



2017 Project Highlights

Department of

Planning and Development

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

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Spring 2017



Rahm Emanuel, Mayor

INTRODUCTION

The “Project Highlights” booklet is an overview of Department of Planning and Development (DPD) projects and programs that were either initiated or largely completed between January and December of 2017.

These highlights are just a portion of DPD’s accomplishments over the last year, but 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 be 'DR', with a long horizontal stroke extending to the right.

David L. Reifman, Commissioner
Department of Planning and Development

Economic Development

DPD's community-based economic development initiatives in 2017 helped Chicago companies and other organizations to retain and create approximately 6,750 jobs, primarily in small and medium-sized enterprises that form the backbone of the city's economy.

The year included the formal implementation of two new programs that target businesses in under-served neighborhood retail corridors. In June, the Neighborhood Opportunity Fund awarded \$3.2 million in grants to 32 businesses on the West, Southwest and South sides using funding provided by voluntary payments from downtown development projects. In July, the Retail Thrive Zones initiative provided \$5 million in grants to help 50 small businesses in eight targeted commercial corridors, also on the West, Southwest and South sides. The funding is expected to generate more than 650 permanent and temporary jobs while helping to revitalize these local shopping districts.

Tax Increment Financing (TIF) continued to serve local neighborhoods in 2017 with a variety of infrastructure improvements. Notable investments included more than \$13.1 million for ADA improvements to public schools; more than \$10 million in bridge and viaduct repairs; more than \$1.8 million in new allocations for job training in select districts; and \$9.5 million in new allocations for building improvements financed by the

DPD business incentives in 2017 helped create and retain approximately 6,750 jobs citywide.

department's Small Business Improvement Fund.

TIF will also support the planned CTA station at Lake and Damen on the Near West Side. Announced in the spring, the \$55 million project will serve businesses in the Kinzie Corridor, visitors to the United Center and nearby residents, including in Chicago Housing Authority properties. It will also fill a 1.5-mile gap between existing Green Line stations at California and Ashland avenues.

Many of the jobs supported by DPD in 2017 employed the strategic use of property tax incentives, which foster redevelopment of qualifying industrial and commercial properties by reducing the standard Cook County tax rates for a period of 12 years. The projects include the redevelopment of the former 240,000-square-foot Spiegel Administration Building in Bridgeport as new, multi-use commercial space; construction of a one-story, 167,000-square-foot industrial building on a 10.5-acre site in the Stockyards Industrial Corridor; rehabilitation of a three-story, 48,500-square-foot industrial complex in Albany Park; and renovation of a vacant 13,000-square-foot industrial building in McKinley Park.



The Hatchery

Lake Street and Kedzie Avenue

Community Area: East Garfield Park

Status: Under construction

Approved by City Council in October, the \$32.4 million food incubator known as “The Hatchery” will feature 56 kitchens, dry-cold storage, loading docks, and meeting and office spaces aimed at nurturing local food start-ups. The 67,000-square-foot facility is being developed by the Industrial Council of Nearwest Chicago, Acción Chicago and IFF. The project is expected to support the creation of 150 jobs in its first year and up to 900 jobs within five years.

DPD Assistance:

- \$7 million TIF
- \$1 land sale
- Planned Development designation





Public Safety Training Academy

4301 W. Chicago Ave.

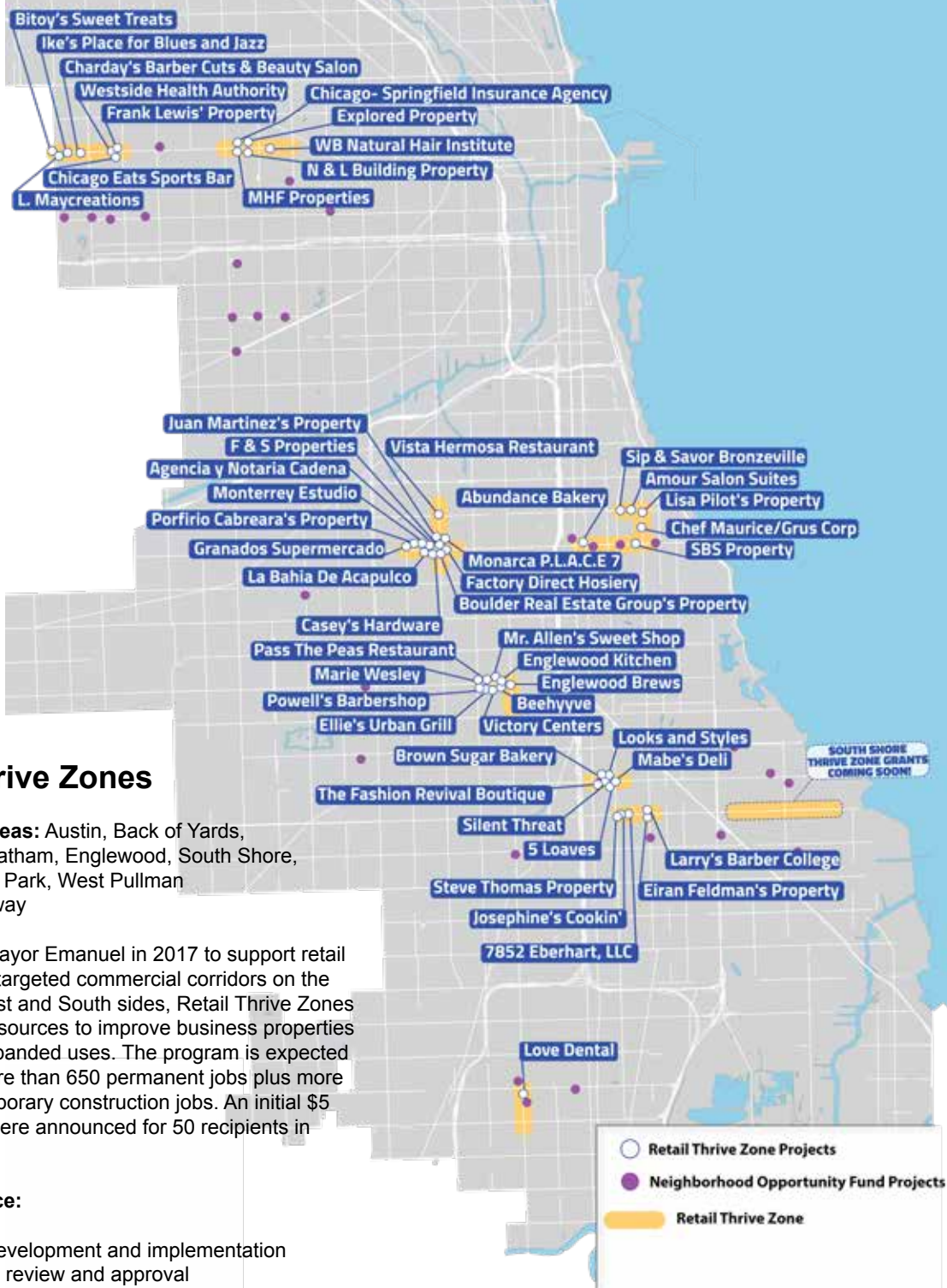
Community Area: West Humboldt Park

Status: Under construction

Announced in July, the \$95 million training facility for Chicago's first responders includes a main building with classrooms, laboratories, emergency simulators, conference rooms, an auditorium and administrative offices. A secondary building will include a shooting range, space for active-scenario training and a dive training pool. The 30-acre site will feature a driving course, skid pad and space for group and tactical operations.

DPD Assistance:

- \$10 million TIF
- Planned Development designation



Retail Thrive Zones

Community Areas: Austin, Back of Yards, Bronzeville, Chatham, Englewood, South Shore, West Humboldt Park, West Pullman
Status: Underway

Launched by Mayor Emanuel in 2017 to support retail investments in targeted commercial corridors on the West, Southwest and South sides, Retail Thrive Zones leverage TIF resources to improve business properties for new and expanded uses. The program is expected to generate more than 650 permanent jobs plus more than 1,500 temporary construction jobs. An initial \$5 million grants were announced for 50 recipients in early July.

DPD Assistance:

- Program development and implementation
- Application review and approval



GRIT Chicago

2960 S. Ellis Ave.

Community Areas: Douglas

Status: Underway

In June, DPD selected a local development team to revitalize the former Michael Reese Hospital site and adjacent McCormick Place marshalling yards in Bronzeville. Led by Farpoint Development, Draper & Kramer, Chicago Neighborhood Initiatives, McLaurin Development Partners, and Bronzeville Community Development Partnership, the team's plans for the approximately 80-acre site include a logistics center, technology-oriented commercial spaces, retail uses, homes and a hotel, depending on market demand. The consultant architect for the team is Skidmore Owings & Merrill. The project is expected to create up to 36,000 temporary and permanent jobs over the next 10 years.

DPD Assistance:

- Request for Qualifications
- Developer selection

Consumer and Century Buildings

202-220 S. State St.

Community Area: Loop

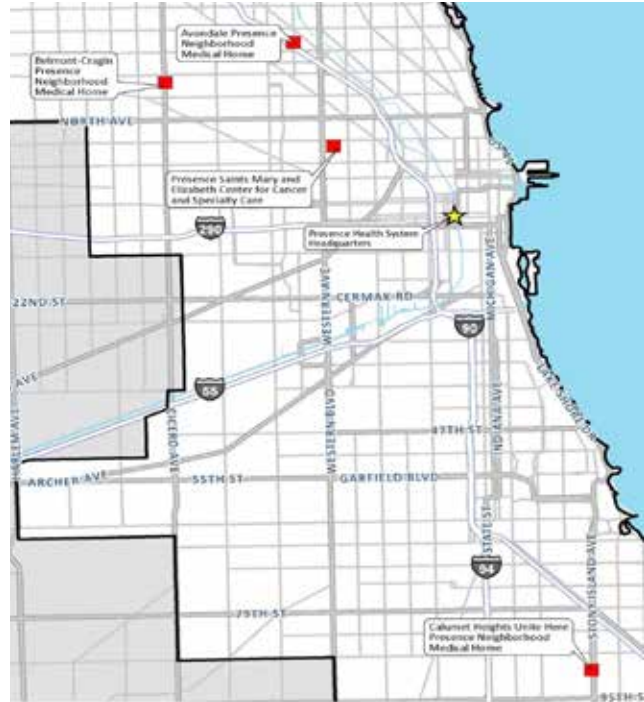
Status: Approved

CA Ventures' \$141 million plan for the adaptive re-use of two State Street office buildings will bring more than 400 apartments to the heart of the Loop's historic shopping district. The 350,000-square-foot project was selected in June through a Request for Proposals process initiated by DPD and the General Services Administration, which currently owns the properties. Built in the 1910s and listed on the National Register of Historic Places, the terra cotta-clad high-rises have been vacant for approximately 10 years. Their adaptive reuse will create at least 300 permanent and temporary jobs.

DPD Assistance:

- Request for Proposals
- Developer selection





Presence Health

2216 W. Thomas Ave., 9000 S. Stony Island Ave.,
5322 W. Fullerton Ave., 2929 N. California Ave., 200 S.
Wacker Drive

Community Areas: West Town, Avondale, Calumet Heights, Belmont Craigin, Loop
Status: Approved

In January, City Council approved TIF assistance to reimburse Presence Health for \$28.8 million in citywide medical office improvements, including three neighborhood facilities that will serve more than 22,500 people while creating 39 permanent jobs and 62 construction jobs. The 44,000-square-foot headquarters build-out in the Loop created and retained 200 permanent, full-time positions in addition to more than 60 temporary construction jobs.

DPD Assistance:

- \$5.5 million TIF



5201 W. Lawrence Ave.

Lawrence and Laramie avenues

Community Area: Jefferson Park

Status: Under construction

DPD and Mega Development officials started construction in November on a mixed-use, 39-unit building that will replace long-vacant land in the heart of Jefferson Park. The four-story project will feature a mix of one- and two-bedroom apartments, four of which will be made available at affordable rates. The project also includes 10,000 square feet of ground floor retail space and 41 indoor parking spaces for residents. Twenty-one parking spaces will be available for shoppers on an adjacent landscaped lot.

DPD Assistance:

- Land sale
- Planned Development designation





CRRC Sifang America

13535 S. Torrence Ave.

Community Area: Hegewisch

Status: Under construction

Chicago's first rail car factory in 50 years will create more than 170 jobs involved in the production of the CTA's new 7000 Series rail cars. The \$100 million, 381,000-square-foot facility will be occupied by CSSR Sifang America to produce approximately 850 of the state-of-the-art commuter trains for Chicago, plus cars for other cities. Development of the 45-acre site in the Lake Calumet Industrial Corridor will also generate 200 construction jobs.

DPD Assistance:

- \$3.6 million property tax incentive

Taylor Street Apartments/Roosevelt Branch
1342 W. Taylor St.
73 apartments
Architect: Skidmore, Owings & Merrill
Developer: Related Midwest



Roosevelt, Independence and Northtown Branch Libraries

Community Areas: Little Italy, Irving Park, West Ridge
Status: Under construction

In March, the City, Chicago Public Library and Chicago Housing Authority announced the winners of a design contest for three, co-located library branches and affordable housing projects on the North, Northwest and Near West sides. The competition was part of Mayor Emanuel's vision to bring world-class design to Chicago neighborhoods that break from the standard, cookie-cutter designs that are common to government buildings. Each complex will offer reading materials and state-of-the-art resources on their ground floors and a variety of housing options on the floors above.

DPD Assistance:

- Request for Proposals
- Planned Development designations





Northtown Apartments/Norhtown Branch

6800 N. Western Ave.

44 senior apartments

Architect: Perkins+Will

Developer: Evergreen Real Estate Group



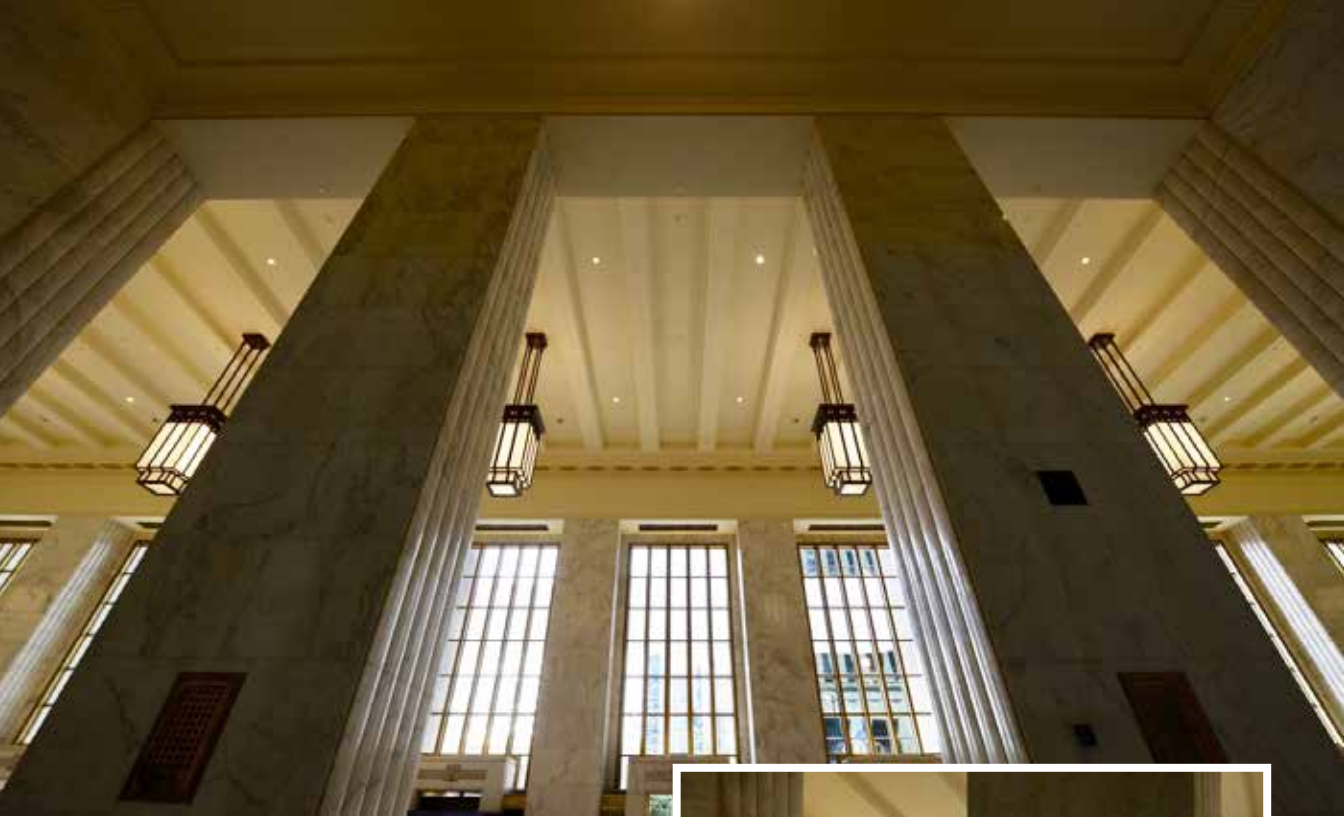
Independence Apartments/Independence Branch

4022 N. Elston Ave.

44 senior apartments

Architect: John Ronan Architects

Developer: Evergreen Real Estate Group



Old Post Office

433 W. Van Buren St.

Community Area: Near West Side

Status: Under construction

In September, Mayor Emanuel unveiled the newly renovated lobby at Chicago's iconic old post office building. Three hundred and fifty feet long and 38 feet high, the Art Deco-style lobby served thousands of daily post office patrons during the building's heyday in the 1900s as the nexus of the U.S. mail system. Part of a \$500 million renovation by 601W, the work included restoration of the lobby's marble walls, stone floors, gold glass mosaic tiles, windows and light fixtures. In October, the building received a preliminary recommendation for official landmark status by the Commission on Chicago Landmarks. A Class L property tax incentive is anticipated in early 2018.

DPD Assistance:

- Landmark recommendation





DCT Stockyards LLC

1400 W. 44th St.

Community Area: New City

Status: Complete

A Class 6(b) property tax incentive is supporting construction of a one-story, 167,000-square-foot industrial building on a 10.5-acre site in the Stockyards Industrial Corridor. The \$13.4 million project, which includes 36 dock doors, two drive-in doors, 42 trailer parking spaces and a 122-car parking lot, will be leased to one or more industrial businesses. Up to 118 jobs are anticipated in the complex when fully leased.

DPD Assistance:

- Property tax incentive



Housing

Guided by Mayor Emanuel's "Five-Year Housing Plan," DPD committed more than \$244 million to support more than 7,700 units of housing in 2017. 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 plan was supported in 2017 by a new City Lots for Working Families program, which provides vacant, City-owned lots to developers of affordable single-family homes and two flats for \$1 each. Through the program, eight to 20 City-owned lots with a maximum appraised value of \$125,000 will be conveyed per developer for each project. Upon completion, homes will be made available to qualified buyers with incomes up to 140 percent of area median income.

The \$1 Large Lots program also moved forward in 2017 with the City Council-approved sales of more than 900 additional parcels. The program, which makes City-owned land available to property owners on the same block, will continue to expand in the months to come.

Housing pilot programs that launched in 2017 include a Public Safety Officer Homebuyer Assistance Program that provides forgivable loans to police officers, firefighters and paramedics who purchase a home in targeted neighborhoods, and an Affordable Requirements Ordinance pilot that

More than 7,700 homes were supported by DPD programs and incentives in 2017.

enhances affordability provisions for City-assisted new construction projects in gentrifying neighborhoods. Both programs will run for three years.

The year saw the department reach its goal to preserve at least 700 Single Room Occupancy (SRO) units by 2018, a goal established with the launch of Mayor Emanuel's SRO preservation initiative in 2014. The year concluded with approximately 1,200 units being preserved in 10 different buildings, many of which will continue to serve their roles as housing of the last resort for many neighborhoods.

The Chicago Low Income Housing Trust Fund continued its successful support of very low-income renters in 2017 by providing monthly rental subsidies to more than 2,600 Chicago households, including many veterans, female-headed families, and people living with HIV/AIDS. DPD anticipates the Trust Fund will support at least that many households in 2018, thanks in part to an upswing in downtown density bonus contributions to the Affordable Housing Opportunity Fund, which allocates revenues to finance the program.

Affordable Requirements Ordinance - Pilot Areas

Community Areas: Near North, Near West and Northwest Sides

Status: Underway

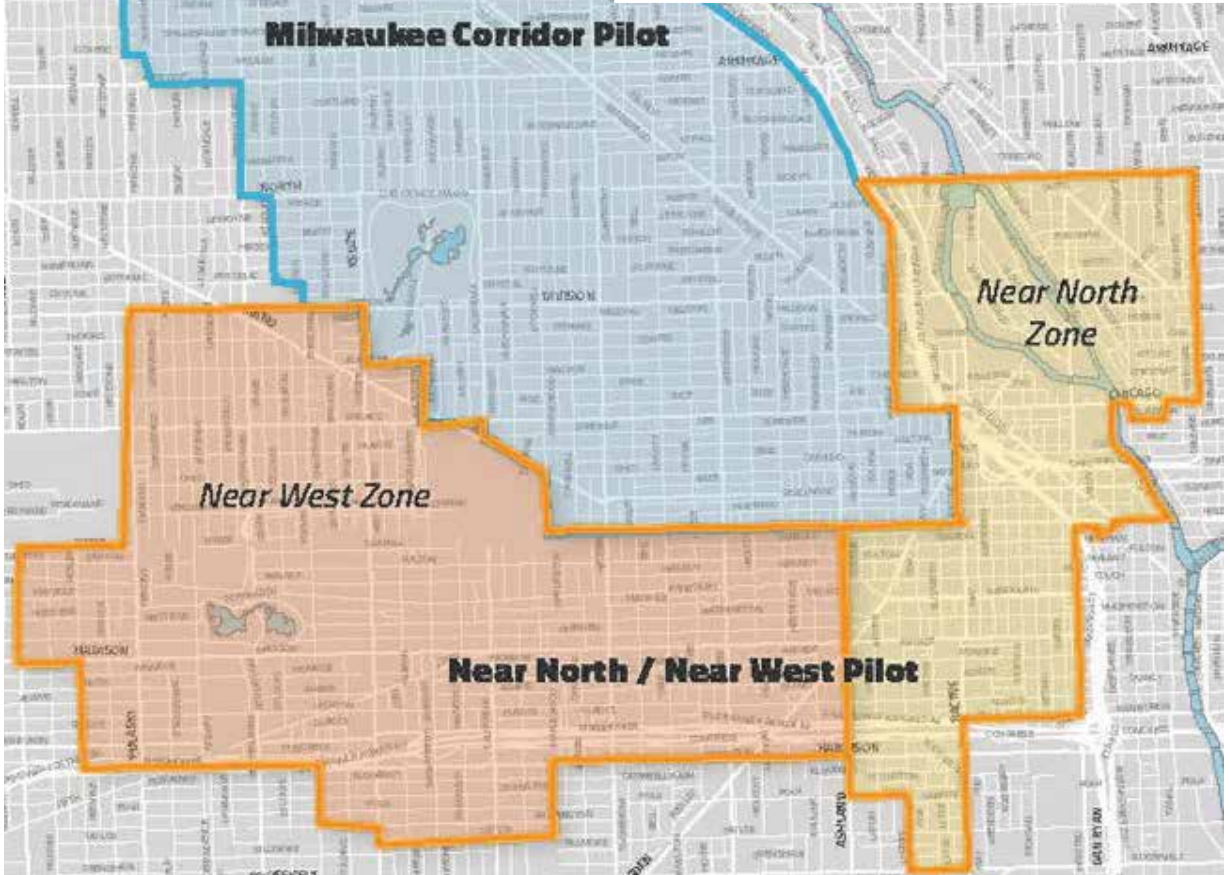
DPD's three-year pilot program to enhance housing affordability in gentrifying neighborhoods was approved in October. Applicable to projects of 10 units or more that receive City assistance, the pilots require 15 to 20 percent of total units to be included on-site. The initiative is expected to create up to 1,000 affordable units by 2020.

DPD Assistance:

- Program implementation and monitoring



Milwaukee Corridor Pilot



Third Ward Parade of Homes

4500 block of South Prairie Avenue

Community Area: Grand Boulevard

Status: Under construction

Five market-rate, single-family homes are part of a special Parade of Homes involving City-owned land in the Third Ward. Being built by R&D Builders, Greenline Parade of Homes, Urban Equities, Wade Enterprises & Associates, and Click Development, the homes are priced from \$450,000 to \$589,000, range in size from 3,200 to 4,000 square feet and include up to five bedrooms and 3.5 baths. Upon the homes' sales, up to 42 additional lots on adjacent blocks will be sold to the developers for half of their current appraised values.

DPD Assistance:

- \$1 land sales





Montclare Senior Residences of Englewood

6320-52 S. Green St.

Community Area: Englewood

Status: Under construction

Approved in February, the \$26.7 million Montclare Senior Residences of Englewood will consist of one-bedroom apartments for seniors aged 55 and older. Planned by Montclare Englewood LLC, the seven-story, 102-unit rental building will include activity rooms, a wellness center, library, laundry room and other amenities for tenants earning up to 60 percent of AMI. Twenty-two units will support tenants earning less than 30 percent of area median income.

DPD Assistance:

- \$15.7 million tax credit equity
- \$7.26 million multi-family loans
- \$1.5 million land write-down
- Planned Development designation



John Pennycuff Memorial Apts.

Milwaukee and Campbell avenues

Community Area: Logan Square

Status: Under construction

The \$23.6 million John Pennycuff Memorial Apartments by Metropolitan Housing Development Corp. is creating a mix of studio, one- and two-bedroom affordable apartments targeted toward LGBTQ tenants. Forty-one of the units in the triangular, seven-story building will be offered to residents with incomes up to 60 percent of AMI and the remainder will be leased to Chicago Housing Authority (CHA) tenants. On-site amenities include a community room, laundry facilities, management offices, an outdoor patio, and ground-floor commercial space.

DPD Assistance:

- \$16 million bonds
- \$5.7 million tax credit equity
- Planned Development designation





KLEO Art Residences

East Garfield Boulevard and South Michigan Avenue

Community Area: Washington Park

Status: Under construction

Approved in October, KLEO Art Residences will include 58 units for artists and families and 5,000 square feet of retail and artist studio space on the ground floor. The \$23.5 million, L-shaped building will feature a translucent facade designed to provide residents with ample sunlight during the day and give the structure a glow in the evening hours. Forty-nine of the residential units will be rented to households earning up to 60 percent of area median income with the remaining nine units offered at market rents.

DPD Assistance:

- \$15.4 million tax credit equity
- \$6.4 million TIF
- \$925,000 land write-down
- Planned Development designation



LPCS Supportive Housing

1521 N. Sedgwick St.

Community Area: Near North Side

Status: Under construction

A \$7.6 million supportive housing facility by Lincoln Park Community Services will feature 300-square-foot efficiency apartments, laundry facilities, a fitness center, and a community space. Approved by City Council in November, the 20-unit building will share case management and support staff with an adjacent homeless shelter. All units will receive rental assistance from the Chicago Housing Authority (CHA) and be affordable for tenants earning up to 50 percent of AMI.

DPD Assistance:

- \$2.5 million multi-family loan





Concord at Sheridan

6418 N. Sheridan Road

Community Area: Rogers Park

Status: Under construction

Construction on the \$55 million Concord at Sheridan project began in November. The mixed-use, seven-story building will include 65 units for CHA tenants and 46 units to be leased at market rates. The transit-oriented complex is planned to include a 30,000-square-foot Target store, a community room, and 125 underground parking spaces for building tenants, visitors, and patrons. It is being developed by Three Corners Development on CHA land.

DPD Assistance:

- \$2.2 million loan
- Planned Development designation

Mayfair Commons

4400 W. Lawrence Ave.

Community Area: Albany Park

Status: Complete

Completed in December, the rehabilitation of Mayfair Commons preserved 97 affordable apartments for seniors. The \$12.3 million project by MC Blue LP provided a new roof, windows, air conditioning, and energy efficient updates to each unit. Originally built with City assistance in 1996, the six-story complex contains a community room, a tenant lounge and on-site management office.

DPD Assistance:

- \$6 million bonds
- \$4.1 million in multi-family loans
- \$2.8 million in tax credit equity





Marshall Hotel

1232 N. LaSalle St.

Community Area: Near North Side

Status: Under construction

The 90-unit Marshall Hotel is undergoing a \$31.8 million renovation by the Michaels Development Co. for residents earning up to 60 percent of AMI. Work includes new mechanical systems and windows, roof and façade repairs, and interior modifications to create private bathrooms and kitchens within each unit. Built in 1927, the Marshall Hotel features arched corridors, terrazzo flooring, and textured plaster walls. The CHA will also support the work with project-based vouchers for each unit for the next 30 years.

DPD Assistance:

- \$5 million loan



Brainerd Park Apartments

8920 S. Loomis St.

Community Area: Washington Heights

Status: Under construction

Started in the summer, the \$11.6 million Brainerd Park Apartments by Full Circle Communities Inc. and Christian Community Health Center will include a mix of one- to three-bedroom units for formerly homeless families. On-site support services at the 36-unit supportive housing complex will involve career counseling, computer training, substance abuse treatment and referrals to other programs and community resources. Amenities will include a computer room, library, laundry facilities, parking, and play area. Nine of the units will be reserved for public housing residents and the rest will be made available to tenants earning up to 60 percent of AMI.

DPD Assistance:

- \$7.7 million tax credit equity
- \$1.9 million loan
- \$1.1 million land write-down





Tierra Linda Apartments

Area bounded by Central Park, Fullerton, and Western avenues and Division Street

Community Areas: Humboldt Park, Logan Square
Status: Under construction

Planned by Latino United Community Housing Association (LUCHA), the \$17.2 million Tierra Linda Apartments will provide 36 affordable units with a mix of one- to three-bedroom apartments in three six-flats and nine three-flats. Eleven units will receive rental assistance from the Chicago Housing Authority (CHA) and be affordable at 50 percent of area median income (AMI). The remaining units will be for households earning up to 60 percent of AMI. Amenities will include off-street parking, bicycle racks, and outdoor community spaces.

DPD Assistance:

- \$11.2 million tax credit equity
- \$5 million loan
- \$909,995 land write-down

Diversey Manor Apartments

5525 W. Diversey Ave.

Community Area: Belmont Craigin

Status: Under construction

Metropolitan Housing Development Corp.'s \$20.6 million Diversey Manor Apartments includes a mix of 98 affordable studio and one-bedroom apartments for seniors and families. Fifty three of the units are planned to be leased to residents earning up to 60 percent of AMI. The remainder are for tenants receiving rental assistance from the Chicago Housing Authority (CHA). Laundry facilities, a community room and offices will be located on site.

DPD Assistance:

- \$12 million bond issue
- \$7 million tax credit equity



La Casa Norte/Pierce House

3527 W. North Ave

Community Area: Humboldt Park

Status: Under construction

Scheduled to open in 2018, the 47,690-square-foot Pierce House by La Casa Norte will provide health and employment related services for the homeless, as well as 25 transitional housing units for youth and families earning up to 30 percent of AMI. The project will also include a youth drop-in center, a community healthcare center, café, food pantry, and housing location and prevention services.

DPD Assistance:

- \$3.5 million TIF
- \$4 million loan



Zoning & Land Use

In addition to coordinating new community plans and site-specific development projects, Zoning & Land Use division staff advanced several citywide goals and strategies in 2017.

In August, planning staff implemented Mayor Emanuel's Executive Order mandating that the City's largest construction projects report on their efforts to solicit and hire minority- and women-owned businesses (M/WBE). The order requires developers seeking Planned Development (PD) zoning approvals by the Chicago Plan Commission to submit signed affidavits about their efforts to hire women, minority, and local workers. Through December, 16 projects moved forward through the new rule, collectively representing more than 3,000 construction-related opportunities and nearly \$700 million in project costs.

In January, planning staff updated the City's sustainable development policy to provide more opportunities for new construction projects to incorporate technology that promotes building efficiency and environmental benefits. The updated policy offers a wide menu of strategies that can be tailored to fit a project's unique characteristics, locations and needs. Each strategy is assigned a point value, with new construction projects required to achieve 100 points and renovations of existing buildings required to reach 25 or 50 points depending on the scale of the renovation.

DPD helps plan neighborhoods for growth while fostering sustainability and preservation.

The city's Transit Oriented Development (TOD) ordinance also enhanced the sustainability of local neighborhoods in 2017 by reducing the parking requirements of approximately two dozen projects that were approved by the Chicago Plan Commission and the Zoning Board of Appeals throughout the year. Each project is located within walking distance of a CTA or Metra station.

In June, 10 early Chicago skyscrapers were submitted to the UNESCO World Heritage Center after being included on the United States' World Heritage Tentative List, which required the coordination of DPD staff and nine other organizations. The buildings, located on State, Dearborn, Wabash, LaSalle, Michigan and Jackson, were recognized for their international influence on building technology and design. The listing could lead to a prestigious World Heritage Site designation in the future.

Zoning staff also reviewed approximately 20,000 applications for zoning compliance, hundreds more for proposed zoning changes, and more than 100 proposals heard by the Chicago Plan Commission.

River Edge Ideas Lab

72 E. Randolph St.

Community Areas: Loop, Near South Side

Status: Complete

The River Edge Ideas Lab generated 27 riverwalk designs for three key sites along the South Branch of the Chicago River that demonstrate possibilities for riverwalk expansion citywide. The designs were displayed at Expo 72 starting in September as part of the Chicago Architecture Biennial. Participating firms included Adjaye Associates, Perkins+Will, Ross Barney Architects, SOM, Studio Gang, James Corner Field Operations, site design, SWA, and Sasaki. The initiative was coordinated with the Metropolitan Planning Council.

DPD Assistance:

- Program development and implementation
- Exhibit design and construction



Site #1



Site #2



Site #3





North Branch Framework & Design Guidelines

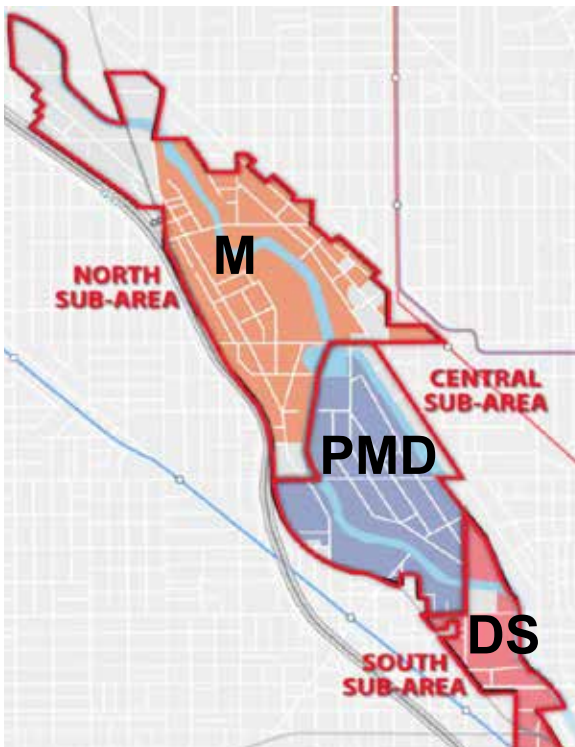
North Branch Industrial Corridor

Community Areas: Lincoln Park, Near North Side, West Town, Logan Square

Status: Complete

New land use regulations adopted by City Council in July for the 760-acre North Branch Industrial Corridor are enhancing economic development opportunities along the Chicago River while providing new resources for transportation and open space improvements. Developed through a year-long community engagement process that culminated with Chicago Plan Commission's adoption of the "North Branch Framework Plan & Design Guidelines," the regulations replaced outdated zoning restrictions with contemporary designations that accommodate a wide mix of modern business uses. The plan also created new funding streams that will generate tens of millions of dollars to support citywide industrial and commercial development projects.

A robust community engagement process initiated



in the summer of 2016 ensured the North Branch Framework & Design Guidelines balance a variety of competing stakeholder needs throughout the study area.

The outreach effort included:

- 12 public meetings with more than 800 attendees
- Six neighborhood group meetings
- Five published meeting summaries
- 400+ emails and letters from the public
- A 900-person mailing list
- 50+ maps and 192 original public comments
- Two open houses

DPD Assistance:

- Zoning map amendment
- Neighborhood planning
- Public outreach
- Plan Commission adoption





Near West Zoning Amendment

Kinzie Industrial Corridor

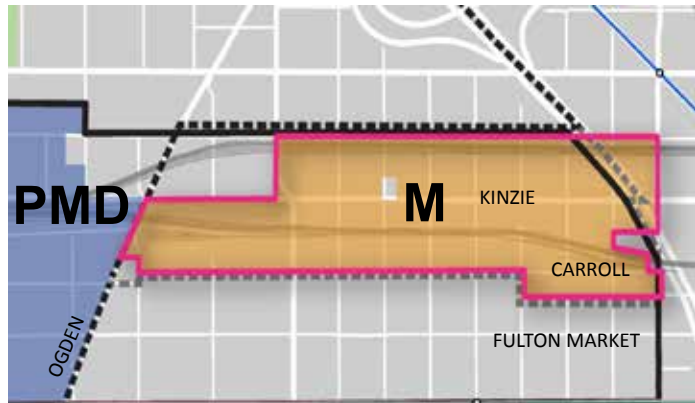
Community Area: Near West Side

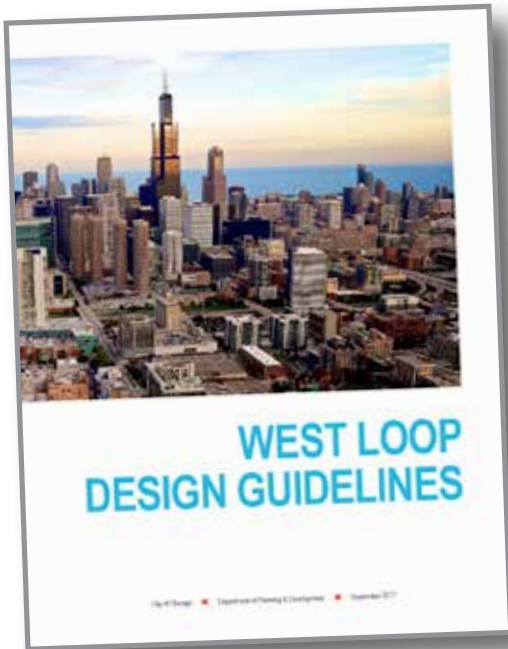
Status: Complete

In September, City Council approved DPD's proposed re-zoning of 63 acres of land area generally bounded by Ogden Avenue, Carroll Avenue, Hubbard Street and Halsted Street. Recommended in the 2014 "Fulton Market Innovation District" plan, the improvements replaced former Planned Manufacturing District zoning with a Manufacturing designation, applied the City's Industrial Corridor System Fund to the area, and established an overlay district to regulate new uses and construction in the area.

DPD Assistance:

- Zoning map amendment
- Neighborhood planning
- Public outreach
- Plan Commission adoption





West Loop Design Guidelines

Area bounded by I-290, I-90/94, and Ogden, Ashland and Carroll avenues

Community Area: Near West Side

Status: Complete

New design guidelines to help coordinate economic growth in the West Loop were approved by the Plan Commission in September. Developed by DPD, the guidelines include key design cues to help improve and maintain the character of the growing, mixed-use neighborhood. They also serve as a framework for large-scale infrastructure improvements in the area.

DPD Assistance:

- Neighborhood planning
- Public outreach
- Plan Commission adoption



Johnson Publishing Building

820 S. Michigan Ave.

Community Area: Loop

Status: Complete

In December, City Council voted to grant landmark protection status to the 11-story building built in 1971 by the influential African-American entrepreneur John H. Johnson, the publisher of “Ebony” and “Jet” magazines. The international style, 110,000-square-foot building was designed by African-American architect John Warren Moutoussamy, who later became the first African-American to become a managing partner at a large Chicago architecture firm.

DPD Assistance:

- Landmark designation



Moutoussamy



Johnson





Sauganash Hotel, Wigwam Site

Wacker Drive and Lake Street

Community Area: Loop

Status: Complete

A pair of historic plaques that commemorate the location where Chicago was incorporated as a town and Abraham Lincoln was nominated for president of the United States were rededicated in November by Ald. Edward Burke and Commissioner David Reifman. Gifted to the City in the early 20th century by the Daughters of the American Revolution, the 30- by 50-inch brass plaques honor the location of the Sauganash Hotel and, later, the Wigwam convention hall, on the southeast corner of Wacker Drive and Lake Street. The plaques had been in storage at City Hall for nearly two decades.

DPD Assistance:

- Monument design/installation
- Rededication



Quincy CTA Station

220 S. Wells St.

Community Area: Loop

Status: Rehabilitation underway

In November, the Quincy “L” station was designated as an official Landmark. Opened in 1897, the station was designed by prominent bridge engineer John Alexander Low Waddell and architect Alfred M. Hedley in the Neoclassical style. The riveted steel structure symbolizes Chicago’s industrial past and retains most of its significant architectural details. Serving the Brown, Orange, Pink and Purple Lines, the station is currently undergoing an \$18 million renovation that includes new stairways, lighting, roof repairs, and the installation of two elevators to enable access by people with disabilities.

DPD Assistance:

- Landmark designation





Former Chicago Historical Society

632 N. Dearborn St.

Community Area: Near North

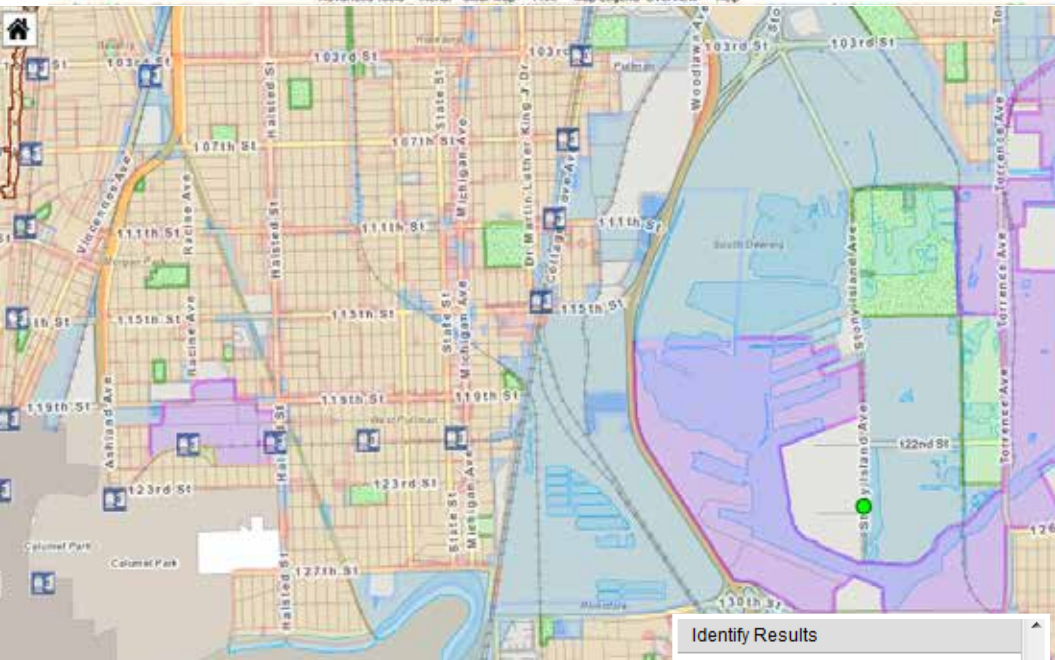
Status: Rehabilitation underway

A Class L property tax incentive approved in July will support a \$22.4 million rehabilitation of Chicago's original historical society building by reducing its property taxes by \$2.5 million over the next 12 years. Completed in 1892, the 30,000-square-foot building was designed in the Romanesque Revival style by architect Henry Ives Cobb. It was designated an official Chicago landmark in February 1997.

DPD Assistance:

- Landmark designation
- Property tax incentive

Search by Address or PIN #



CTA Station

Non-Accessible

Accessible

METRA Station

Chicago Public Schools

TIFs

Industrial Corridors

Wards

Community Area

City Parcels

Planned Developments

Lakefront Zoning

Private

Public

Pedestrian Street

Pedestrian

Retail

Six Corner

Downtown

Class I

Class II

Mobility

Chicago Landmarks

Chicago Landmark Districts

Chicago Historic Resources Survey

Orange

Red

National Register

NRHP - Property

NRHP - District

NHL - Property

NHL - District

Special Districts

FEMA Floodplain 2000

100 Year Floodplain

500 Year Floodplain

PMD Sub-Area

Zoning Board of Appeals

Zoning Map Index

Zoning Downtown Area

Zoning - Color-Coded

Business

Commercial

Manufacturing

Residential

Planned Development

Planned Manufacturing

Downtown Mixed

Downtown Core

Downtown Residential

Downtown Service

Transportation

Online Zoning Map

cityofchicago.org/zoningmap

Community Area: Citywide
Status: Complete

Updated in January with the assistance of the Department of Innovation and Technology, the City's new online zoning map provides an easy and informative interface to retrieve zoning and related data for all parcels located within the city's borders. The improved interface also enables users to search Sidwell maps, 80-acre maps, Planned Developments, Tax Increment Financing districts, Landmark districts, historic properties, transit stations, and other features. The new map replaced a geographic information systems interface first launched in 2002.

DPD Assistance:

- Source data and administration

Identify Results

Map Layers

Zoning Examiner

Layer Visibility

- Street Names
- Parcel Lines/Dimensions
- Lots Lines/Dimensions
- Eighty Acre
- Aerial Map
- All Layers
- Zoning & Landuse
- Page Images
- CTA Station
- METRA Station
- Chicago Public Schools
- CTA Line
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Building Labels
- Buildings
- Hundred Block Label

Measure

Saved Locations



Resilient Corridors

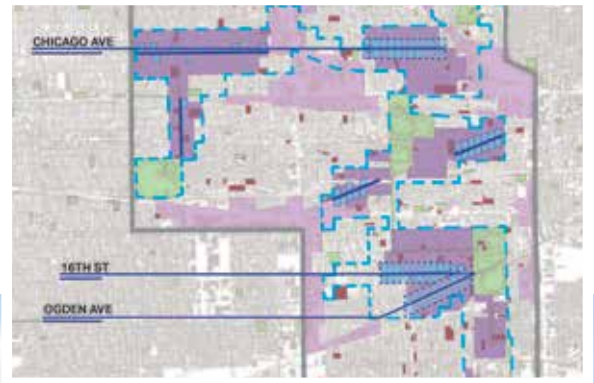
Chicago Avenue, 16th Street, Ogden Avenue

Community Areas: Humboldt Park, North Lawndale
Status: Under construction

DPD's \$7.6 million Resilient Corridors project, launched in the fall of 2017, will help make portions of Chicago Avenue, Ogden Avenue and 16th Street more resilient to incidents of heavy rain. The project involves 10 vacant, City-owned sites that are being improved with flood mitigation features that include landscaping and gardens that double as passive recreational space for area residents and businesses. The initiative is being financed by unspent federal disaster recovery funds allocated to Chicago following a 2013 storm that caused more than \$1 billion in flood-related damage.

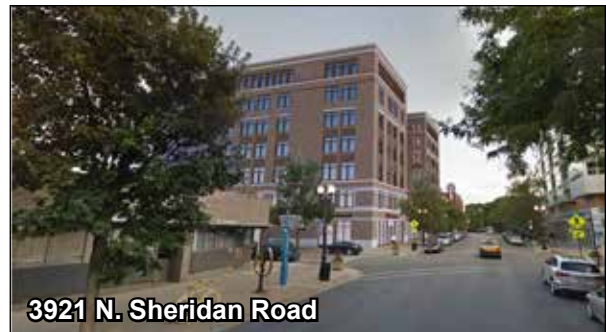
DPD Assistance:

- Neighborhood planning
- \$1 land sales



Planned Development Designations

To ensure Chicago's largest development proposals are designed in appropriate context with surrounding neighborhoods and its waterfronts, DPD shepherded 86 Planned Development (PD) designations and Lakefront Protection District projects through the Chicago Plan Commission in 2017. Both processes ensure unified neighborhood planning, promote economically beneficial development patterns, allow design flexibility, and protect the city's natural resources.





1600 E. 53rd St.



61 W. Erie St.



113 N. May St.



1001 W. Fulton Market



801 S. Ashland Ave.



210 N. Carpenter St.





Department Aggregates

Affordable Housing Assistance

- 5,396 affordable rental units
- \$355 million in financial support

Chicago Community Land Trust

- 51 homebuyer trainees
- 12 first-time homebuyers

Chicago Low Income Housing Trust Fund

- \$15.8 million in financial subsidies
- 2,641 households
- 598 participating buildings

Construction/Compliance

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

Customer Service & Outreach

- 17,954 customer service requests
- 1,167 FOIA requests
- 67 community meetings

Delegate Agencies

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

Emergency Housing Assistance

- 563 furnace, roof, and porch repairs
- \$5.1 million project costs

Finance

- \$76.2 million program revenues/ Income
- 3,152 payment transactions
- 209 payoff letters/release of liens
- 198 procurement/delegate agency contacts
- 98 task orders
- 94 fiscal monitoring visits

Geographic Information Systems (GIS)

- 3,375 custom maps

Historic Preservation

- 2,970 permit reviews
- 7 landmark designations

Open Space

- \$2.7 million Open Space Impact Fees
- 5 new parks
- 3 new community gardens
- 1 new high school athletic field

Personnel

- 205 employees
- 18 divisions
- 3 bureaus

Plan Commission Approvals

- 86 PD and Lakefront Protection projects

Property Tax Incentives

- \$32 million in owner tax savings
- 12 Class 6(b) tax incentives
- 3 Class L tax incentives
- 1 Class 7(b) tax incentive

Real Estate Dispositions

- \$1.5 million
- 72 land sales

Small Accessible Repairs for Seniors

- \$1.2 million in financial support
- 414 improved properties

TIF Neighborhood Improvement Program

- \$913,000 in improvements
- 84 units served

Small Business Improvement Fund

- \$14.3 million total project costs
- \$7.7 million grants
- 148 projects
- 2,088 jobs created or retained
- 1,696 construction jobs created

Tax Increment Financing

- \$141 million private funds
- \$27 million in TIF funds
- 894 permanent jobs
- 922 temporary jobs
- 5 redevelopment agreements
- 1 district termination
- 1 district repeal
- 1 district amendment

TIFWorks

- 348 employees trained
- 63 new hires
- 28 participating businesses

Troubled Buildings Initiative

- 3,245 total units
- 1,069 units added
- 1,257 units preserved

Zoning

- 20,000 permit reviews
- 600 special uses and variations
- 405 zoning changes

