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CITY OF CHICAGO

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**VARIOUS COMMUNITY AND LAND DEVELOPMENT MEASURES APPROVED BY CITY
COUNCIL**

Plan Approved to Terminate TIF District on Near West Side

The Roosevelt/Canal Tax Increment Financing (TIF) district on the City's Near West Side will be terminated six years earlier than its planned expiration date through a plan approved today by City Council.

Designated in 1997 to foster the redevelopment of an underutilized railroad freight terminal, the 42-acre district achieved its goal of helping to foster new construction and support commercial businesses within its boundaries. TIF-funded improvements resulted in the development of a 98,000-square-foot shopping center at the southwest corner of Roosevelt and Canal streets and improvements to adjacent parking areas and right-of-ways owned by United Parcel Service.

The district has no pending projects or remaining financial obligations. Upon its new termination date of Dec. 31, 2015, all unallocated increment will be distributed to the various taxing jurisdictions that receive property tax revenues from area properties.

Currently, the district has an unallocated balance of approximately \$1.2 million. The City of Chicago's share is estimated at \$240,000.

The Roosevelt/Canal district was scheduled to expire in 2021.

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Property Tax Incentive Approved for Expansion of Exhibition Design Company

A custom exhibit design firm will expand its operations in the Greater Southwest Industrial Corridor through a property tax incentive approved today by City Council.

The Class 6(b) incentive will support the construction of a \$1.9 million, 35,000-square-foot industrial building at 3790 W. 74th St. by Frank Tivador LP on behalf of EDE Corp., which will use the facility to add new office and production space for the fabrication of trade show displays, museum exhibits, and architectural installations. EDE Corp. is currently located in an adjacent building.

The estimated \$254,000 in tax savings over the 12-year incentive period will support the retention of 45 and the creation of 10 new full-time jobs.

The Cook County Class 6(b) incentive encourages industrial development by providing reduced property tax rates for qualifying rehabilitation and construction projects.

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72-Unit Affordable Housing Development Approved for West Humboldt Park

A 72-unit affordable housing development for families will be built in West Humboldt Park through financial measures approved today by City Council.

The \$27 million, eight-building project known as Nelson Mandela Apartments will be built on scattered sites in the area bounded by Central Park, Chicago and Kedzie avenues and Franklin Boulevard.

Thirteen City-owned, vacant lots, appraised at \$155,000, will be sold to Bickerdike Redevelopment Corp. for \$1 each to accommodate the buildings. The land will be combined with five private parcels to build a series of three- and six-unit structures with a mix of one- to three- bedroom apartments for households earning up to 60 percent of area median income. The development will also include off-street parking, bicycle storage, and laundry facilities.

City financial support will include \$6.5 million in Tax Increment Financing (TIF) and \$1.8 million in Low Income Housing Tax Credits that will generate \$17.8 million in equity for the project. Other funding sources will include a \$637,000 private mortgage loan, \$1.3 million in Citibank funds and an \$850,000 loan from the Federal Home Loan Bank.

The buildings will be named after the late South African president and Nobel Peace Prize winner Nelson Mandela.

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Land Sale Will Support Anaerobic Digestion Facility in Auburn Gresham

A \$21.4 million anaerobic digester facility that will divert 50,000 tons of organic waste from area landfills will be constructed in Auburn Gresham through a City-owned land sale approved today by City Council.

The proposed complex will be built on a nine-acre industrial site at the northwest corner of 83rd and Wallace streets that was used by the City as an auto impound lot until 2010. Valued at \$1.4 million, the land requires an estimated \$1.6 million in environmental remediation costs. It will be sold to Green Era Educational NFP “as is” for \$1.

The facility will utilize natural microbes to break down organic waste, generating renewable energy in the form of compressed natural gas and solid and liquid fertilizer for farms and garden.

The plant will include five buildings, including receiving, staging and curing structures, along with four storage tanks to ensure that all waste processing is fully enclosed. It will also include a 20-car parking lot, truck staging areas, landscaping and perimeter fencing.

The project is expected to generate 30 temporary and 50 permanent jobs. Construction could begin in 2017.

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Land Sale Will Support New Mixed-Use Development in Jefferson Park

A \$15.9 million apartment and retail complex will be developed in Jefferson Park through a City-owned land sale approved today by City Council.

Appraised at \$530,000, two City-owned, vacant parcels at 5161 and 5201 W. Lawrence Ave. will be sold to Jefferson Park Residences LLC for \$1. The nearly half-acre of land will be combined with three other parcels owned by the developer for the construction of a four-story, 39-unit building at the southwest corner of Lawrence and Laramie avenues. Four of the apartments will be made available at affordable rates.

The project will also include 9,900 square feet of ground-floor retail space, 41 parking spaces for residents in an indoor garage and 21 parking spaces for shoppers.

The City acquired the parcels in 2006 through a condemnation process.

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Sales of Four City Parking Lots Approved For More Than \$12 Million

Four City-owned River North parking facilities will be sold for more than \$12 million, or 60 percent more than their appraised value, under a plan approved today by City Council.

“These sales are part of a strategic effort by the City to maximize our real estate assets on behalf of taxpayers, as well as accommodate ongoing demand for new development on the Near North Side,” Mayor Emanuel said.

Acquired by the City between 1997 and 2005 and totaling approximately 27,000 square feet, the parcels are currently managed by the Department of Fleet and Facility Management and used as employee parking for the Central Administrative Hearings facility at 400 W. Superior St.

The parcels’ appraised value is \$7,480,000. Their sale prices, totaling \$12,399,000, were negotiated through a public, two-phase bidding process this summer.

The proposed sales include:

Location	Size (Sq. Ft.)	Buyer	Appraised Value	Sale Price
366 W. Superior St.	7,735	360-366 Superior LLC*	\$2,120,000	\$3,775,000
365 W. Huron St.	8,350	Morningside Huron LLC	\$2,340,000	\$3,739,000
356 W. Erie St.	5,000	356-366 Erie LLC*	\$1,350,000	\$2,230,594
366 W. Erie St.	5,950	356-366 Erie LLC*	\$1,670,000	\$2,654,406

*Belgravia Group

The sales are being brokered by CBRE, which has marketed the properties on behalf of the Department of Planning and Development since spring 2015. CBRE will receive a 3.75 percent commission.

The Inspector General’s office advised the City last year that at least one of the parcels may be better suited for new uses.

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69 Vacant Lots in Austin Approved for Sale through \$1 Purchase Program

Sixty-nine City-owned vacant lots in Austin will be sold through the “Large Lots” program under a plan approved today by City Council.

The lots were offered for sale in December 2014 and January 2015 through the third phase of Mayor Rahm Emanuel’s Large Lots program, which makes City-owned, vacant residential lots available to local property owners for \$1 each. More than 120 applications were received for about 250 available lots in Austin.

The properties will be sold “as-is” via a quit claim deed. The lots were acquired mostly through property tax and demolition liens. Most of the lots are being planned as side yards, community gardens or landscaped open space

The Large Lots program began last year in the greater Englewood and East Garfield Park communities, where more than 430 lots have been sold to date. Eight additional lots in East Garfield Park will be included for approval with the Austin properties.

The Large Lots program is part of the City’s “Five Year Housing Plan,” which aims to invest \$1.3 million to create, improve, and preserve 41,000 units of housing. Applicants are required to own property on the same block, be current on their property taxes and have no outstanding debt to the city, among other requirements. Up to two lots are available per application.

Applications are being accepted for lots in the Roseland and Pullman communities through October 31, 2015. For more information, visit LargeLots.org.

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