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TIF PROPOSAL WOULD PRESERVE, ENHANCE JONES COLLEGE PREP BUILDING

The current Jones College Prep high school building in the South Loop would be improved and integrated into the new Jones high school nearing completion on adjacent land through a Tax Increment Financing (TIF) proposal introduced to City Council today by Mayor Rahm Emanuel.

The \$13.9 million in TIF assistance would upgrade the existing school's mechanical systems, exterior and interior spaces, and provide for a direct connection with the new building.

"This project will provide for a bigger and better school that directly addresses the educational needs of families across the city," Mayor Emanuel said.

The existing Jones school, at 606 S. State St., was built in 1967. It currently enrolls more than 800 students. The new seven-story building, scheduled to open at 700 S. State St. in fall 2013, was designed for 1,200 students. The combined facilities are projected to accommodate approximately 1,700 students. Both structures are owned by Chicago Public Schools.

One of the most popular selective enrollment high schools in Chicago, Jones routinely ranks as one of the top five high schools in the state of Illinois.

Approximately one-third of the TIF assistance would be applied toward the development of a school athletic field on the 2300 block of South Dearborn Street. Jones currently uses fields in Grant Park and the former Near North High School in Lincoln Park.

TIF assistance in the amount of \$115 million is funding the construction of the new building.

The improvements to the existing Jones building would be completed over the summer.

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TIF PROPOSED FOR NEXT PHASE OF PULLMAN RETAIL PROJECT

A 67,000-square-foot retail development would move forward in Pullman through \$11 million in Tax Increment Financing (TIF) assistance introduced to City Council today by Mayor Rahm Emanuel.

Proposed for an 11.5-acre site near the northwest corner of 111th Street and the Bishop Ford Expressway, the \$45.8 million complex is being planned as the second phase of the Pullman Park retail development. Pullman Park's \$37 million first phase is expected to be completed this spring: a 148,000-square-foot Walmart Supercenter.

"This project is more than a just new retail development. It's an economic anchor for the entire community," Mayor Rahm Emanuel said.

Three hundred permanent jobs and 300 temporary construction jobs would be created by the new complex. Anticipated tenants include a national clothing store, a fitness center and smaller retailers.

"It's a huge project with regional impact," said Ald. Anthony Beale (9th). "We're finally beginning to see it attracting businesses like it should, which means jobs and more choice for the underserved South Side."

The TIF assistance would reimburse the developer, Pullman Park LLC, for the cost of street construction and other infrastructure work. The site, currently vacant, was previously occupied by a Ryerson Steel plant.

Future development phases for Pullman Park include additional retail anchors, restaurants, recreational space and up to 1,100 housing units.

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SENIOR HOUSING COMPLEX PROPOSED FOR FORMER TOWN HALL POLICE STATION

The former Town Hall Police Station in Lake View would be rehabilitated as part of a 79-unit apartment complex for gay, lesbian, bisexual, and transgender seniors through financial measures introduced to City Council today by Mayor Rahm Emanuel.

The \$27 million development proposed for the northwest corner of Halsted and Addison streets would be made possible through a \$5 million City loan and \$1.5 million in Low Income Housing Tax Credits that would generate \$14.5 million in equity for the project.

“The assistance is designed to provide important housing options for Lake View seniors as well as preserve one of the community’s most prominent and iconic buildings,” Mayor Emanuel said.

Original built in 1907, the two-story station was operated by the Chicago Police Department until 2010, when it was replaced by a larger, modern police station nearby. That year, the Department of Housing and Development issued a Request for Proposals to redevelop the building and vacant, City-owned land next door.

Heartland Housing Inc.’s proposed redevelopment, selected last year, would combine a refurbished police station with a new six-story apartment building on the adjacent land. The complex would largely be comprised of studio and one-bedroom units. Two ground-floor retail spaces would face Halsted Street.

City support for the project would also include \$1.5 million in donations tax credits, made possible by the sale of the former station and the adjacent 27,000 square feet of land for \$1.

Earlier this month, the Commission on Chicago Landmarks approved a preliminary landmark recommendation for the brick and limestone police station in anticipation of its adaptive re-use. The designation would protect the building’s south and east Classical Revival style facades from significant alteration.

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LANDMARK DESIGNATIONS PROPOSED FOR NORTH SIDE OFFICE BUILDING, NORTHWEST SIDE CHURCH

The former Mutual Insurance Building in Uptown and the St. John Evangelical Lutheran Church complex in Ukrainian Village would be honored with Chicago landmark designations through separate proposals submitted to City Council today by Mayor Rahm Emanuel.

Mutual Insurance Building

One of the largest office buildings outside of the Loop when it was completed in the 1920s, the eight-story structure at 4750 N. Broadway served as headquarters for James S. Kemper & Co. and several affiliated insurance firms into the 1960s. Its cream-colored Classical Revival-style exterior is characterized by decorative piers, foliated moldings, sculptured heads and animal figures. The building’s first four floors, designed by architects Fugard and Knapp, were constructed in 1921. A four-story addition designed by B. Leo Steif and Co. doubled the height of the building in 1927.

St. John Evangelical Lutheran Church and School Building

The Gothic Revival-style church and school buildings at 913-25 N. Hoyne Ave. were built in 1906. Designed by the Chicago architectural firm of Worthmann & Steinbach, the church features a limestone portico, stained-glass windows and a central gable flanked by two towers. The adjacent, two-story school building is characterized a red brick facade trimmed with limestone and brick accents and other gothic-style motifs. The proposal would expand the nearby Ukrainian Village Landmark District to include the two buildings. The district was originally designated in 2002.

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CITY GRANTS WOULD LEAD TO 17 NEW HOMES FOR FOSTER FAMILIES

Two new housing developments designed for families with foster children would be supported through financial measures introduced to City Council today by Mayor Rahm Emanuel.

SOS Children’s Village-Parnell Place

The City would provide an \$800,000 grant to SOS Children’s Villages of Illinois for the acquisition and rehabilitation of three two-flats on the 7600 block of South Parnell Avenue in the Auburn Gresham community. Currently vacant and in foreclosure, the properties are located near 16 other SOS foster homes and a community center.

SOS Children’s Village-Roosevelt Square

The City would provide a \$1.9 million grant for the development of 14 single-family homes on the 1200 block of West Washburne Avenue in the Near West Side. The homes would be built on vacant land that SOS Children’s Villages of Illinois acquired from the Chicago Housing Authority. Additional funding would come from private sources. SOS Children’s Villages of Illinois is the local chapter of SOS Children’s Villages International, a non-profit organization that provides long-term support to foster children by trained and licensed foster parents in 133 countries.

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TIF PROPOSED FOR BRYN MAWR RED LINE STATION IMPROVEMENTS

Enhancements to the CTA’s Bryn Mawr Red Line transit station in Edgewater would be supported with up to \$10 million in Tax Increment Financing (TIF) assistance under a proposal introduced to City Council today by Mayor Rahm Emanuel.

The \$25 million project is planned to include new lighting, fixtures, and platform surfaces, along with upgrades to the existing station house, tracks, and elevator.

Originally opened in 1908, the station at 1119 W. Bryn Mawr Ave. serves 1.6 million riders annually. Ridership increased by more than five percent between 2010 and 2011.

The balance of project funding is being provided by the Illinois Department of Transportation.

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