



2018 Project Highlights

Department of

Planning and Development

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Spring 2018



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 2018.

The featured projects 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 our commitment to a better Chicago.

The booklet is arranged in sections that generally correspond to DPD’s bureaus of Economic Development, Zoning, and Planning, Historic Preservation & Sustainability. Together, 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 local 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

DPD's business assistance efforts in 2018 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.

The Neighborhood Opportunity Fund, now in its third year, continued to flourish in 2018. Financed by downtown zoning fees, the program helped fund a new breakfast café in South Shore, a neighborhood tavern in Little Village, a retail clothing store in Morgan Park and a movie theater complex in North Lawndale, among dozens of other projects.

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 tax incentive projects included a new event venue space near the Illinois Medical District, a food factory in Pullman, a metalworking facility in East Garfield Park and a large self-storage facility in Hegewisch.

Tax Increment Financing (TIF) continued to serve local neighborhoods in 2018 with a variety of infrastructure improvements. Key TIF projects included a multi-tenant retail complex in Albany Park that will employ 300

people; \$10 million to support Shop & Save Market in South Shore that will reduce the size of a nearby food desert; \$2.2 million to support a logistics center in South Lawndale; and \$13 million to support the restoration of the Uptown Theatre, the most anticipated restoration project in Chicago's history.

The Small Business Improvement Fund provided 112 grants totaling more than \$5.8 million in TIF assistance in 2018 to help produce leverage more than \$6.4 million in private investment, with an average grant amount of \$52,500.

Meanwhile, DPD's primary workforce development tool, TIFWorks, continued to help train Chicagoans for jobs in a 21st century economy. In 2018, it financed 31 businesses that are seeking to boost efficiencies, reduce costs, and increase output. The average TIFWorks grant per employee was about \$5,000.

A new development initiative launched in 2018 involves the federal Opportunity Zone program, which allows a temporary deferral of taxable income from capital gains invested in a designated census tracts. Through DPD coordination, Chicago has 135 designated tracts where new projects can use the federal incentive, along with local incentives that help create and preserve jobs.

Uptown Theatre

4816 N. Broadway

Community Area: Uptown

Status: Planned

The \$75 million rehabilitation of the historic Uptown Theatre by Jam Productions and Farpoint will restore decorative interior finishes, replace seating, and reconfigure the main floor to increase capacity to 5,800 people. Additional work will install new elevators, modern concession facilities, and mechanical systems. Exterior improvements will replace missing terra-cotta and add new marquees. The theater, designed by architects Rapp and Rapp for operator Balaban and Katz Corp., closed in 1981. It was designated a Chicago landmark in 1991.

DPD Assistance:

- \$13 million TIF
- Class L property tax incentive
- \$3 million Adopt-a-Landmark Fund
- Sale of City-owned parking lot for \$1



Shop & Save Market

2101 E. 71st St.

Community Area: South Shore

Status: Underway

The last vacant Dominick's grocery store location in Chicago is being redeveloped into a full-service Shop & Save Market by 7131 Jeffrey Development LLC, which is purchasing the entire Jeffrey Plaza shopping center. The \$25 million project will help address a food desert that has impacted nearly 14,000 residents in the neighborhood since the Dominick's closed in 2013. The new, 62,000-square-foot store will create an estimated 85 construction jobs and up to 85 permanent jobs within Shop & Save upon completion.

DPD Assistance:

- \$10 million TIF





Edens Collection

4600 block of Foster Avenue

Community Area: Albany Park

Status: Under construction

The \$58 million “Edens Collection” shopping center will include three, multi-tenant retail and commercial buildings on a former industrial site. Initial tenants will include national apparel and general-purpose retailers, a health club, and other commercial users including restaurants and medical offices. The facility will be LEED-certified and include a green roof, permeable surfaces, and an underground stormwater retention system. The TIF assistance will be provided to the developer, The Jaffe Companies, to help pay for site acquisition, environmental remediation and other eligible project costs. The shopping center is expected to create more than 600 permanent and temporary jobs.

DPD Assistance:

- \$13 million TIF



Rockwell Logistics Center

2445 S. Rockwell St.

Community Area: South Lawndale

Status: Under Construction

The development of a \$17.5 million speculative industrial building is bringing 200 jobs and 174,000 square feet of new industrial space to 8.2 acres of vacant land. The warehouse complex will include 18 dock doors, two drive-in doors, and 36 trailer parking spaces, landscaped buffers, and an underground stormwater retention system. The developer, Venture One, aims to lease the space to e-commerce operators and restaurant-related supply companies.

DPD Assistance:

- \$2.2 million property tax incentive



NorthPoint Development

116th Street and Avenue O

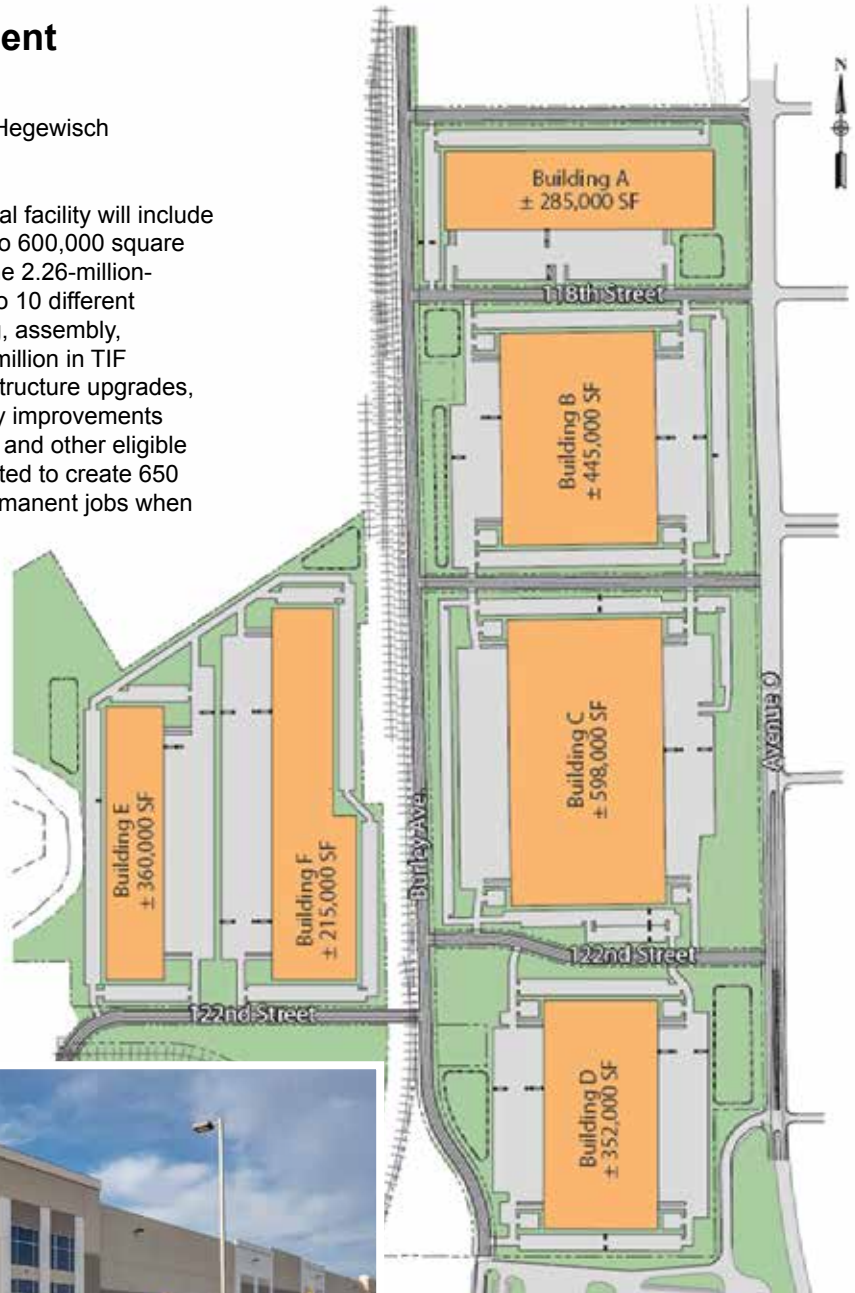
Community Area: South Deering, Hegewisch

Status: Under construction

The \$169 million NorthPoint industrial facility will include six buildings ranging from 215,000 to 600,000 square feet on 196 acres of vacant land. The 2.26-million-square-foot complex will house up to 10 different companies, including manufacturing, assembly, and distribution tenants. Up to \$52 million in TIF assistance would help pay for infrastructure upgrades to Burley Avenue and 122nd Street, and other eligible project costs. The complex is expected to create 650 temporary construction and 660 permanent jobs when fully occupied.

DPD Assistance:

- \$52 million TIF



Esperanza Health Centers

4700 S. California Ave.

Community Area: Brighton Park

Status: Complete

Esperanza Health Centers' new, \$17.2 million medical clinic provides primary healthcare services to Southwest Side residents. The state-of-the-art, 26,100-square-foot facility offers high-quality health-care for low-income residents regardless of economic circumstances, with an emphasis on maternal and child health services. The center also partners with local schools to become a wellness resource for students and families. It is expected to serve more than 20,000 patients annually and employ 84 people full-time.

DPD Assistance:

- \$10 million New Market Tax Credits





Pullman Health Clinic

901 E. 95th St.

Community Area: Pullman
Status: Complete

Pullman's new state-of-the-art health clinic expands access to quality health care by providing community residents with comprehensive primary and preventative services. The 11,000-square-foot facility anchors a planned "Imani Village" that when complete will include a fitness center, recreation, retail, and other neighborhood amenities. The \$7.6 million project by Advocate Health Care and Trinity United Church of Christ is expected to retain and create 42 jobs.

DPD Assistance:

- \$981,000 TIF





West Loop Branch Library

122 N. Aberdeen St.

Community Area: West Loop

Status: Complete

The new 16,500-square-foot West Loop Branch, built and donated by developer Sterling Bay, is the 81st branch in the Chicago Public Library system. The \$2.3 million complex features first floor spaces equipped with early learning and reading spaces, multimedia technology, and a digital lab with a recording studio. Free after-school tutoring and homework assistance is also provided along with computer classes and one-on-one coaching for adults and seniors to build digital literacy and job-seeking skills. The second floor of the building offers community and meeting space.

DPD Assistance:

- \$976,000 Neighborhood Opportunity Bonus funds

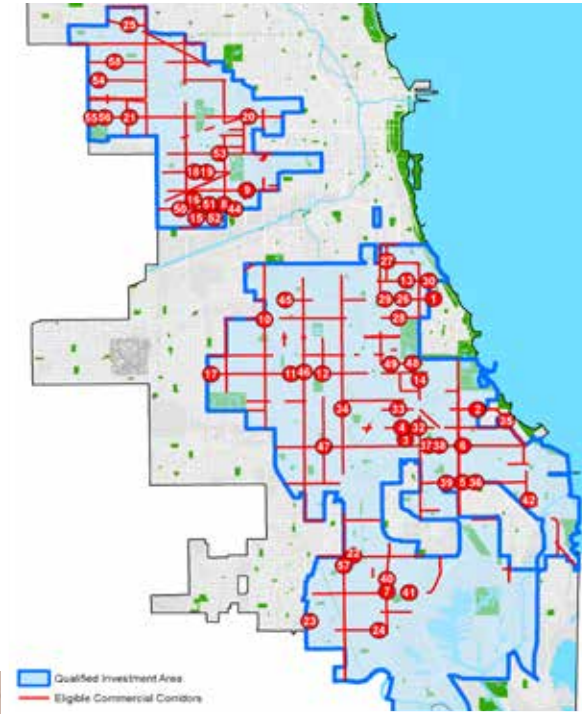
Neighborhood Opportunity Fund

Community Area: West, South and Southwest Sides
Status: Underway

The City announced three rounds of Neighborhood Opportunity Fund (NOF) grants in 2018. In total, 65 businesses and community organizations on the West, Southwest and South sides were awarded \$17 million in grants, all financed by density fees paid by downtown construction projects. Coordinated by economic development staff and the Mayor's Office, the grants financed new construction, building rehabilitation, local hiring and more along commercial corridors in under-invested neighborhoods.

DPD Assistance:

- \$17 million in NOF grants
- Application review and approval
- Concierge licensing and permitting services



Housing

At the end of 2018, DPD's new five-year housing plan was adopted by City Council. As the City's fifth successive five-year plan and effective for the years 2019 to 2023, the "One Chicago" plan is a \$1.4 billion framework to support approximately 40,000 units citywide. It aims to provide for a more equitable neighborhood landscape to counteract discriminatory policies of the previous century, including the support of more affordable housing in gentrifying neighborhoods, more tools to help property owners combat displacement, and more incentives for new housing construction in under-invested neighborhoods.

Also implemented in 2018 is a \$30 million housing fund to enhance affordability in high-cost neighborhoods through new developer incentives. The Opportunity Investment Fund will provide low-cost loans to purchasers of multi-family buildings in targeted areas in exchange for the buyer's commitment to make at least 20 percent of the units affordable for at least 15 years.

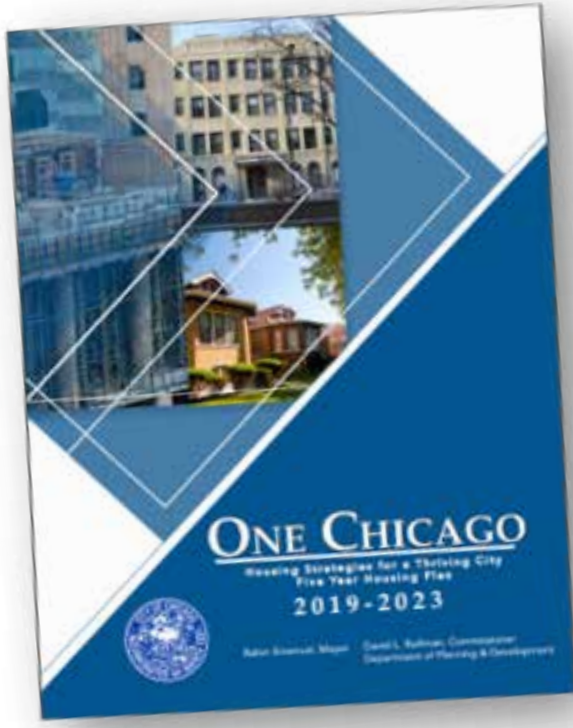
DPD continued to refine the Affordable Requirements Ordinance (ARO) last year to help ensure large new housing developments that receive zoning changes or financial incentives appropriately provide for tenants of moderate and low incomes.

New ARO pilot policies were adopted in Pilsen and Little Village to require a larger affordability percentage for new projects and to increase the fees paid by developers who opt not to build affordable housing on-site.

For the entire year of 2018, DPD's Housing Bureau committed \$271 million to support more than 8,500 units.

Starting in 2019, the Housing Bureau will function as an independent Department of Housing, working separately though in conjunction with the Department of Planning and Development. The last time the City had a separate Department of Housing was 2008, when its functions were merged with the city's economic development and planning staff.

The new Department of Housing will implement Chicago's affordable housing strategies through the One Chicago plan and create long-term institutional frameworks that address the unique needs of the city's residential population. It will be led by a cabinet-level commissioner that will focus on innovating and strengthening Chicago's policies to support neighborhood affordability and address the city's constantly changing housing needs.



One Chicago Five Year Housing Plan

Community Area: Citywide
Status: Underway

As a \$1.4 billion framework for housing initiatives for the years 2019 to 2023, the City's new five-year housing plan addresses an updated set of challenges. Core goals include protecting residents from displacement, preserving affordability in gentrifying neighborhoods, supporting and expanding affordable rental options, expanding opportunities for homeownership, and addressing the critical issue of chronic homelessness. The plan will coordinate support for approximately 40,000 residential units citywide. It was developed over a seven-month planning process with the assistance of approximately 120 housing professionals, more than twice as many as the previous five-year plan. Members of the public also added insight, participating in a public hearing and submitting 150 ideas through an online portal.

DPD Assistance:

- Planning and outreach



Mark Twain Hotel

111 W. Division St.

Community Area: Near North Side

Status: Underway

One of the last remaining residential hotels on the Near North Side, the Mark Twain Hotel was acquired by NHP Foundation for rehabilitation as a 148-unit, single-room occupancy (SRO) building. Part of the City's SRO Preservation Initiative, the \$52.8 million project includes the addition of private kitchenettes; private bathrooms; all new plumbing, mechanical, and electrical systems; new elevators; a roof deck; and restoration of the vintage facade and lobby.

DPD Assistance:

- \$30 million bond issue
- \$12.3 million tax credit equity
- \$5 million multi-family loan





Warren Apartments

1527 W. Warren Blvd. & 1548 W. Madison St.

Community Area: Near West Side

Status: Underway

The \$28.2 million Warren Apartments project by Warren Ashland LP will include seven- and three-story buildings consisting of 75 units, 60 of which will be made available for tenants earning up to 60 percent AMI. The remainder will be made available at market rates.

City Assistance:

- \$4.3 million multi-family loan
- \$2.8 million land write-down
- Planned Development designation



Caroline Hedger Apartments

6400 N. Sheridan Road

Community Area: Rogers Park

Status: Complete

The \$58.7 million rehabilitation of a Chicago Housing Authority's (CHA) Caroline Hedger Apartments helped to preserve 449 studio and one-bedroom apartments for seniors 62 years of age and older. The work included the installation of a new fire protection sprinkler system, new heating and air conditioning systems, kitchen updates, a new roof and other improvements. The City ceded its tax exempt bond volume cap to the CHA which issued the bonds and used the proceeds to complete the renovations. Built in 1963, the building is named for Dr. Caroline Hedger, who championed the rights of workers in Chicago's meatpacking industry.

DPD Assistance:

- \$35 million bond cap
- \$19.7 million LIHTC equity



Montclare Senior Residences of Calumet Heights

9401 S. Stony Island Ave.

Community Area: Calumet Heights
Status: Underway

Approved in July, the \$38.4 million Montclare Senior Residences project will create 134 affordable apartments for seniors. The seven-story building by Montclare Calumet Heights LLC will consist of one- and two-bedroom apartments, a community meeting room, fitness center, media room, library, computer lab, beauty salon, laundry room and other amenities. One hundred four of the units will be made available to tenants earning up to 60 percent of area median income, 34 will receive rental assistance from the CHA, and the remainder will be offered at market rates.

DPD Assistance:

- \$9.6 million multi-family loan
 - \$3 million TIF
 - \$1.3 million CLIFTF loan
- Planned Development designation





Roosevelt Road Veterans Housing

2920 W. Roosevelt Road

Community Area: North Lawndale

Status: Underway

The \$16.9 million Roosevelt Road Veterans Housing project will create a mix of studio and one-bedroom apartments for homeless and disabled veterans earning up to 60 percent of area median income. The 90-unit, five-story building being developed by the Safe Haven Foundation includes a common kitchen, laundry room, garden, and on-site parking, job training, substance abuse treatment and mental health counseling. The CHA is providing rental assistance for 75 of the units.

DPD Assistance:

- Land write-down
- \$346,000 in donations tax credit equity
- Planned Development designation



4400 Grove

4424-34 S. Cottage Grove Ave.

Community Area: Grand Boulevard

Status: Under construction

The \$37 million first phase of 4400 Grove by Brinshore Development and Michaels Development Co. will include 84 units in a pair of four-story buildings with ground floor commercial spaces. The project is being built on the site of the former Washington Park Homes public housing complex. Twenty-one of the units will be reserved for Chicago Housing Authority (CHA) residents, 34 units will be affordable at 60 percent of area median income (AMI) and the remaining 29 units will be offered at market rates.

City Assistance:

- \$7.2 million TIF
- \$18.6 million tax credit equity
- Planned Development designation



Cicero Senior Lofts

4801-57 S. Cicero Ave.

Community Area: Garfield Ridge

Status: Under construction

Planned by Cicero Senior Lofts LLC, the \$20.3 million, four-story building will feature studio, one- and two-bedroom apartments, a community meeting room, fitness center, outdoor patio, on-site parking, and other amenities. Forty-eight of the units will be made available to tenants earning up to 60 percent of area median income, eight units would receive rental assistance from the Chicago Low Income Housing Trust Fund and be affordable at 30 percent of AMI, and the rest would be offered at market rates.

DPD Assistance:

- \$2.3 million multi-family loan
- \$16.5 million tax credit equity
- Planned Development designation





Johnson and Butler-Linden Apts.

6230 S. Dorchester Ave. & 6146 S. Kenwood Ave.

Community Area: Woodlawn

Status: Under construction

The \$26 million rehabilitation of the Johnson and Butler-Linden apartment buildings is creating 106 affordable units for residents at risk of homelessness. The JBL Preservation Associates LP project includes new kitchens and bathrooms, plumbing and electrical fixtures, new windows and roofs, and masonry repairs. All of the units will be affordable at up to 60 percent of AMI. Up to 84 units will receive rental assistance from the CHA or Illinois Housing Development Authority (IHDA).

City Assistance:

- \$11.7 million multi-family loan



Planning, Zoning and Preservation

In May, DPD's planning, preservation and housing staff launched comprehensive preservation initiative in Pilsen and Little Village, where new incentives and requirements will help preserve the culture, character and affordability of the Midwest's largest Mexican-American communities.

Additionally, DPD's Industrial Corridor Modernization Initiative continued forward. Public processes were launched and framework plans drafted for the Kinzie Industrial Corridor, the Ravenswood Industrial Corridor and the Little Village Industrial Corridor, with all three slated for Plan Commission consideration in the first half of 2019. 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.

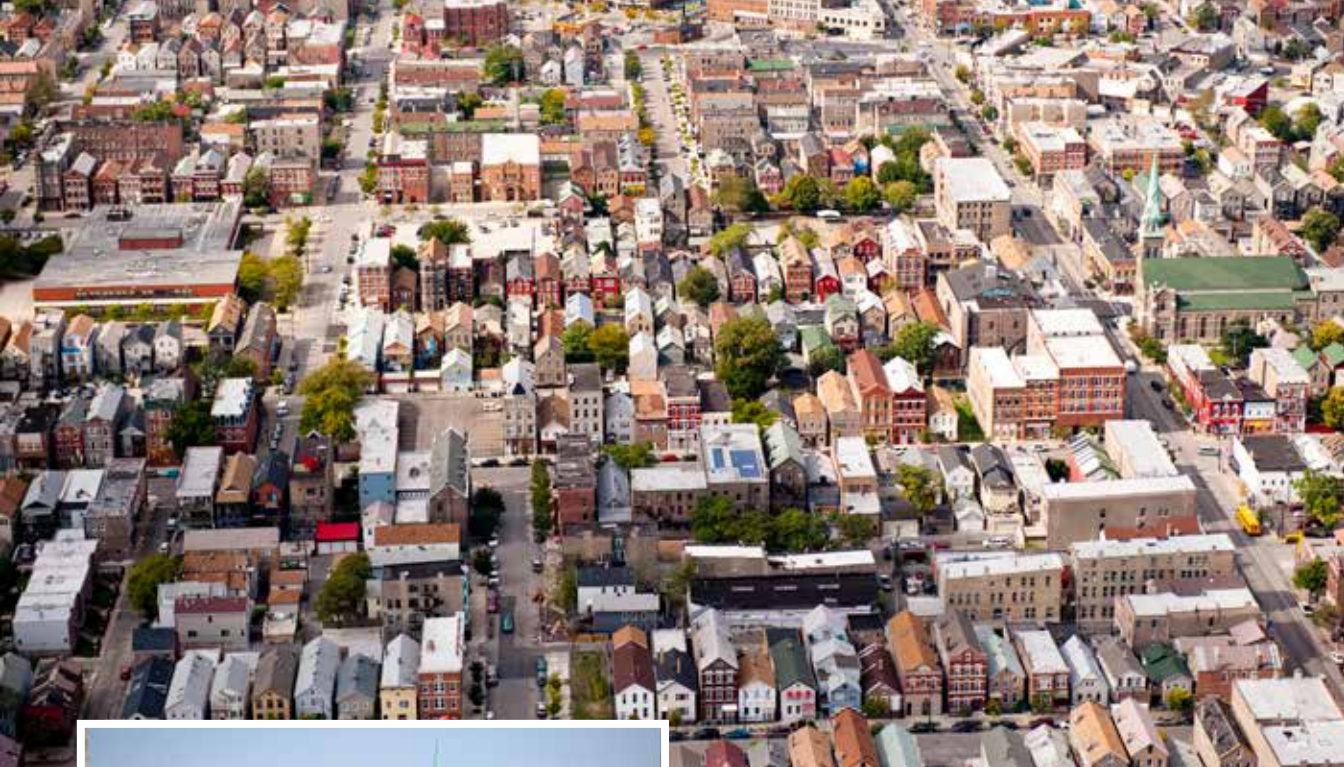
The bureau's Historic Preservation Division helped preserve the character of several neighborhoods in 2018 through new landmark designations, including the former Cook County Hospital and YMCA buildings on the Near West Side, an elementary school in the historic Pullman neighborhood, as well as two single-

family mansions and one church dating to the turn of the 20th century in the Lake View community area.

The division also leveraged hundreds of millions of dollars in private investments in 2018 by using the Class L property tax incentive for landmark buildings like River North's Courthouse Place, The Loop's London Guarantee and Accident Building, and the Near West Side's Church of the Epiphany. The landmarks group also contributed significantly to the Uptown Theatre project by shepherding a Class L property tax incentive worth \$2.3 million and an Adopt-a-Landmark grant of \$3 million.

Major Planned Development and Lakefront Protection District projects in 2018 included what will become the city's sixth tallest building in River North; a 52-story tower on Randolph Street in the West Loop; a transit-oriented development in Lake View; and several large-scale industrial projects, located in Avondale, North Park, Pullman and South Lawndale.

Meanwhile, the Bureau's Zoning staff reviewed nearly 22,000 applications for zoning compliance, more than 11,000 proposed zoning changes, and more than 70 new Planned Development and Lakefront Protection proposals.



Pilsen & Little Village Preservation Strategy

Community Areas: Lower West Side, South Lawndale
Status: Underway

The Pilsen and Little Village Preservation Strategy includes multiple tools to preserve the culture and character of the two Southwest Side neighborhoods, including: enhanced affordability requirements for market rate housing developments; new housing resources to help residents address gentrification; a landmark district designation to preserve the area's unique architecture; an industrial strategy to increase sustainable, head-of-household jobs; and open space improvements that enhance neighborhood character and livability

DPD Assistance:

- Preliminary landmark designation
- Acquisition authority
- Program implementation



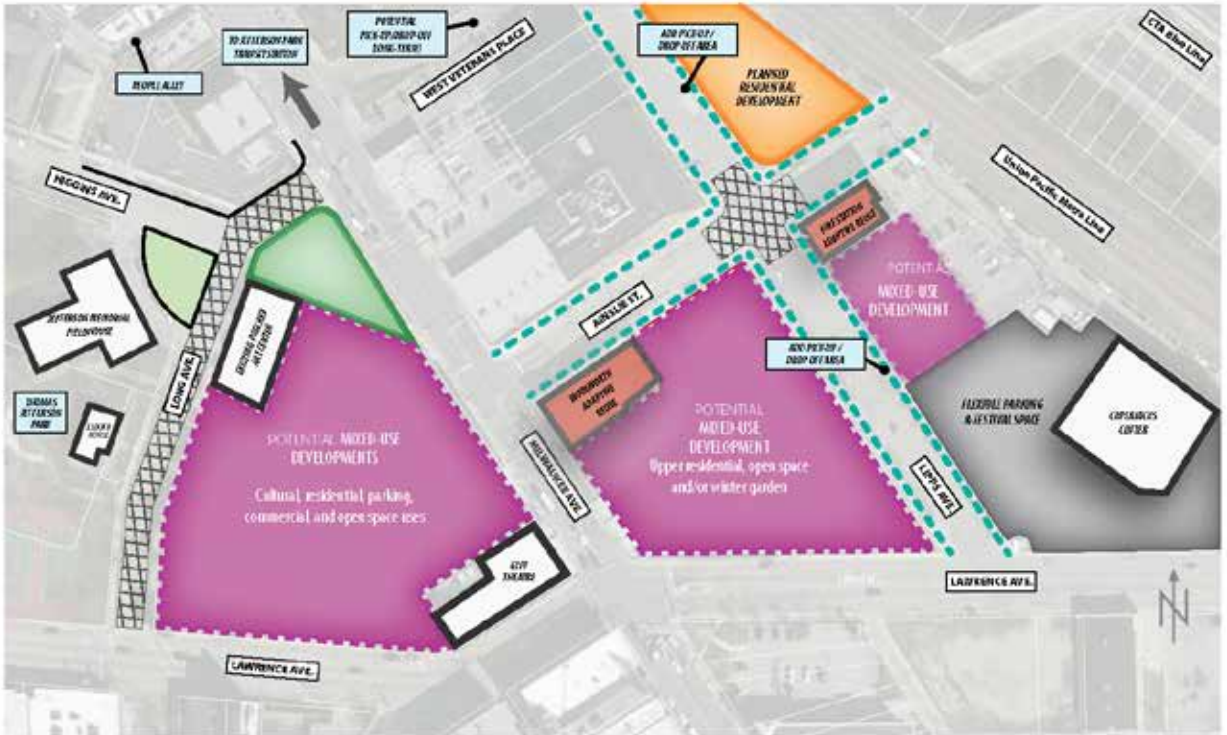
Jefferson Park Station Area Master Plan

Community Area: Jefferson Park
Status: Complete

The adopted neighborhood plan identifies multiple land use improvement goals and implementation strategies for the area surrounding the Northwest Side transit hub. The plan is the result of a collaboration with the Regional Transit Authority and an 18-month public process.

DPD Assistance:

- Staff support



- | | | |
|--|--|--|
|  <p>Future Mixed Use Development</p> |  <p>Placemaking Intersection & Roadway Improvements</p> <ul style="list-style-type: none"> • Enhanced Pavement and Crossings • Vertical and Overhead Lighting Features • Bollards |  <p>Sidewalk Streetscape Enhancements</p> <ul style="list-style-type: none"> • Cafe Seating • Inground Planters with Options for Rain Gardens • Lighting and Bollards • Benches • Bike Racks • Planters Pots |
|  <p>Pedestrian Plaza</p> <ul style="list-style-type: none"> • Outdoor Cafe Seating • Landscape Plantings • Programmed Events • Lighting • Public Art | | |

An aerial photograph of the Chicago skyline at sunset. The sky is filled with dramatic, dark clouds, with a bright glow of light breaking through near the horizon. Several prominent skyscrapers are visible, including the Willis Tower (left), the Aon Center (center), and the Kemper Hotel (right). The buildings are illuminated by the warm, golden light of the setting sun, creating a high-contrast scene. The streets below are visible, showing traffic and the layout of the city grid.

New High-Rise Sign Regulations

Citywide

Community Area: Citywide

Status: Complete

The size and placement of high-rise signs on tall Chicago buildings became more predictable and consistent in 2018 with an improved high-rise sign ordinance. The primary change allows a sign's size to increase at specific height thresholds to compensate for its diminished legibility at higher locations, with a cap of 1,100 square feet at 300 feet or higher. Previous limits were based on a multiplier of a building's width at the sign's location above ground.

DPD Assistance:

- Implementation

Pullman Artspace Lofts

11137-49 S.Langley Ave

A City grant will support the restoration of two 1800s buildings that will be part of the 38-unit Pullman Artspace Lofts in the Pullman Historic District. The \$18 million facility by Artspace Projects Inc. is creating affordable live-work homes for the community's burgeoning artist and craftsperson population.

Community Area: Pullman

Status: Under construction

DPD Assistance:

- \$250,000 Adopt-a-Landmark Grant
- Planned Development designation





Former Cook County Hospital

1835 W. Harrison St.

Community Area: Near West Side

Status: Under construction

A \$132 million rehabilitation project will convert the Paul Gerhardt-designed, Beaux-Arts structure in the Illinois Medical District into a hotel and other uses. A Class L Property Tax Incentive will save the developer about \$16.3 million over a 12-year period.

DPD Assistance:

- Landmark designation
- Property tax incentive



St. Peter's Episcopal Church and Parish House

615-23 W. Belmont Ave.

Community Area: Lake View

Status: Complete

The church and parish house contributed significantly to the growth of the Lake View community area following its annexation by Chicago in the late 19th century, and represent an exceptional example of Gothic Revival design and craftsmanship. The church was completed in 1895, while the parish house, which will be privately redeveloped, was completed in 1926.

DPD Assistance:

- Landmark designation





First Church of Deliverance

4315 S. Wabash Ave.

Community Area: Grand Boulevard

Status: Underway

A City grant will help the landmark Bronzeville church restore its terracotta façade and interior murals and doors. Completed in 1939, the church was designed in the Art Moderne style by Walter T. Bailey, the first African-American architect registered in Illinois. It was designated a Chicago landmark in October 1994. Adopt-A-Landmark grants are funded by Neighborhood Opportunity Bonus projects downtown.

DPD Assistance:

- \$228,000 Adopt-a-Landmark Grant





Former West Pullman Elementary School

11917-11951 S. Parnell Ave.

Community Area: Pullman

Status: Complete

Built in 1894 and designed by noted school architect W. August Fiedler, the building served generations of families employed by George Pullman's nearby Palace Car factory complex. Closed in 2013, the three-story structure is planned to be rehabilitated as affordable housing for seniors.

DPD Assistance:

- Landmark designation





Former West Side YMCA

Ashland Avenue and Monroe Street

Community Area: Near West Side

Status: Complete

The former West Side YMCA/YWCA complex was landmarked in November in recognition of its place as a center for social, recreational and educational activities in the first half of the 20th century. The five Classical Revival and Georgian Revival buildings are being re-purposed by Cedar Street as 260 studio and one-bedroom apartments, 46 of which will be rented at affordable rates.

DPD Assistance:

- Landmark designation
- Planned Development designation



Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, DPD shepherded dozens of Planned Development (PD) designations through the Chicago Plan Commission review process in 2018. The PD process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.





725 W. Randolph St.



353 W. Grand Ave.



193 N. Columbus Drive



2600 W. Ogden Ave.



Union Station



365 W. Huron St.



6745 S. Normal Ave.



201 S. Ashland Ave.



1111 W. Loyola Ave.



1624 W. Division St.



1220 W. Jackson Blvd.



839 W. Agatite Ave.



1340 W. Chestnut St.



The River District

777 W. Chicago Ave.

Community Area: West Town

Status: Under construction

Tribune Media's \$2.5 billion master Planned Development for the North Branch Industrial Corridor includes 14 mixed-use buildings with 4,099 residential units. Phase one includes 1,500 units in four buildings up to 508 feet tall. Later phases will create 3,600 more units, including 800 affordable units and 12 acres of public open space. At full build out, the project will generate more than 29,000 permanent and temporary jobs, along with \$67 million for DPD's Neighborhood Opportunity Bonus system and \$13.7 million for the Industrial Corridor System Fund. About 50 percent of the 33-acre site is planned as public open space.

DPD Assistance

- Planned Development designation





444 N. Dearborn St.



360 N. Green St.



801 W. Lake St.



171 N. Wabash Ave.



355 W. Schiller St.



166 N. Aberdeen St.



The 78

Clark Street and Roosevelt Road

Community Area: Near South Side

Status: Under construction

Related Midwest's \$7 billion plan known as "The 78" includes about 13 million square feet of residential, commercial and institutional uses. The project includes a \$26.3 million payment to the Neighborhood Opportunity Bonus system, the equivalent of 2,000 affordable housing units, and 11 acres of public open space. The 62-acre project is anticipated to support 24,000 permanent jobs at full build-out and more than 15,000 temporary jobs during construction. The project also includes 12 acres of public open space and a 100-foot-wide public riverwalk along the South Branch.

DPD Assistance

- Planned Development designation







Department Aggregates

Affordable Housing Assistance

- 5,436 affordable rental units
- \$217 million in financial support

Chicago Community Land Trust

- 72 homebuyer trainees
- 14 first-time homebuyers

Chicago Low Income Housing Trust Fund

- \$17.6 million in support
- 2,687 units
- 637 properties

Construction/Compliance

- 2 construction projects
- 27% MBE participation
- 10% WBE participation

Customer Service & Outreach

- 18,354 customer service requests
- 1,150 FOIA requests
- 50 community meetings

Delegate Agencies

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

Emergency Housing Assistance

- 635 furnace, roof, and porch repairs
- \$5.5 million project costs

Finance

- \$90.5 million program revenues/ Income
- 3,413 payment transactions
- 139 task orders
- 59 fiscal monitoring visits
- 156 payoff letters/release of liens
- 150 delegate agency contracts

Geographic Information Systems (GIS)

- 2,987 custom maps

Historic Preservation

- 2,874 permit reviews
- 8 landmark designations

Neighborhood Opportunity Bonus

- 22 Plan Commission approvals
- \$179.7 million committed

Open Space

- \$3.5 million Open Space Impact Fees
- 2 community gardens
- 7 new parks
- 4 dog parks

Personnel

- 232 employees
- 18 divisions
- 5 bureaus

Planned Development Designations

- 72 Planned Developments/ Lakefront Protection applications

Property Tax Incentives

- \$15.3 million in owner tax savings
- 10 Class 6(b) tax incentives
- 4 Class L tax incentives
- 1 Class 7(b) tax incentive

Real Estate Dispositions

- \$1.1 million
- 49 land sales

Small Accessible Repairs for Seniors

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

TIF Neighborhood Improvement Program

- \$1.2 million in improvements
- 95 units served

Small Business Improvement Fund

- \$12.3 million total project costs
- \$5.8 million grants
- 112 projects
- 1,742 jobs created or retained
- 1,315 construction jobs created

Tax Increment Financing

- \$107.8 million private funds
- \$31.5 million in TIF funds
- 673 permanent jobs (created and retained)
- 910 temporary jobs
- 7 redevelopment agreements
- 5 district termination
- 2 district expiration
- 2 district designation

TIFWorks

- 532 employees trained
- 124 new hires
- 31 participating businesses

Troubled Buildings Initiative

- 1,432 total units
- 1,445 units added
- 899 units preserved

Zoning

- 16,843 permit reviews
- 11,552 proposed zoning changes
- 8,270 applications for zoning compliance

