



DPD

Department of Planning
and Development

2020

PROJECT HIGHLIGHTS

COMMISSIONER MAURICE D. COX

CITY OF CHICAGO • MAYOR LORI E. LIGHTFOOT

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City of Chicago

Department of Planning and Development

121 N. LaSalle St. #1000

Chicago, IL 60602

(312) 744-4190

www.cityofchicago.org/dpd

Summer 2021



INTRODUCTION

The “Project Highlights” booklet is an overview of Department of Planning and Development (DPD) projects that were either initiated or completed between January and December of 2020.

The featured projects are just a portion of DPD’s accomplishments during the height of a global pandemic, but they collectively represent the wide variety of transformative community development initiatives coordinated under Mayor Lightfoot’s commitment to a more equitable and sustainable Chicago.

The projects are arranged in sections that generally correspond to DPD’s planning, economic development and zoning endeavors. Together, staff 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 and make Chicago one of the most livable cities in the country.

We look forward to implementing many other improvements for a more equitable Chicago in the year to come.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Cox", with a stylized flourish at the end.

Maurice D. Cox, Commissioner
Department of Planning and Development



INVEST South/West

Community Areas: Austin, Auburn Gresham, Bronzeville, Greater Englewood, Humboldt Park, New City, North Lawndale, Roseland/Pullman, South Chicago, South Shore

Status: Underway

After a series of in-person community open houses in January, the INVEST South/West planning initiative overcame engagement obstacles brought on by the COVID-19 pandemic by establishing monthly roundtable meetings for community stakeholders; creating partnerships with the Chicago office of Local Initiatives Support Corp. and Main Street America to help implement local goals; identifying 12 key commercial corridors within 10 community areas; and selecting community-based corridor managers to help maximize local investment.

In August and September, DPD issued four Requests for Proposals (RFPs) to revitalize a landmark bank building and adjacent land in Austin; vacant City land and a landmark firehouse in Englewood; vacant City land in Auburn Gresham; and vacant City land in North

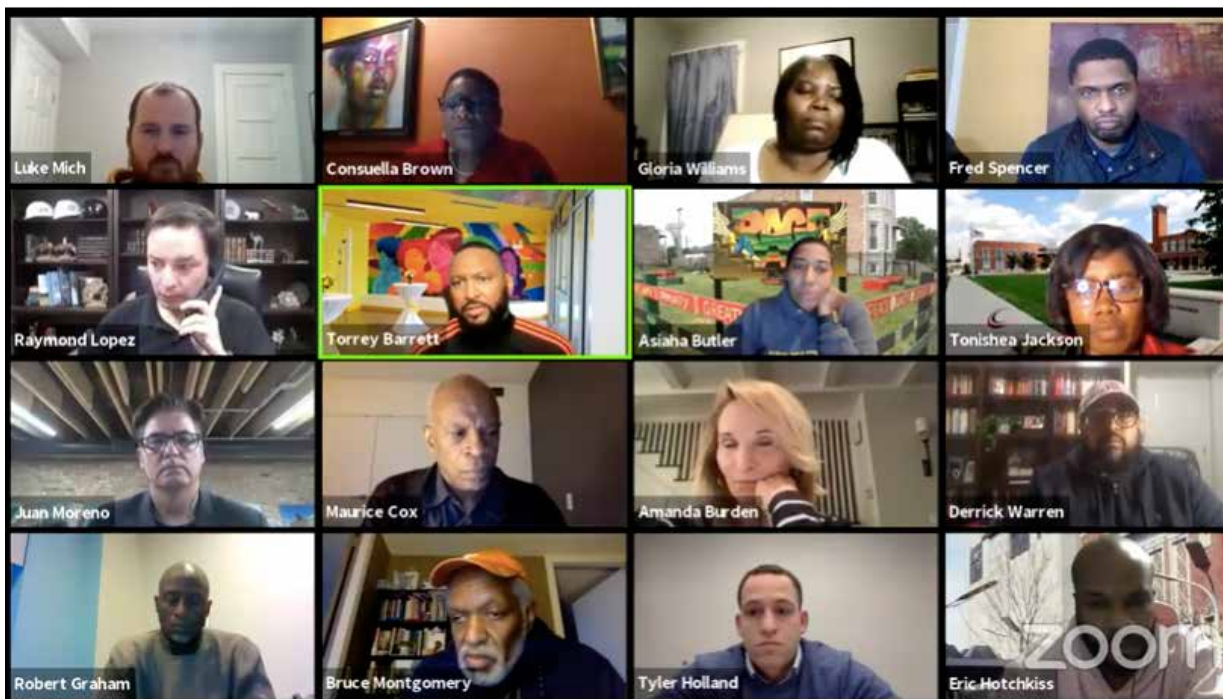
Lawndale. In November, DPD issued a second round of RFPs for vacant land in New City, Bronzeville, and North Lawndale, and for a partially improved property in South Chicago.

Each RFP was created through a months-long community-engagement process and includes renderings of potential design scenarios, as well as a pre-qualified list of design teams to help selected developers recruit emerging, minority- and women-owned architecture firms.

First round RFP winners are expected to be announced in early 2021, followed by second round RFP selections during the summer. Additional RFPs will simultaneously move forward until all 10 participating community areas have been included in the process.

DPD Assistance:

- Land use planning
- Community outreach



We Will Chicago Citywide Plan

Community Area: Citywide

Status: Underway

The “We Will” citywide plan was announced by Mayor Lightfoot in August as the first citywide planning process for Chicago in more than 50 years. Expected to be completed in 2023, the plan will address multiple equitable development issues that have impeded the City’s overall growth and resiliency in recent decades.

A virtual pre-planning process in late 2020 refined the plan’s major themes, issues and policy guidelines, focusing on equity and resilience. Key planning pillars will be announced in early 2021 in cooperation with the Department of Cultural Affairs and Special Events (DCASE), the Chicago Metropolitan Agency for Planning (CMAP), the Metropolitan Planning Council (MPC), the Urban Land Institute (ULI), and other public and private partners.

DPD Assistance:

- Neighborhood planning
- Public outreach



C40 Reinventing Cities Competition

Van Buren Street and Plymouth Court

Community Area: Loop

Status: Underway

As part of the C40 Reinventing Cities competition, DPD chose five development teams as finalists to submit redevelopment proposals for a 16,000-square-foot, City-owned site in the Loop consisting of several vacant lots and a vacant City-owned parking garage. The winner will be chosen in 2021 through a formal Request for Proposal (RFP) process that aims to create a mixed-use building that also enhances the adjacent Pritzker Park and leverages the location's proximity to public transit, Harold Washington Library Center and State Street. C40 is a global initiative that works with cities and developers to create sustainable buildings.

DPD Assistance:

- Land use planning
- Community outreach





Woodlawn Plan Consolidation Report

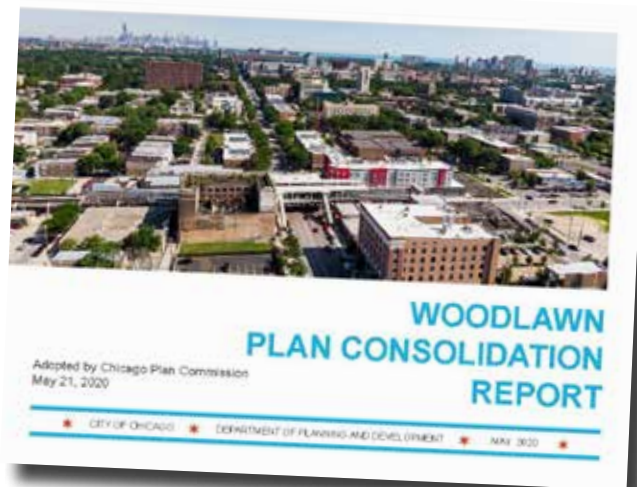
Community Area: Woodlawn

Status: Complete

In January, DPD assembled a “Woodlawn Plan Consolidation Report” to provide a formal, community-driven roadmap for Woodlawn growth as the planned Obama Presidential Center moves forward in nearby Jackson Park starting in 2021. The report consolidates a dozen local plans from the previous two decades and identifies strategies to maximize public resources on behalf of community stakeholders. Priorities include enhanced retail along 63rd Street, support for local businesses, improved public spaces, enhanced pedestrian and public transit connectivity, and redevelopment of City-owned land for community needs. The report was adopted by the Plan Commission in May.

DPD Assistance:

- Neighborhood planning
- Public outreach
- Plan Commission adoption





North Western Avenue Study

Western Avenue between Addison and Howard streets

Community Areas: North Center, Ravenswood, Lincoln Square, West Ridge and West Rogers Park

Status: Underway

Announced in December, the Western Avenue Corridor Study will examine land uses, development patterns, public amenities, and traffic circulation along the northern five miles of Western Avenue. Being led by DPD and the Department of Transportation, the study will consider opportunities for higher-density and transit-oriented development, pedestrian safety, economic diversity, and transitions with lower-scale residential areas that surround the corridor, among other planning concepts. The study is expected to be completed by the end of 2021.

DPD Assistance:

- Land use planning
- Public outreach
- \$240,000 TIF



DuSable Park

400 N. Lake Shore Dr.

Community Area: Near North Side

Status: Underway

The Chicago Park District's long-planned DuSable Park at the mouth of the Chicago River moved forward in September through a \$5 million Open Space Impact Fee allocation. Located on an isthmus between the river and Ogden Slip, the three-acre park is planned to include green space and landscaping, lighting, a plaza, seating areas and historical markers honoring Jean Baptiste Point du Sable, who became the area's first non-indigenous settler when he lived nearby in the 1780s. The remainder of the \$15 million-project will be financed by developer Related Midwest through a separate agreement involving a mixed-use project planned for adjacent property.

DPD Assistance:

- Open Space Impact Fees





El Paseo Community Garden

947 W. Cullerton Ave.

Community Area: Lower West Side

Status: Underway

The El Paseo Community Garden is being expanded by half an acre through a City-owned land sale approved by City Council in October. Located along the Sangamon Street right-of-way between Cullerton and 21st streets, the land will be sold for \$1 to the NeighborSpace land trust, which will own the property and provide liability insurance for local gardeners. Planted in 2009 along the planned El Paseo trail, the garden includes raised beds, an apiary, native paintings and room for community activities. The community-led planning process will help to design and build-out the garden over the next three years.

DPD Assistance:

- Open space planning
- Public outreach
- Land sale



Ramova Theater

3500 block of South Halsted Street

Community Area: Bridgeport

Status: Under construction

The revitalization of the City-owned Ramova Theater building was approved by City Council for a \$22.9 million rehabilitation in April. Planned by Our Revival Chicago LLC, the project will restore the theater for live entertainment and create a brew pub and restaurant in adjacent buildings. Built in 1928, the single-screen building was designed in the Spanish Revival style with atmospheric details that resemble a courtyard under the stars. Closed to the public since 1985, the City took ownership of the property in 2001 to support its redevelopment as a community anchor.

DPD Assistance:

- \$6.6 million TIF
- \$765,000 land write-down
- Planned Development designation



Healthy Living Hub

839-45 W. 79th St.

Community Area: Auburn Gresham

Status: Under construction

City financial assistance approved in December will enable the redevelopment of a vacant, four-story building into a community hub focusing on health and wellness. The \$15.9 million project by the Greater Auburn Development Corp. will feature medical offices for anchor tenant UI Health, providing comprehensive primary and preventative services to community residents. Other tenant spaces will include a pharmacy, health and wellness stores, and a workforce development center. Part of the City's INVEST South/West initiative, the 51,000-square-foot development is expected to create 65 full-time jobs and 68 construction jobs.

City Assistance:

- \$4 million Community Development Block Grant
- \$2.8 million in New Markets Tax Credit equity
- \$2 million TIF
- Planned Development designation





Covenant House Illinois

2934 W. Lake St.

Community Area: East Garfield Park

Status: Under construction

Covenant House Illinois is converting a vacant, 25,000-square-foot building into a new youth homeless shelter through tax credits made available through the City's Chicago Development Fund. The \$8.8 million complex will feature interim and transitional housing for people between 18 and 24 years of age and offer job coaching, medical care, educational support and other services through collaboration with partner organizations. Upon completion, Covenant House will move its Youth Development Center from the Near North Side to the new site, retaining 27 full-time positions and creating 22 new jobs.

DPD Assistance:

- \$2.8 million Mew Markets Tax Credits





North Lawndale Employment Network

1111 S. Homan Ave.

Community Area: North Lawndale

Status: Under construction

Approved for City financial assistance in November, the North Lawndale Employment Network's (NLEN) new \$6.9 million headquarters will include 48,000 square feet of space for offices, training, a cafe, a Wintrust bank branch, and an apiary and production area for NLEN's workforce development entity Sweet Beginnings LLC.

DPD Assistance:

- \$2.5 million Neighborhood Opportunity Fund grant
- \$1.1 million New Markets Tax Credits
- Planned Development designation



Auburn Gresham Metra Station

Community Area: Auburn Gresham

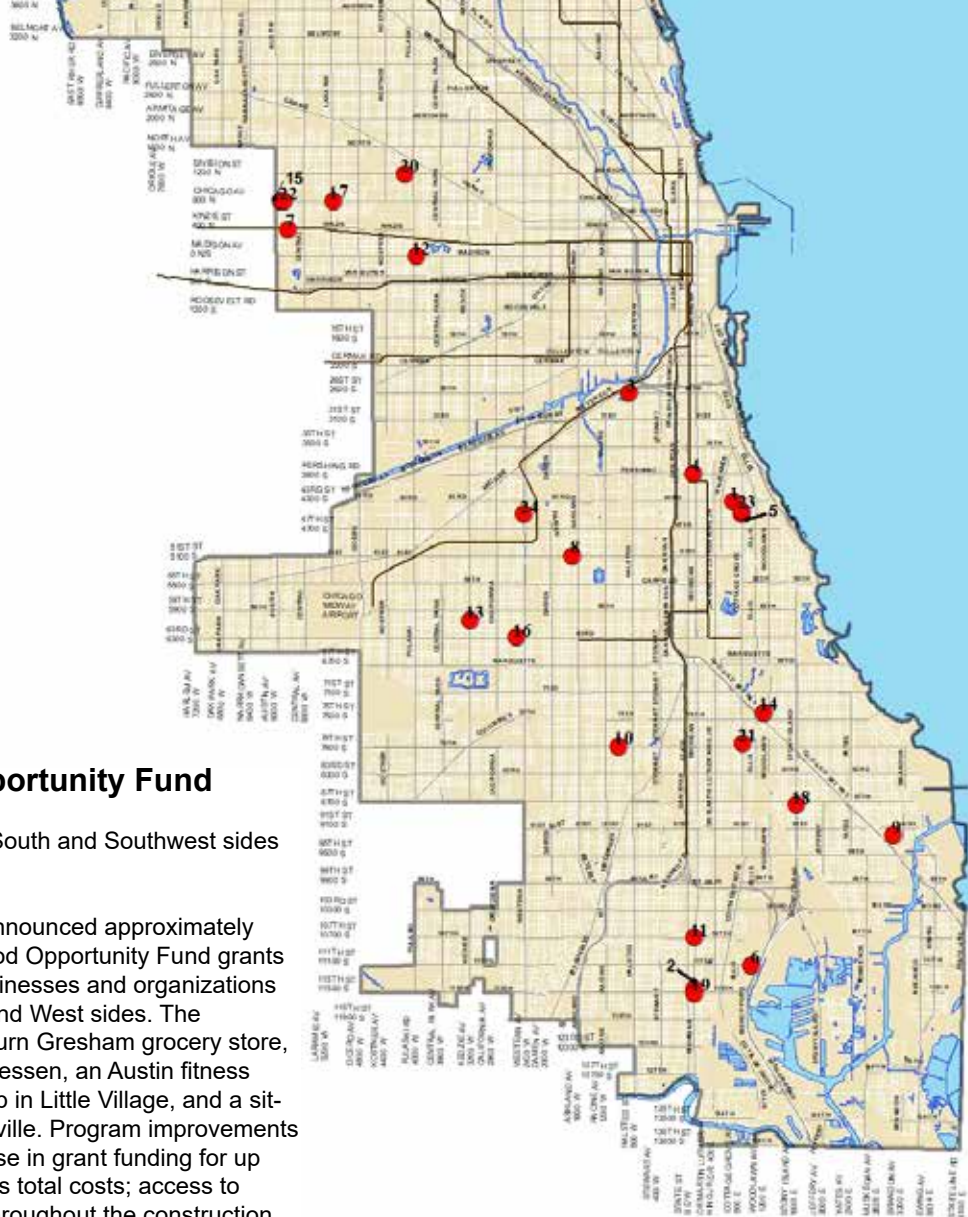
Status: Underway

Parking and grand entry facilities for the planned Auburn Gresham Metra station will move forward through real estate transactions approved by City Council in October. Planned for land adjacent to the station on the 600 block of West 79th Street, the facilities will be constructed through the assembly of three properties along South Lowe Street. The \$30 million station along Metra's Rock Island line will also include a boarding platform, benches, warming shelter, elevators, and other passenger amenities. The station is expected to be completed in 2022.

DPD Assistance:

- Land assembly and sale





Neighborhood Opportunity Fund

Community Area: West, South and Southwest sides
Status: Ongoing

In June, Mayor Lightfoot announced approximately \$5.4 million in Neighborhood Opportunity Fund grants for more than 30 small businesses and organizations on the South, Southwest and West sides. The recipients included an Auburn Gresham grocery store, a Back of the Yards delicatessen, an Austin fitness center, a custom bake shop in Little Village, and a sit-down restaurant in Bronzeville. Program improvements in 2020 included an increase in grant funding for up to 100 percent of a project's total costs; access to grant funding earlier and throughout the construction process; access to lending and construction coaches; and an online application portal that helps would-be business owners assess the readiness of their proposals.

DPD Assistance:

- \$5.4 million in new grants
- Public outreach
- Applicant assistance



La Peña Restaurante, 4212 N. Milwaukee Ave.

Small Business Improvement Fund

Community Area: Citywide

Status: Ongoing

In December, DPD's Small Business Improvement Fund (SBIF) was approved by City Council for \$60 million in new funding to be distributed to businesses over the next three years. The program simultaneously increased the percentage of project costs available for grant assistance from 75 to 90 percent, including up to \$150,000 for commercial properties and \$250,000 for industrial properties. For the first time, recipients will also be able to draw down on funding through an escrow account during construction instead of at project completion.

DPD Assistance:

- \$60 million over the next three years
- Public outreach
- Applicant assistance



Pollen, 2918 N. Milwaukee Ave.



Emmett Street Apartments

2602-38 N. Emmett St.

Community Area: Logan Square

Status: Under construction

Approved in May, the \$40.7 million Emmett Street Apartments will bring a seven-story, 100-unit affordable building for families earning up to 60 percent of area median income and CHA residents to a former City-owned parking lot site. Being developed by Bickerdike Redevelopment Corp., the transit-oriented development near the Logan Square Blue Line station will feature ground-floor commercial space, a community room, a small public plaza, bike storage, laundry facilities, and on-site parking.

DPD Assistance:

- \$10 million TIF
- \$4 million land write-down
- Planned Development designation



South Chicago YMCA Senior Housing

3039 E. 91st St.

Community Area: South Chicago

Status: Under construction

Approved in May, the \$29.6 million rehabilitation of South Chicago YMCA Senior Housing complex will preserve 101 units of affordable housing for seniors and the disabled. A partnership between Preservation of Affordable Housing Inc. (POAH) and Claretian Associates, the project will include new flooring and bathroom facilities, elevator and building system upgrades, new exterior lighting and landscaping, and masonry repairs. Portions of the complex will be repurposed as a wellness center offering services and programming for the entire community.

DPD Assistance:

- \$250,000 Neighborhood Opportunity Fund grant



North Austin Community Center

1815 N. Laramie Ave.

Community Area: Austin

Status: Under construction

In September, a \$25 million community center in Austin moved forward through a City-owned land sale approved by City Council. The North Austin Community Center will replace five acres of vacant, City-owned land. The 140,000- square-foot complex will include indoor basketball courts, batting cages, a multi-purpose room, classrooms, and community meeting rooms. Planned by developers By the Hand Club for Kids and Grace & Peace Fellowship Church, the multi-phase project is expected to create up to 50 permanent jobs. The land will be sold for its appraised value of \$2.1 million and the funds will primarily be used to cover anticipated environmental remediation work.

DPD Assistance:

- Land sale
- Planned Development designation





Williams Park Field House

2820 S. State St.

Community Area: Bronzeville

Status: Complete

In February, City Council approved \$3 million in Tax Increment Financing (TIF) to partially reimburse the Chicago Park District for the new Williams Park fieldhouse in Bronzeville. Completed in 2019, the \$9.5 million building features a reception area, gymnasium and multi-purpose rooms for performances, art, education, exercise classes and community meetings. The balance of the 11,200-square-foot project was financed by the Park District and the Chicago Housing Authority.

DPD Assistance:

- \$3 million TIF





Emmet Till and Mamie Till-Mobley House

6427 S. St. Lawrence Ave.

Community Area: Woodlawn

Status: Complete

Built in 1895, the Woodlawn two-flat was the home of 14-year-old Emmett Till when he was brutally murdered by racists while visiting relatives in rural Mississippi in 1955. Till's mother, Mamie Till-Mobley, held an open casket funeral in Chicago to show the world the violence her son had suffered. Two men were later acquitted on murder charges, and the horrifying nature of his death helped spark the Civil Rights Movement. Mamie continued to live on the second floor until 1962 while she worked to honor the legacy of her only child. The structure received a final landmark recommendation from the Landmarks Commission in November.

DPD Assistance:

- Landmark recommendation



Chicago & North Western Building

226 W. Jackson Blvd.

Community Area: Loop

Status: Under construction

The former headquarters for the Chicago & North Western Railway Co. was approved as an official landmark by City Council in April. Designed by the Chicago firm of Frost and Granger and completed in 1905, the 14-story structure reflects the prominent role that railroads played in Chicago's development as a center of transportation, commerce, and manufacturing. A \$137 million adaptive reuse project by Phoenix 226 Central Loop Owner LLC is converting the building into a 350-room, dual-branded Hilton hotel. A Class L property tax incentive will reduce property taxes on the building by approximately \$20 million over the next 12 years.

DPD Assistance:

- Landmark designation
- Property tax incentive





Mt. Pisgah Missionary Baptist Church

4600 S. Martin Luther King Jr. Drive

Community Area: Grand Boulevard
Status: Complete

The Mt. Pisgah Missionary Baptist Church was designated as an official landmark by City Council in April. Designed in the Neoclassical style by prominent Chicago architect Alfred Alschuler, the building opened in 1912 as Sinai Temple, functioning as a social center that hosted lectures by Jane Addams, Harold L. Ickes, Louis Brandeis, Clarence Darrow, and Eleanor Roosevelt. Later, it was the headquarters Southern Christian Leadership Conference, Operation Breadbasket, and Operation PUSH. The church was the site where Dr. Martin Luther King Jr. gave his sermon "Why Jesus Called A Man A Fool" during the height of the Civil Rights Movement.

DPD Assistance:

- Landmark designation





Near North Side Multiple Property District

Area bounded by Chicago Avenue, LaSalle Drive, Grand Avenue and Fairbanks Court

Community Area: Near North Side

Status: Complete

Approved as a landmark district by City Council in May, the Near North Multiple Property District protects 15 residential buildings that were constructed shortly after the Great Chicago Fire of 1871. The buildings represent Italianate designs, as well as Second Empire, Queen Anne, Romanesque Revival, and Colonial Revival styles. Their architects include Treat & Foltz, Burling & Whitehouse, and Henry Ives Cobb, who occupied one of the structures as his personal residence.

DPD Assistance:

- Landmark designation
- Public outreach



Blackwell-Israel Samuel A.M.E. Zion Church

3956 S. Langley Ave.

Community Area: Grand Boulevard

Status: Complete

Landmarked by City Council in May, the Romanesque Revival-style building was originally home to the Oakland Methodist Episcopal Church before housing the Blackwell-Israel Samuel A.M.E. Zion congregation in 1929. Designed by the architectural firm of Edbrooke and Burnham and completed in 1886, the building has played a continuous role as a cultural, educational, and social hub, hosting national organizations, clubs, lectures, conferences, and civil rights gatherings.

DPD Assistance:

- Landmark designation





Former East Side Schlitz Brewery-Tied House

9401 S. Ewing Ave.

Community Area: East Side

Status: Complete

Designed by architect Charles Thisslew, the Queen Anne and Tudor Revival-style structure was completed in 1907 for the Joseph Schlitz Brewing Co. The two-story building is characterized by a terra cotta Schlitz globe insignia on its facade that conveys the evolving prominence of the brewery industry in Chicago near the turn of the last century. Designated a landmark in October by City Council, it is the 10th former tied house to be landmarked in Chicago. A planned rehabilitation project will restore the structure to its original use as a neighborhood tavern.

DPD Assistance:

- Landmark designation



Perkins-Nordine House

6106 N. Kenmore Ave.

Community Area: Edgewater

Status: Complete

Completed in 1903 for industrialist Herbert Farrington Perkins, the Arts and Crafts home was the residence of the poet Ken Nordine from 1951 until his death in 2019. Nordine used a studio in the home to record some of his most notable works of art, including the Grammy-nominated “Stare with Your Ears,” a spoken word album that highlights Nordine’s unique mixing of beat poetry and jazz music, coined “Word Jazz.” Designed by the architectural firm of Pond & Pond, the structure received a final landmark recommendation from the Landmarks Commission in October.

DPD Assistance:

- Landmark recommendation



New Plan Commission Procedures

Community Area: Citywide

Status: Complete

As of February 2020, new Plan Commission procedures are improving transparency and providing additional public comment opportunities for projects seeking zoning changes.

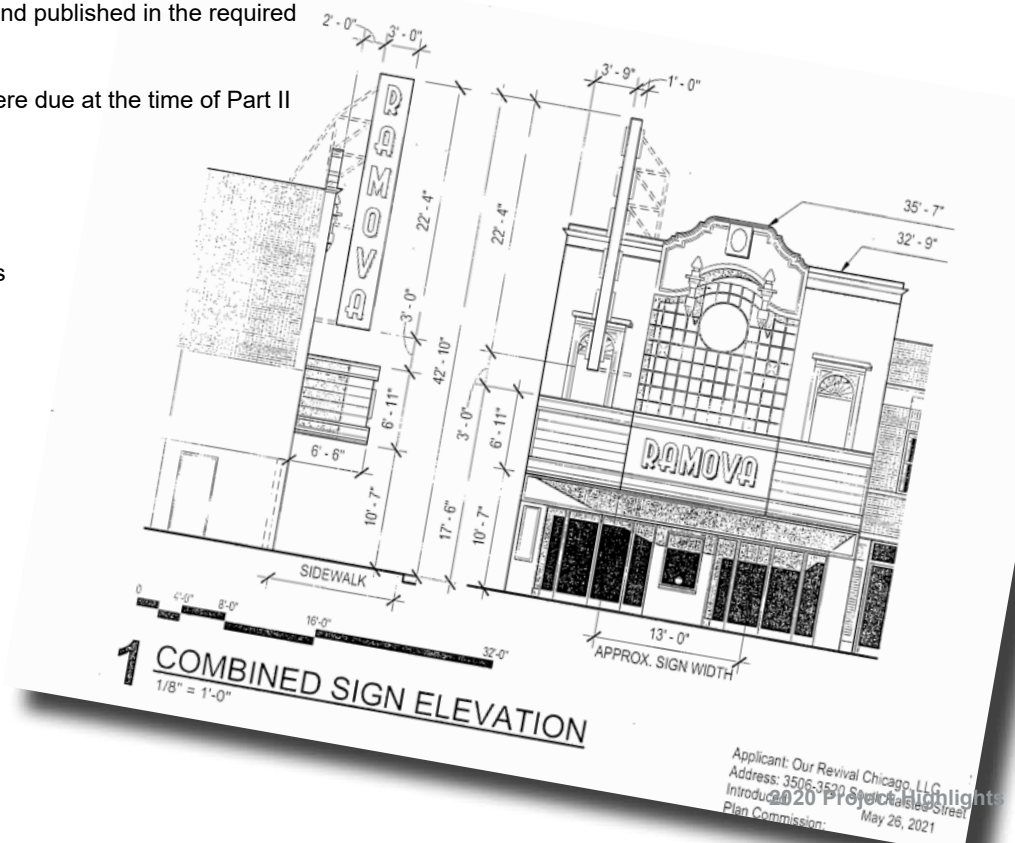
All Planned Development (PD) applications are now available on the Plan Commission website at least 15 days before a project's public hearing. Each project's presentation materials are also posted three business days prior to the hearing. Additionally, a dedicated Plan Commission email address accepts written public comments for commissioner review up to 24 hours in advance of a hearing.

The City also updated the payment process for PD fees, requiring half of the fee at the time a PD application is filed and the remainder at the time of Part II review. The first half of the fee remains fully refundable until the project is placed on a Plan Commission agenda and published in the required public hearing notice.

Previously, PD fees were due at the time of Part II review.

DPD Assistance:

- Public outreach
- Policy refinements





Anti-Deconversion Ordinances

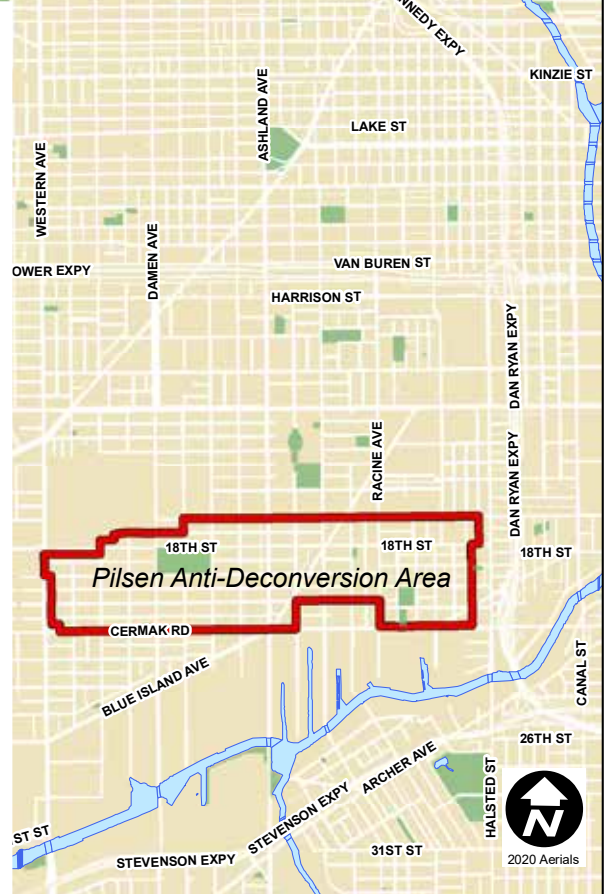
Community Area: Logan Square, Hermosa, Humboldt Park, Lower West Side

Status: Underway

In late 2020, DPD assisted the introduction of two anti-deconversion ordinances to City Council to reduce displacement of low- to moderate-income residents within a portion of the Pilsen neighborhood and along the 606 Trail. The ordinances would help mitigate the proliferation of structures with residential units that are larger and more expensive than the units they are proposed to displace, which will help to maintain existing density and affordability levels. The anti-deconversion ordinances are part of Mayor Lightfoot's commitment to equitable economic growth that ensures every resident is able to remain in their homes and share in transformative improvements occurring in their communities.

DPD Assistance:

- Public outreach
- Policy refinements



Planned Developments

The Planned Development (PD) process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.

The projects are shepherded through the interdepartmental review and public engagement processes by DPD's regional planning team in close cooperation with leadership and staff from the Bureau of Zoning. In 2020, DPD staff brought more than 40 PD designations and amendments through the Chicago Plan Commission review process.









Department Contacts

General Inquiries

dpd@cityofchicago.org | 312.744.3653

Office of Commissioner Maurice Cox

lynette.wilson@cityofchicago.org

First Deputy Commissioner Melvin Wesley

melvin.wesley@cityofchicago.org

Economic Development

chip.hastings@cityofchicago.org

Tax Increment Financing (TIF)

william.jeffries@cityofchicago.org

Planning

claudia.herasme@cityofchicago.org

Zoning

patrick.murphey@cityofchicago.org

Historic Preservation

dijana.cuvalo@cityofchicago.org

Chicago Plan Commission

noah.szafraniec@cityofchicago.org

Media and Public Relations

peter.strazzabosco@cityofchicago.org

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