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**FOR IMMEDIATE RELEASE**

October 8, 2014

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**TIF Will Support North Lawndale Hospital Improvements**

A \$100 million hospital improvement project by Sinai Health Systems (SHS) will be supported with up to \$31 million in Tax Increment Financing (TIF) assistance under a plan approved today by City Council.

The assistance will support the rehabilitation SHS's Mt. Sinai Hospital campus at 1500 S. California Ave. in North Lawndale. Planned to be completed over the next eight years, the improvements will enhance inpatient and outpatient care, increase the capacity of community services, and extend the useful life of the seven-building facility.

Located within the Midwest TIF district, Mt. Sinai operates as a 319-bed teaching, research and tertiary-care center that provides medical, surgical, behavioral health, therapeutic, and diagnostic services to the West Side. Founded in 1919, the hospital is one of only four Level 1 Trauma Center facilities in Chicago.

The TIF assistance will be provided in annual installments over the next nine years based on the completion of specific construction milestones. Planned construction projects include laboratory and radiology department renovations, power system upgrades, replacement of air handling equipment and hot water systems, hospital room upgrades, dialysis facility improvements, and the relocation of surgical intensive care facilities, among other projects.

Mt. Sinai and its affiliated clinics provide care for more than 300,000 individuals per year. The need for Mt. Sinai's services has grown as other area hospitals have closed or altered services in recent years, including St. Anne's Hospital, Cabrini Hospital, Sacred Heart Hospital, and Bethany Hospital. With 4,100 full- and part-time employees, Mt. Sinai is the largest employer in North Lawndale and one of the largest private Medicaid providers in the State of Illinois. Approximately 92 percent of patients are covered only by Medicaid or Medicare, or are uninsured. The facility improvements will create 250 temporary construction jobs.

SHS also consists of Sinai Children's Hospital, Schwab Rehabilitation Hospital, Sinai Medical Group, Sinai Community Institute, and Sinai Urban Health Institute, and Holy Cross Hospital.

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## **Land Swap Approved for Unused Rail Line**

An unused railroad line in Englewood will be acquired by the City for eventual redevelopment as public open space under a land swap approved today by City Council.

The 1.7-mile line along the north side of 59<sup>th</sup> Street will be acquired from Norfolk Southern Railway Company in exchange for City-owned land adjacent to the railroad's 63<sup>rd</sup> Street Intermodal Yard. The swap could lead to the line's future redevelopment as a linear park and trail in Englewood while enabling Norfolk Southern to expand its yard operations in Washington Park.

"Leveraging existing assets for community improvements is a key development strategy for greater Englewood," Mayor Rahm Emanuel said. "This rail line has tremendous potential as a public amenity and its acquisition by the City is step one. We'll work with the community on a viable redevelopment plan that, over time, will create a spine of opportunity through the neighborhood, for recreation, for beautification, or for other purposes that no one has even thought of yet."

The rail line runs east-west along an elevated berm, crossing 26 viaducts and terminating on the east near Wallace Street and on the west near Hoyne Avenue. Previously used for freight operations and today largely comprised of grass and trees, the line ranges from 50- to 100-foot wide and encompasses more than 17 acres.

Approximately 40 acres of City-owned land adjacent to the line could help support its integration into the community, possibly as a nature trail through a burgeoning agricultural district, according to the City's "Green Healthy Neighborhoods" plan, recently adopted by the Chicago Plan Commission. Cost estimates, construction timelines, and management details are undetermined.

Approximately five acres of City-owned property proposed to be exchanged for the rail line consist of nine parcels of vacant land on the 6000 block of South Lafayette Avenue and additional land near 63<sup>rd</sup> Street and Michigan Avenue that was at one time occupied by a Chicago Skyway exist ramp. Norfolk Southern will incorporate the parcels into a planned 6.5-acre rail yard expansion project.

The land exchange will be considered of equal value with no cost to the City or the railroad.

# # #

## **New South Side TIF District Will Support Housing Rehabilitation, Stabilization, and Public Works**

The City Council today approved the designation of a new Tax Increment Financing (TIF) district to support affordable housing and public works investments on the South Side.

The Washington Park TIF District will include a 988-acre section of the Washington Park, Grand Boulevard, and Greater Grand Crossing communities that has been significantly impacted by the nationwide foreclosure crises.

Generally bounded by 51<sup>st</sup> and 56<sup>th</sup> streets on the north, 67<sup>th</sup> Street on the south, Cottage Grove Avenue on the east, and I-90/94 on the west, the primary goal of the district will be to encourage the rehabilitation of existing structures, improve public infrastructure, and facilitate the redevelopment of an estimated 120 acres of vacant land within its boundaries.

Increment generated by the district will support a \$25 million redevelopment plan approved by the Community Development Commission in August 2014. The 23-year plan projects \$11 million to be allocated for public works improvements, \$9.5 million for building rehabilitation and site prep work, and \$2 million for job training and day care, among other costs.

The designation brings to 154 the number of active TIF districts in the City of Chicago. For more information, visit [www.cityofchicago.org/tif](http://www.cityofchicago.org/tif).

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### **TIF Approved For Advanced Manufacturing Hub**

UI Labs will construct a \$16.5 million hub for advanced manufacturing on Goose Island through a financial plan approved today by City Council.

Tax Increment Financing (TIF) assistance up to \$10 million will be allocated for tenant improvements within a 360,000-square-foot building at 1333 N. Hickory St., where UI Labs will create a laboratory to develop, demonstrate, and deploy digital technologies across key manufacturing industries.

The nearly 100,000-square-foot build-out will create flexible, programmable space for UI Labs' Digital Manufacturing Design Innovation Institute. The lab will be staffed initially by 20 people. A state grant will finance the remainder of the initial improvement costs.

UI Labs is a not-for-profit research, training, and commercialization center that brings together businesses and institutions to pair cutting-edge industrial research with commercial applications. It recently secured a \$70 million grant from the federal government and approximately \$250 million in cooperative agreements from private organizations.

Along with the Department of Planning and Development and World Business Chicago, UI Labs co-hosted three public forums earlier this year to introduce Chicago-based, small- and medium-sized manufacturers to laboratory resources, including advanced manufacturing techniques, product testing, digitized supply chains, and various forms of data sharing.

The work could be completed early next year.

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### **New Projects Will Create More Than 275 Units of Affordable Housing**

Three affordable housing projects will be supported through financial measures approved today by City Council.

**Sterling Park Apartments**, 3301 W. Arthington St.

One hundred eighty one units of rental housing will be built in North Lawndale as part of Sterling Park Apartments, a \$55 million rental project planned by Sterling Park Development LLC. The project will involve the redevelopment of the former Sears, Roebuck & Co. Merchandising, Development and Laboratory Building, which has been vacant since 1999. Its conversion to one-,

two-, three-, and four-bedroom residential units will include exterior repairs and upgrades, new windows, building systems and elevators. Sixty six of the units will be set aside for Chicago Housing Authority (CHA) residents. City support will include \$17.8 million in Low Income Housing Tax Credit equity. The City will also cede up to \$30 million in bond cap to the CHA to bridge financing costs during the construction phase.

**Casa Queretaro, 1614 S. Damen Ave.**

Forty five units of multi-family housing will be built on the Lower West Side as part of Casa Queretaro, a \$15 million rental project planned by The Resurrection Project. The four-story building will offer one-, two- and three-bedroom units for households with incomes up to 60 percent of the area median income (AMI). Fifteen of the units will be reserved for CHA tenants. The City will provide a \$1.2 million loan, \$4.4 million in Tax Increment Financing (TIF), \$5.3 million in Low Income Housing Tax Credit equity, and the sale of one parcel of City-owned land for \$1 to facilitate its construction. Amenities will include a community room, office space and laundry facilities. Other funding sources will include a \$4.5 million CHA loan and \$8.5 million in Housing Revenue Bonds.

**Senior Residence at Kedzie, 4054 N. Kedzie Ave.**

Fifty units of senior housing will be built in Albany Park as part of Senior Residence at Kedzie, a \$16 million rental development by Kedzie Partners LP. The six-story complex will include a gazebo, walking paths, community room, fitness center, laundry facilities and office space. All units will have one bedroom and be leased to seniors earning up to 60 percent of AMI. The City will provide a \$4 million loan and \$1.2 million in Low Income Housing Tax Credit financing that will generate \$11.1 million in equity for the project.

# # #

**Vacant Buildings Approved for Redevelopment as Affordable Housing**

Two City-owned residential buildings on the South and West sides will be sold for redevelopment as affordable housing through a plan approved today by City Council.

A vacant, 16-unit property in Englewood will be conveyed to The Street LLC for rehabilitation as affordable rental housing. The three-story building at 6400 S. Peoria St. will be sold for \$110,000. Future tenants will earn no more than 80 percent of area median income (AMI).

A vacant, single-family home at 5341 W. Ohio St. in Austin will be conveyed to MPS Stabilization LLC for \$1. It will be rehabilitated and eventually sold at a yet-to-be determined price to an owner-occupant earning up to 80 percent of AMI.

The City took possession of both buildings due to unpaid tax bills. The rehabilitation work for both properties will be performed under the Department of Planning and Development's "Preserving Communities Together" program, which reoccupies abandoned properties through their acquisition by the City and conveyance to qualified developers for rehabilitation and sale at affordable prices.

Rehabilitation work on both structures is expected to be completed by summer 2015.

# # #

## **Property Tax Incentives Will Support Three Commercial and Industrial Projects**

Property tax incentives approved today by City Council will support a trio of commercial and industrial redevelopment projects on the West, Southwest and Far South sides.

### **Fillmore LLC, 1034 S. Kostner Ave.**

A Class 6(b) incentive for Fillmore LLC on behalf of Nationwide Furniture Distributors will support the \$6.3 million rehabilitation of a 141,000-square-foot industrial building in North Lawndale. Total tax savings over the 12-year incentive period are estimated at \$822,000. The project, which includes updates to all major building systems, will enable Nationwide to add an additional nine full-time jobs to its 25-member workforce. Nationwide also operates a 173,000-square-foot warehouse next door to the structure.

The Cook County Class 6(b) classification is designed to encourage industrial development by offering a reduced property tax assessment rate for 12 years for the development or revitalization of manufacturing or industrial facilities.

### **Spur Associates, LLC, 4301 S. Packers Ave.**

The renewal of a Class 6(b) tax incentive for Spur Associates LLC will support the continued occupancy of a 20,000-square-foot industrial building in New City by Dual Temp of Illinois Inc. The original Class 6(b) incentive, issued in 1993 and previously renewed in 2001, supported the purchase and renovation of the property for Dual Temp's industrial refrigeration repair and installation business. The estimated \$347,000 in tax savings through the 12-year renewal period will support the addition of 11 permanent jobs.

### **TGM Holdings, LLC, 1514-16 E. 87<sup>th</sup> St.**

A Class 7(a) incentive will support the \$402,000 renovation of a 9,600-square-foot vacant commercial building in Calumet Heights by TGM Holdings LLC. The proposal will reduce property taxes by an estimated \$300,000 over the next 12 years and enable the owners to rehabilitate the space as a medical center with treatment rooms, physical therapy space, wound care clinic, and surgery center. Approximately 10 permanent jobs will be created by the project.

The Cook County Class 7(a) tax incentive is designed to encourage commercial development by offering a reduced property tax assessment rate for 12 years.

###

## **Rare Pair of Buildings Approved for Landmark Status**

A uniquely designed Uptown commercial building and a surviving example of the Near South Side's "Furniture Row" were approved today as official Chicago Landmarks by City Council.

### **Wholesale Furniture Exposition Building, 1323 S. Michigan Ave.**

The Wholesale Furniture Exposition Building is a seven-story commercial loft building built in the Chicago School architectural style with Prairie-style brick details. Designed by Hugh M. G. Garden and completed in 1904 using the structure of an 1894 apartment building, the building is a rare surviving example associated with the Near South Side's "Furniture Row," which was the

epicenter of Chicago's furniture manufacturing and exhibition industry in the early 20<sup>th</sup> century. The designation will protect all building elevations, including rooflines, from significant alteration or demolition.

**Cairo Supper Club Building**, 4015-17 N. Sheridan Road.

The Cairo Supper Club Building was designed by noted Chicago architect Paul Gerhardt Sr. in the rare Egyptian Revival architectural style. Completed in 1920, the one-story commercial structure is clad with multi-colored terra cotta ornamented with a variety of ancient Egyptian motifs, including lotus-decorated columns and a concave "cavetto" cornice. The building's first use was as an automobile showroom in the 1920s before becoming the popular Cairo Supper Club and hosting a variety of entertainment acts. The designation applies to all building elevations, including rooflines, with provisions to accommodate a potential redevelopment project that will preserve the front 20 feet of the structure.

Both properties were recommended for Landmark designation by the Commission on Chicago Landmarks this summer.

###

**Financial Measures Will Support Two School Improvement Projects**

The campuses of two public elementary schools will be improved through development plans approved today by City Council.

**James McPherson Elementary School**, 4728 N. Wolcott Ave.

McPherson school in Lincoln Square will receive \$400,000 in Tax Increment Financing assistance for the construction of an outdoor playground, walkways, landscaping and gardens. The funds will be applied to planning, design and installation costs. The balance of the \$800,000 project will be paid for by the Chicago Board of Education.

**Frazier Prospective School**, 4027 W. Grenshaw St.

The campus of Frazier school in North Lawndale will be expanded by .26 acres through the sale of four City-owned parcels at 1115-1121 S. Pulaski Road and 3952 W. Grenshaw St. to the Board of Education. To be sold for \$1 each, the parcels will be used to construct a playground and artificial turf field adjacent to the school. The remainder of \$750,000 project will be financed through NATO Summit funds.

# # #

**City Will Seek Enterprise Designations for an Additional 15 Years**

The City Council today authorized the Department of Planning and Development to reapply for six Enterprise Zone designations to help encourage job growth and business investment.

Administered by the State of Illinois, the Enterprise Zone program offers businesses located within designated areas a variety of State tax incentives, including credits, reductions, exemptions, and rebates, among other benefits.

Chicago's six Enterprise Zones are set to expire in July 2016 unless the City successfully applies for their re-designation by the State. The new designations will maintain the general boundaries of the current areas, each of which cover specific portions of the City:

- #1 West Side and Far West sides
- #2 Mid-South Side
- #3 Lake Calumet area
- #4 Near West, Northwest and North sides
- #5 Near West and West sides
- #6 South Side

A public hearing will be held in each area prior to the application submission. If approved by the State, the new designations will take effect in January 2016 and last for 15 years.

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