



OFFICE OF THE MAYOR
CITY OF CHICAGO

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Chemical Plant Would Rise in Stockyards Through TIF, City Land Sale

A \$13 million chemical manufacturing facility would be developed in the Stockyards Industrial Corridor through financial measures introduced to City Council today by Mayor Rahm Emanuel. The 29-person company would relocate 30 jobs from a nearby facility and add 10 permanent jobs after its completion.

"This is a great opportunity to support the expansion goals of an established Chicago manufacturer while reinforcing the diversity of the City's economy," Mayor Emanuel said.

Proposed for vacant land at 4100 S. Packers Ave., the 59,000-square-foot complex would manufacture lubricants and other ingredients that are used in a variety of personal care and household cleaning products. It would be developed and operated by Cedar Concepts, the only African-American, woman-owned chemical manufacturer in the country.

Tax Increment Financing (TIF) assistance up to \$2.3 million would support the plant's development. Additional assistance would involve the sale for \$1 of an adjacent, 2.4-acre parcel of City-owned land that was recently appraised at \$625,000.

Vacant since the 1980s and once part of the Swift meatpacking complex, the site would be improved with a new rail spur that connects the plant with Chicago's industrial rail network. The two-story facility would be designed to meet Leadership in Energy and Environmental Design (LEED) standards. Established in 1990, Cedar Concepts ships more than 50 million pounds of products through more than \$10 million in sales every year.



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Lakeview's Diplomat Hotel Poised For \$13.1 Million Rehabilitation

Lakeview's vacant Diplomat Hotel would be rehabilitated as 51 units of supportive apartments under financial measures introduced to City Council today by Mayor Rahm Emanuel.

Located at 3208 N. Sheffield Ave., the four-story, City-owned building would be sold for \$1 to BT-Diplomat LLC and converted into modern studio apartments for individuals with mental illness and at risk of homelessness. Additional City support would include approximately \$10.7 million in tax credits.

"Through this public-private partnership, the building will provide an affordable and secure place for residents to establish a foundation for their futures," Mayor Emanuel said.

The City acquired the approximately 85-year-old building in 2010 following a series of building and fire code violations that the previous owner was unable to remedy.

BT-Development, consisting of Brinshore Development LLC and The Thresholds social service agency, was selected from seven developers that responded to a City request for redevelopment proposals last year.

The \$13.1 million rehabilitation plan includes a rooftop garden and ground floor retail space. Social services include an on-site flower shop staffed by building residents.

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Youth Services Facility Would Expand Through TIF

The Chicago Children's Advocacy Center would expand its Near West Side youth services facility through a \$9 million Tax Increment Financing (TIF) proposal introduced to City Council today by Mayor Rahm Emanuel.



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Located at 1240 S. Damen Ave., the center would erect a two-story, 16,500-square-foot addition to increase space for mental health services, staff training and administrative support for children traumatized by physical and sexual abuse.

“By providing additional resources to investigate and treat child abuse, the Chicago Children’s Advocacy Center will be better equipped to promote healing and health among some of Chicago’s most vulnerable residents,” Mayor Emanuel said.

The center opened in 2001 through a consortium of city, county and state agencies to provide comprehensive services for abused children and their families in one location. The 25,000-square-foot building currently houses more than 130 mental health and public service experts that have treated 20,000 cases in the last 10 years.

The Public Building Commission would fund the remainder of the \$9.5 million project.

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Final Phase Proposed for Southwest Side Senior Housing Complex

The third and final phase of the Autumn Green at Midway Village senior campus would move forward as a five-story affordable rental building under financial measures introduced to City Council today by Mayor Rahm Emanuel.

The \$18.1 million development, proposed for City-owned land at 6730-6819 S. Keating Ave. in West Lawn, would include 89 apartments for seniors earning up to 60 percent of area median income.

“Safe and comfortable senior housing remains a main component of the City’s affordable housing agenda,” Mayor Rahm Emanuel said. “These financial measures support that goal.”

The City would provide up to \$3 million in loans to help finance the project. The City would also enter into a \$1.1 million land sale with the developer, Senior Suites of Midway Village LLC, and use the proceeds to pay down a bank loan on the parcels that were originally intended for condominium buildings. Additional City support would include \$1.4 million in Low Income Housing Tax Credits that would generate \$13.1 million in equity for the project.



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The L-shaped structure would include studio, one- and two-bedroom apartments as well as a dining facility, laundry facilities, a library and management offices. Five permanent jobs would result from its construction.

The building would complete a senior campus that already includes a 126-unit rental building and two 12-unit condominium buildings.

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TIF Proposed for Park Improvements on Near West, Southwest Sides

Visitor amenities at two neighborhood parks would be upgraded through Tax Increment Financing (TIF) proposals introduced to City Council today by Mayor Rahm Emanuel.

“The improvements will enhance accessibility while providing safe and engaging recreational activities for local residents,” Mayor Emanuel said.

The playground in the Near West Side’s Claremont Park, 2334 W. Fluornoy Ave., would be replaced with handicapped accessible equipment through \$250,000 in TIF assistance. The balance of the \$470,000 project would be paid for by the Park District and private donors.

The field house in New City’s Lowe Park, 5203 S. Lowe Ave., would be expanded through \$550,000 in TIF assistance. The balance of the \$620,000 project would be paid for by the Park District.

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Public Garden Projects Proposed for North, South and West Sides

Financial proposals introduced today to City Council by Mayor Rahm Emanuel would lead to a new school garden in the Clearing community and upgrades to public garden sites in three other neighborhoods.



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“In addition to beautifying their respective communities, public gardens provide a place for community stakeholders to work together, to socialize, and to foster a spirit of cooperation,” Mayor Emanuel said.

The proposed garden at Fleming School, 4918 W. 64th St., would include native plants, outdoor seating areas, artwork and related visitor amenities on a site currently covered by asphalt. It would be constructed by the Openlands conservation agency and entirely financed by \$239,100 in Open Space Impact Fees, and maintained by students, teachers, parents and neighborhood residents.

Open Space Impact Fees are collected from new residential developments to help finance public open space improvements within each of Chicago’s 77 community areas. The fees would also finance improvements to neighborhood gardens throughout the City, including:

- Englewood’s Sherwood Peace Garden, 257 W. 61st St., where \$9,800 would be allocated for growing beds and related construction costs.
- The Lower West Side’s Growing Station, 945 W. 21st St., where \$7,000 would pay for a storage shed and perimeter fencing.
- Lincoln Square’s Gateway Garden, 5331 N. Ravenswood Ave., where \$30,000 would pay for the installation of an irrigation system.

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