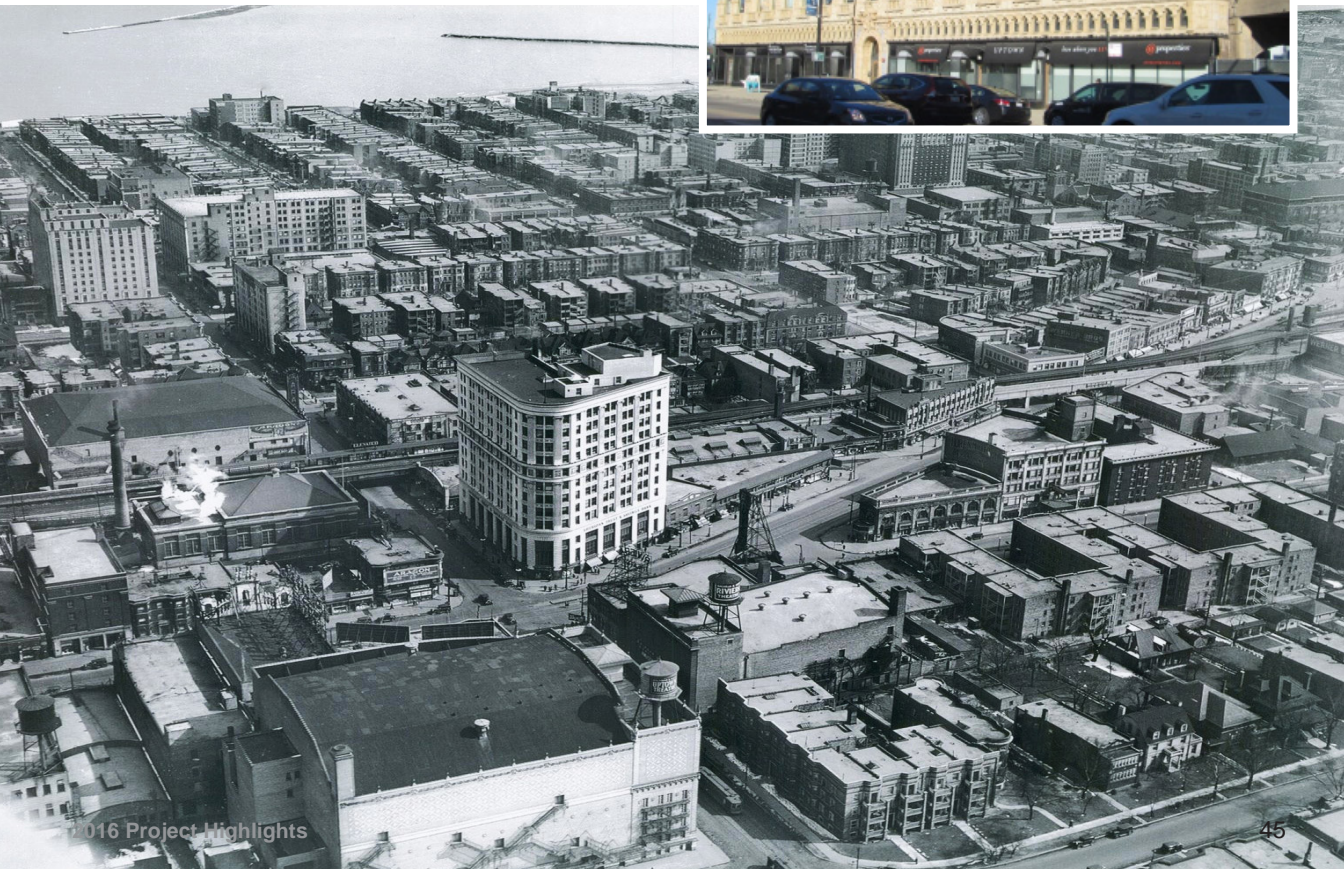
Community Areas: Uptown

Status: Complete

The City declared 42 structures clustered around Lawrence Avenue and Broadway as the Uptown Square District in 2016. Characterized by highly stylized, mixed-use buildings and performance spaces, the area is considered one of the best-surviving commercial and entertainment districts developed in Chicago in the first quarter of the 20th century. The landmark designation will protect the exterior elevations of contributing buildings from significant alteration or demolition.

DPD Assistance:

- Landmark designation



Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, DPD shepherded 84 Planned Development (PD) designations through the Chicago Plan Commission review process in 2016. The PD process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.





1000 S. Michigan Ave.



110 W. Huron St.



708 W. Grand Ave.



311 W. Illinois St.



300 W. Huron St.



800 S. Michigan Ave.



1326 S. Michigan Ave.



1408 S. Wabash Ave.



810 N. Clark St.



5700 N. Ashland Ave.



352 N. Union Ave.



450 W. Belmont Ave.



3250 S. St. Louis Ave.



110 N. Carpenter St.



111 S. Peoria St.



1257 N. Paulina St.



768 N. Aberdeen St.

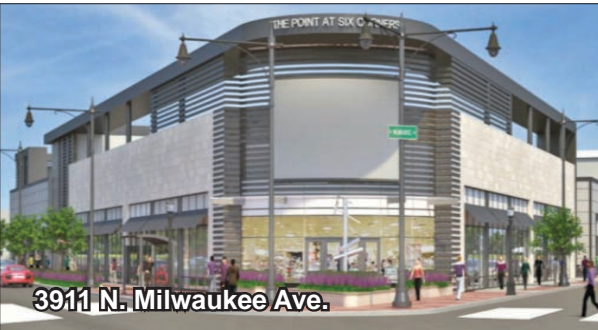


430 N. LaSalle St.



1528 N. Wells St.





Department Aggregates

Affordable Housing Assistance

- 5,610 affordable rental units
- \$225 million in financial support

Chicago Community Land Trust

- 41 homebuyer trainees
- 12 first-time homebuyers

Chicago Low Income Housing Trust Fund

- \$15.4 million in financial subsidies
- 2,647 households
- 570 participating buildings

Construction/Compliance

- 17 construction projects
- 27% MBE participation
- 6% WBE participation

Customer Service & Outreach

- 17,577 customer service requests
- 957 FOIA requests
- 65 community meetings

Delegate Agencies

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

Emergency Housing Assistance

- 326 furnace, roof, and porch repairs
- \$2.8 million project costs

Finance

- \$73.2 million program revenues/ Income
- 3,597 payment transactions
- 166 appraisals
- 145 task orders
- 83 fiscal monitoring visits
- 103 payoff letters/release of liens
- 116 procurement/delegate agency contacts

Geographic Information Systems (GIS)

- 3,320 custom maps

Historic Preservation

- 2,773 permit reviews
- 11 landmark designations

Neighborhood Stabilization Program

- 879 units acquired in 199 properties
- 926 units rehabbed in 171 properties
- 208 units sold in 150 properties

Open Space

- \$2.5 million Open Space Impact Fees
- 4 school gardens/parks
- 4 new parks

Personnel

- 212 employees
- 18 divisions
- 3 bureaus

Planned Development Designations

- 84 Planned Developments
- 6 Lakefront Protection applications

Property Tax Incentives

- \$37 million in owner tax savings
- 15 Class 6(b) tax incentives
- 5 Class L tax incentives
- 5 Class C tax incentives
- 2 Class 7(c) tax incentive

Real Estate Dispositions

- \$9.7 million
- 114 land sales

Small Accessible Repairs for Seniors

- \$2.2 million in financial support
- 562 improved properties

TIF Neighborhood Improvement Program

- \$1.5 million in improvements
- 100 units served

Small Business Improvement Fund

- \$16 million total project costs
- \$6.54 million grants
- 136 projects
- 2,078 jobs created or retained
- 1,466 construction jobs created

Tax Increment Financing

- \$251.6 million private funds
- \$51.3 million in TIF funds
- 732 permanent jobs
- 1,312 temporary jobs
- 11 redevelopment agreements
- 3 district termination
- 1 district designation

TIFWorks

- 426 employees trained
- 248 new hires
- 33 participating businesses

Troubled Buildings Initiative

- 3,792 total units
- 868 units added
- 1,063 units preserved

Zoning

- 18,500 permit reviews
- 680 special uses and variations
- 462 zoning changes

