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FOR IMMEDIATE RELEASE

October 31, 2018

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TIF Approved for South Shore Grocery Store Project

Chicago's last vacant Dominick's grocery store location will be reopened by a full-service grocer through \$10 million in Tax Increment Financing (TIF) approved today by City Council.

"Today marks a victory for the residents of South Shore who have been working alongside the city to secure a quality full-service grocery store for their community," Mayor Emanuel said. "This is more than a store. It represents the investments we are making across Chicago to redevelop neighborhoods, create jobs and promote economic growth for the future."

7131 Jeffrey Development LLC will use the TIF assistance to purchase Jeffrey Plaza shopping center at 2101 E. 71st St. and lease the former 62,000-square-foot Dominick's space to its subsidiary Shop & Save market.

"This is a major project that will create good jobs in the 5th ward," Ald. Leslie Hairston said. "And even more than that – it demonstrates the progress we are making as a community to work together to strengthen the ward and drive new investment and economic growth for the future."

Jeffrey Plaza remains the last of 15 Chicago Dominick's locations to be re-occupied by another grocery store operator after the chain folded in 2013. Consisting of 113,000 square feet of retail space occupied by multiple tenants, the shopping center is currently owned by Jeffrey Plaza Investment LLC.

The \$24.5 million acquisition and redevelopment project will create 85 construction jobs and up to 85 permanent jobs within Shop & Save, in addition to the retention of 59 full- and part-time jobs at the other stores in the plaza. Local hiring efforts will be required as part of the TIF assistance.

Additional City support includes \$4 million in New Markets Tax Credits from the Chicago Development Fund.

City efforts under Mayor Emanuel to help reoccupy the store include the establishment of a Grocery Store Task Force in 2013, City Council's approval of acquisition authority for Jeffrey Plaza in 2014, and a request for Jeffrey Plaza redevelopment proposals in 2017.

Shop & Save, which operates six other stores in the Chicago area, offers a wide range of fresh food choices, including fruits and vegetables, meats and cheeses, a European-style bakery and seafood, among other household items and services.

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New TIF District Will Support Industrial Development on the Southeast Side

A new Tax Increment Financing (TIF) district will support industrial development in portions of South Deering, Hegewisch and the East Side under a plan approved today by City Council.

The proposed 116th/Avenue O TIF district will include 263 acres of land generally bounded by 114th Street on the north, 122nd Street on the south, Avenue O on the east, and the Calumet River on the west. Increment generated by the district will be used to support redevelopment of underutilized and vacant land for uses that leverage the area's industrial assets and transportation network.

A redevelopment plan approved for the district in August by the Community Development Commission anticipates approximately \$25 million will be allocated for costs involving land assembly, environmental remediation, and site prep; \$55 million for public works improvements; and \$10 million for job training, among other eligible expenses.

A portion of the Lake Calumet TIF district boundaries will be amended to accommodate the designation of the new 116th/Avenue O district, which will be the 145th TIF district in the City of Chicago.

The site was used for steel production starting in 1901 by Republic Steel, which merged with LTV Steel in 1984. The steel mill was shuttered in 2001. It is today among several vacant "mega project" sites across the City that Mayor Emanuel is targeting for new investment and jobs. Others include the 85-acre Michael Reese site in Bronzeville; the 62-acre "The 78" site on the Near South Side; the 430-acre USX site in South Chicago; and the 75-acre Lincoln Yards and 45-acre River District sites within the North Branch Industrial Corridor.

For more information visit: cityofchicago.org/tif.

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Home-Buying Pilot Program Will Provide Purchase Price Assistance to Buyers in Targeted Areas

A pilot home-buying program approved today by City Council will help residents purchase newly-built, affordable homes in six South and West side neighborhoods.

“This pilot program represents the latest effort by the city to help working families achieve affordable homeownership,” Mayor Emanuel said. “Working with our communities, we have made a lot of progress but there is more work to do, so we will continue making the essential investments to ensure there are affordable housing options in neighborhoods across Chicago.”

The Building Neighborhoods and Affordable Homes program will provide purchase price assistance to qualifying homebuyers in portions of Englewood, North and South Lawndale, Humboldt Park, Garfield Park, and Woodlawn. The program will offer up to \$60,000 in assistance to support the purchase of homes built through the City Lots for Working Families program, which provides vacant, City-owned lots to developers of affordable single-family and two-flat homes for \$1 each.

An initial \$5 million in grants will be funded through the City’s Affordable Housing Opportunity Fund to support the pilot, which has the dual goals of helping working families with down payment and closing costs as well as stimulating targeted housing markets. The assistance will be made available for approximately 100 buyers to purchase a home to use as their primary residence for 10 years.

Ten percent of the grant amount will be forgiven for each year of the 10-year term. If the owner sells the home before the term expires, the pro-rated balance must be repaid. Other program rules apply.

Residents earning up to 140 percent of area median income, or \$94,780 for a two-person household and \$101,520 for a four-person household, will be eligible to participate. Homebuyers must first qualify for financing from a mortgage lender.

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City Assistance Will Preserve, Rehabilitate Mark Twain Hotel

One of the Near North Side’s last remaining residential hotels will be preserved and rehabilitated as an affordable, single room occupancy (SRO) building through financial assistance approved today by City Council.

The Mark Twain Hotel at 111 W. Division St. will be assisted by the City of Chicago with a \$30 million bond issue, a \$5 million multi-family loan and \$1.3 million in Low Income Housing Tax Credits that will generate \$12.3 million in equity for a 148-unit rehabilitation project.

Work on the \$52.8 million project started in late 2016, following the building’s acquisition by NHP Foundation through Mayor Emanuel’s SRO Preservation Initiative. Enhancements will include the addition of private kitchenettes; rehabilitated private bathrooms; all new plumbing, mechanical, and electrical systems; new elevators; a roof deck; and restoration of the vintage facade and lobby. Rental assistance will be provided by the Chicago Housing Authority for 141 units. The remaining seven units will be made affordable to residents at up to 80 percent of area median income (AMI).

Designed in the Art Deco style with beige brick and white terra cotta accents by architect Harry Glabe, the five-story building opened as a rooming hotel in 1930, reportedly charging \$7 a week. As

an important housing resource for area workers and having survived extensive urban renewal and street widening projects that cleared many nearby blocks in the 1960s, the building was listed on the National Register of Historic Places in May 2017.

Additional project funding will include a \$908,000 private loan, a \$148,000 ComEd energy grant and \$4.8 million in historic tax credits.

Mayor Emanuel's SRO Preservation Initiative has saved 10 other SRO buildings consisting of more than 1,500 total units since 2015.

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Veterans Housing Among Four Affordable Projects Approved For West and South Sides

More than 300 units of affordable housing will be built on the Near West and South sides through financial plans approved today by City Council.

Roosevelt Road Veterans Housing, 2900 block of West Roosevelt Road

The \$16.9 million Roosevelt Road Veterans Housing, proposed for a 0.62-acre site on the northwest corner of Francisco Avenue and Roosevelt Road in North Lawndale, will include a mix of studios and one-bedroom apartments for homeless and disabled veterans earning up to 60 percent of area median income. To be developed by a Safe Haven Foundation, the 90-unit, five-story building will include a common kitchen, laundry room, garden, and on-site parking, job training, substance abuse treatment and mental health counseling. City support will include the sale of seven parcels of City-owned land for \$1 each and \$346,000 in donations tax credit equity. CHA will provide rental assistance for 75 of the units.

4400 Grove, 4424-34 S. Cottage Grove Ave.

The \$37 million first phase of 4400 Grove will be constructed on the southwest corner of 44th Street and Cottage Grove Avenue in Grand Boulevard by Brinshore Development and Michaels Development Co. Featuring 84 units in a pair of four-story buildings with ground floor commercial spaces, the project will rise on the site of the former Washington Park Homes public housing complex. Twenty-one of the units will be reserved for Chicago Housing Authority (CHA) residents, 34 units will be affordable at 60 percent of area median income (AMI) and the remaining 29 units will be offered at market rates. City support will include \$7.2 million in Tax Increment Financing, \$1.9 million in Low Income Housing Tax Credits that will generate \$17.8 million in equity, and \$783,000 in donations tax credit equity. Amenities will include computer and community rooms, a public plaza, park space and on-site parking.

Johnson and Butler-Lindon Apts., 6230 S. Dorchester Ave. & 6146 S. Kenwood Ave.

The \$26 million rehabilitation of Woodlawn's Johnson and Butler-Lindon apartment buildings will provide 106 affordable units for residents at risk of homelessness. The JBL Preservation Associates LP project will include new kitchens and bathrooms, plumbing and electrical fixtures, new windows and roofs, and masonry repairs. All of the units will be affordable at up to 60 percent of AMI. Up to 84 units will receive rental assistance from the CHA or Illinois Housing Development Authority (IHDA). City assistance will include a new \$6 million loan and the assumption of an existing \$5.7

million loan. The developer purchased the two properties from the Woodlawn East Community and Neighbors (WECAN) organization in 2017.

Warren Apartments, 1527 W. Warren Blvd. and 1548 W. Madison St.

The \$28.2 million Warren Apartments will be constructed on the Near West Side by Warren Ashland LP. The project will include adjacent, seven- and three-story buildings consisting of 75 units, 60 of which will be made available for tenants earning up to 60 percent AMI. The remainder will be made available at market rates. City assistance will include a \$4.3 million multi-family loan and the sale of seven vacant lots collectively valued at \$2.8 million for \$1 each.

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Two-Phase Project Will Create New River North Fire Station

An unprecedented public-private redevelopment agreement will create a new Engine Co. 42 fire station in the base of a new office tower in River North under a plan approved today by City Council.

The new, 30,000-square-foot station will be built for the Chicago Fire Department (CFD) by developer Friedman Properties Ltd. immediately west of the existing Engine Co. 42 station, located on the southwest corner of Dearborn and Illinois streets. Once complete, the current station will be replaced by a 614,000-square-foot office tower that will incorporate the new fire station within its base.

As part of the development agreement, Friedman will pay the City \$5 million for the 14,600-square-foot firehouse property and an adjacent, 3,150-square-foot alley. The developer will also pay an estimated \$10.9 million in density bonuses to create the 614,000-square-foot tower, which will be clad in glass- and aluminum and include approximately 50 below-grade parking spaces for fire department personnel and office workers. The anticipated address is 444 N. Dearborn St.

The current Engine Co. 42 station dates to 1968. Its three-story replacement will offer variety of modern amenities, including an apparatus room, quarters for the crew, offices, a community room to engage residents, and a training room for the Fire Prevention Bureau, among other upgrades.

The original Engine Co. 42 fire station, built in 1887 at 228 W. Illinois St., is a designated City of Chicago landmark.

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TIF Assistance Approved for Park, School Improvement Projects

A Northwest Side high school and West and South side parks will be improved through Tax Increment Financing (TIF) assistance approved today by City Council.

Addams Medill Park, 1301 W. 14th St.

Addams Medill Park on the Near West side will receive \$7 million in TIF to support the construction of a \$28 million, 100,000-square-foot sports center that will include an indoor track, artificial turf

field, basketball courts, club rooms, offices, and storage. The project is part of the Chicago Housing Authority's (CHA) ongoing redevelopment at Roosevelt Square, a multi-phase, mixed-income development at the site of the former ABLA Homes. Other funding sources include \$6 million from the Chicago Park District, \$7 million from the CHA and \$8 million in private donations.

McGuane Park, 2901 S. Poplar Ave.

McGuane Park in Bridgeport will receive \$5.8 million in TIF to support renovations to the park's fieldhouse. Improvements to the 37,000-square-foot, two-story building will include new classrooms, LED lighting, offices, a fitness center, and a new entry addition. TIF will finance the entire cost of the project.

Jacqueline B. Vaughn Occupational High School, 4355 N. Linder Ave.

Vaughn Occupational High School in Portage Park will be partially reimbursed with \$55,000 in TIF for costs associated with ADA improvements to the school. The remainder of the \$542,000 project was paid by the Chicago Public Schools.

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Landmark Status Approved for Lake View Church and Parish House

St. Peter's Episcopal Church and adjoining parish house in Lake View were approved as official City of Chicago landmarks by City Council today.

The Gothic Revival style buildings at 615-23 W. Belmont Ave. form a visually-cohesive church complex complemented by similar materials and details.

Completed in 1895, the Bedford limestone-clad church was designed by architect William A. Otis with arched windows and doors, buttresses, a corner tower and stained-glass windows that were inspired by 16th century design themes. The handsomely crafted parish house was completed approximately thirty years later by architect William A. Otis with an arched doorway, stone molding, leaded glass windows, and masonry details.

Both buildings possess a strong connection to the growth of the Lake View community in the late 19th and early 20th centuries. The buildings continue to be used for ecclesiastical services, community meetings, activities and socialization.

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