



OFFICE OF THE MAYOR
CITY OF CHICAGO

FOR IMMEDIATE RELEASE

September 10, 2014

Mayor's Press Office
(312) 744-3334
press@cityofchicago.org

Department of Planning and Development (DPD)
(312) 744-9267

Property Tax Incentive Approved for Southwest Side Data Center

A property tax incentive approved today by City Council will support the redevelopment of the former Sun-Times printing plant on the Lower West Side as a state-of-the-art data center.

The Class 6(b) incentive will help Quality Technology Services (QTS) rehabilitate the 317,000-square-foot building at 2800 S. Ashland Ave. into a facility that houses data servers and other equipment to store, back up and transmit vast amounts of digital information. QTS will lease directly to tenants, such as financial institutions, healthcare facilities and government agencies.

"Investments like the one QTS is making to build a mega data center here are the reason that Chicago will be a technology and data capital for the 21st Century," Mayor Emanuel said.

The \$119 million first phase will be followed by later build-outs planned for the 29-acre site. The first phase will create up to 20 permanent jobs.

Total tax savings over the 12-year incentive period are estimated at \$11.4 million.

The building ceased operating as a printing plant in 2011 after the owners of the Sun-Times outsourced the newspaper's printing operations. In June 2014, the City Council approved the release of a City of Chicago deed restriction on the property to allow for its redevelopment as a data center.

Started in 2003, QTS is one of the country's largest data center providers to high tech, financial, health care and government customers.

###

Landmark District Approved on Northwestern University's Chicago Campus

A portion of Northwestern University's Chicago campus was approved as an official City of Chicago Landmark district by City Council today.

The proposed Northwestern University Chicago Campus District will include three iconic buildings: the Montgomery Ward Building, Wieboldt Hall, and Levy Mayer Hall/Gary Law Library. Designed by architect James Gamble Rogers and completed in 1926 to house all of the university's professional schools in one location, the Gothic-Revival-style structures are located on Chicago Avenue between Lake Shore Drive and Fairbanks Court. Clad in gray limestone, they share a variety of Gothic ornamentations, including arches, foliate ornament, buttresses, finials and towers. They are connected by arcade walls and separated by landscaped courtyards.

The buildings reflect Northwestern University's importance to the history of Chicago and represent significant examples of work by a nationally-prominent architect, according to the Commission on Chicago Landmarks, which formally recommended the designation to City Council in June 2014.

#

Property Tax Incentive Will Enable Loop Hotel Conversion

The historic Roanoke Building at 11 S. LaSalle St. will be rehabilitated into an extended-stay hotel through a property tax incentive approved today by City Council.

11 S. LaSalle Hotel Partners LLC will use the Class L incentive to support the \$88 million conversion of the 35-story office building into a Residence Inn by Marriott. Interior renovation work will involve the creation of 375 suites, new mechanical systems, an open lobby and meeting rooms. Exterior work will include the restoration of the historic steel windows on the lower floors, replacement of the upper floor windows, masonry repair, a new LaSalle entrance and the addition of a green roof.

Built in stages between 1915 and 1925, the 330,000-square-foot building was designed in the Portuguese Gothic Revival style by the architectural firm of Holabird & Roche. The building's exterior features dark terra cotta with Italianate designs. It was designated a Chicago Landmark in December 2007, and is listed on the National Register of Historic places.

The Class L incentive encourages the preservation and rehabilitation of landmark buildings. The incentive will reduce property taxes on the building by \$13.8 million over the next 12 years.

An estimated 200 construction and 75 permanent jobs will be created by the project.

#

Historic Strand Hotel Approved for Conversion into Affordable Apartments

The vacant Strand Hotel in Woodlawn will be converted to affordable apartments through financial measures approved today by City Council.

The \$23 million project by Historic Strand LP will create 63 units of rental housing within the 100-year-old building. Located at 6315 S. Cottage Grove Ave, the rehabilitation will be made possible through \$2.7 million in Tax Increment Financing (TIF), a \$4.7 million loan, \$3.3 million in historic tax credit equity, \$294,000 in donations tax credit equity, and \$1.2 million in Low Income Housing Tax Credits that will generate \$12.4 million in equity for the project.

The five-story complex will feature studio and one-bedroom apartments with ground floor retail space. Fifty-three of the units will be made available to residents that earn up to 60 percent of area median income, nine will have market-rate rents, and one will be reserved for an on-site building manager.

The City acquired the building in 2002 through a tax foreclosure. Valued at \$675,000, the property will be provided to the developer for \$1.

The building was placed of the National Register of Historic Places in 2013 as the last residential hotel of its type in Woodlawn.

#

Renovation Plan Approved for Family and Artist Housing on South Side

A \$15.5 million, multi-property construction and renovation project in Grand Boulevard will move forward through financial measures approved today by City Council.

The work by The Community Builders Inc. will include the rehabilitation of 45 affordable family units and the construction of 14 affordable units for artists.

The rehabilitation work will involve Cornerstone Apartments, a pair of three-story buildings constructed in the 1990s at 731 E. 50th Place and 4950 S. Langley Ave. Ranging in size from one- to three-bedrooms, the buildings will receive new windows, floors, roofs, kitchens and bathrooms. Units will be leased to residents earning up to 60 percent of area median income (AMI).

The new construction will involve three buildings proposed for two vacant lots in the 600 block of east 50th Street. One- and two-bedroom apartments within the three-story structures will function as live/work spaces for artists earning up to 80 percent of the area median income.

City assistance will include \$2 million in Tax Increment Financing, a \$1.3 million loan, \$955,000 in Neighborhood Stabilization Funds, \$1.6 million in donations tax credit equity, and \$955,000 in Low Income Housing Tax Credits that will generate \$9.5 million in equity.

#

Senior, Supportive Housing Developments Approved for the Northwest Side

Two Northwest Side affordable rental housing developments for seniors and the disabled will be supported through financial measures approved today by City Council.

Milwaukee Ave. Apartments

The City will provide \$1 million in Tax Increment Financing (TIF) for the construction of a 32-unit supportive housing complex for individuals with mobility and sensory impairments at 3060 N. Milwaukee Ave in Avondale. The \$9.7 million, four-story complex by Full Circle Communities Inc. will include a mix of one- and two-bedroom apartments for residents earning up to 60 percent of area median income (AMI). The project will feature an ADA-accessible garden with raised beds and paved surfaces. Onsite support will include personal care and other health and wellness services to maximize tenants' independent living. Additional funding will come from the Illinois Housing Development Authority, a state grant and developer equity.

Cicero and George Elderly Housing

City financial assistance will enable the construction of a 70-unit apartment complex for seniors at 4800 W. George St. in Belmont Cragin. The \$21.6 million, six-story complex by Hispanic Housing Development Corp. will include a mix of studio, one- and two-bedroom units as well as a fitness center, atrium, terrace and community garden. Sixty-one of the units will be reserved for tenants earning up to 60 percent of AMI and eight units for tenants earning up to 80 percent of AMI. The City assistance will include \$4 million in TIF, a \$4.9 million loan, and \$1.2 million in Low Income Housing Tax Credits that will generate \$11.8 million in equity for the project. Additional funding sources will include state and federal grants.

#

Five Open Space Projects Approved for South and North Sides

Three park improvement and two garden projects will be made possible through financial measures approved today by City Council.

School Street Park, 1230 W. School St.

School Street Park in Lake View will be developed with water play areas, playground equipment, picnic and open space amenities through \$141,000 in Open Space Impact Fees. Being built with the assistance of the Trust for Public Land, the half-acre, \$1.3 million project will be partly financed with \$945,000 from Chicago Cubs Charities and \$175,000 from the School Street Park Advisory Council. Upon completion, the site will be owned and managed by the Chicago Park District.

Open Space Impact Fees are generated by new residential development projects to accommodate open space needs within the City's 77 formal community areas.

Dirksen Elementary School Garden, 8601 W. Foster Ave.

Dirksen School in the O'Hare community will be improved with a .2-acre school garden and outdoor classroom area through approximately \$147,000 in Open Space Impact Fees. The fees will pay for garden design costs, the removal of asphalt, and the installation of fencing, benches and native plants. The garden will be maintained by students, teachers, parents and community residents.

43rd Street Pedestrian Bridge Access Park, 1163 E. 43rd St.

A new park space that provides access to a planned pedestrian bridge over Lake Shore Drive at 43rd Street in Kenwood will be partly financed with \$173,000 in Open Space Impact Fees. The funds, along with a \$600,000 grant from the Illinois Department of Commerce and Economic Opportunity, will be used to acquire and landscape .9 acres of land that will provide entry to the new bridge. Planned by the Department of Transportation, the bridge will replace an existing, 75-year-old pedestrian crossing across Lake Shore Drive. Ninety percent of the \$773,000 park project cost involves the site's purchase from a local church.

Amundsen Park, 6200 W. Bloomingdale Ave.

Amundsen Park in Austin will be improved with a new athletic field and running track through \$2.9 million in Tax Increment Financing (TIF) assistance. To be entirely funded by TIF, the Chicago Park District project will replace two existing baseball fields within the 14-acre park, which is named for Norwegian polar adventurer Roald Amundsen.

Merchant Park Garden, Keeler Avenue between Addison Street and Milwaukee Avenue

The Merchant Park Community Garden in the Irving Park community will be improved with a new fence, storage shed, walking path and water access through \$60,000 in Open Space Impact Fees. Owned by NeighborSpace land trust, the .35-acre site is managed as a public garden by Irving Park residents.

###

TIF Assistance Approved for Beverly Restaurant and Retail Building

Two new commercial buildings will be constructed in Beverly through a Tax Increment Financing (TIF) financing approved today by City Council.

Beverly Western Partners LLC will build a 3,900-square-foot restaurant to be occupied by Bouna Beef in the first phase. A second phase will include the construction of 2,100-square-foot building to be leased to another retail or restaurant business. The .75-acre site will include parking for 28 vehicles.

Proposed for the northeast corner of 107th Street and Western Avenue, the \$2.9 million complex will receive \$450,000 in TIF to help with site preparation work. The project will create 40 temporary and 60 permanent jobs.

#

Land Sales Will Support Development of Vacant, New Residential Properties

Land sales passed by City Council today will create affordable homes on the Northwest and South sides.

Access Housing I LLC

The sale of four vacant, City-owned lots on scattered sites in Humboldt Park and West Town will lead to the construction of eight affordable apartments in four new buildings.

The homes will be built by Access Housing I LLC at 1746 N. Francisco Ave., 1917 N. Keystone Ave., 1941 N. Karlov Ave. and 2415 N. Harding Ave. Collectively appraised at \$353,000, the lots will be sold for \$1 each.

Each two-story building will contain two apartments with two-bedrooms and 1.5 baths. The ground floor units will be accessible for people with disabilities. All of the units will be rented to households earning up to 60 percent of area median income.

The proposed \$2.8 million project will be funded by the Illinois Housing Development Authority.

Preserving Communities Together Program

A vacant, City-owned home at 6408 S. Langley Ave. in Woodlawn will be conveyed to Neighborhood Housing Services (NHS) Redevelopment Corp. for rehabilitation and sale as affordable housing.

NHS will rehabilitate the property and turn it into a model home to demonstrate to developers and aspiring renovators how to revitalize vacant properties in the surrounding

community. The home will later be sold for a yet-to-be determined price to an owner/occupant earning up to 80 percent of area median income.

The rehabilitation work 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.

The City took possession of the home due to unpaid water and tax bills after it was abandoned approximately two years ago.

#