



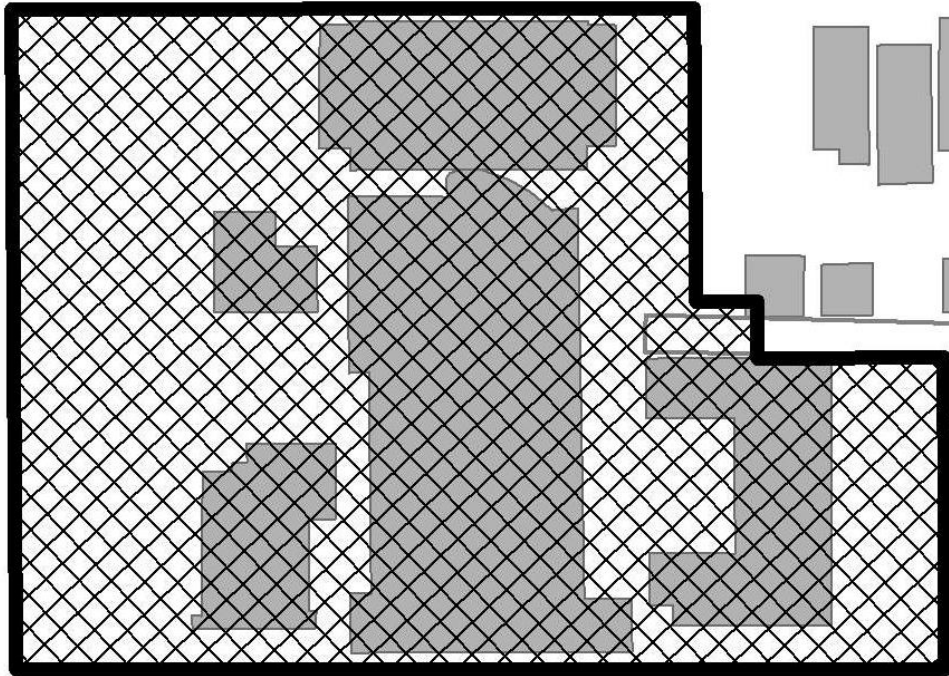
St. Adalbert Parish Complex

1636 W. 17th Street

Constructed: 1914

Architect: Henry J. Schlacks

16th St



Marshfield Ave

17th St

St



St. Adalbert Church
(1636-40 W. 17th St.)



School (1641 W. 16th Street)



Rectory (1646-50 W.
17th St.)



Convent (1626-30 W. 17th St.)



PILSEN 18TH & PEORIA DEVELOPMENT FRAMEWORK PLAN



Programming - Programación

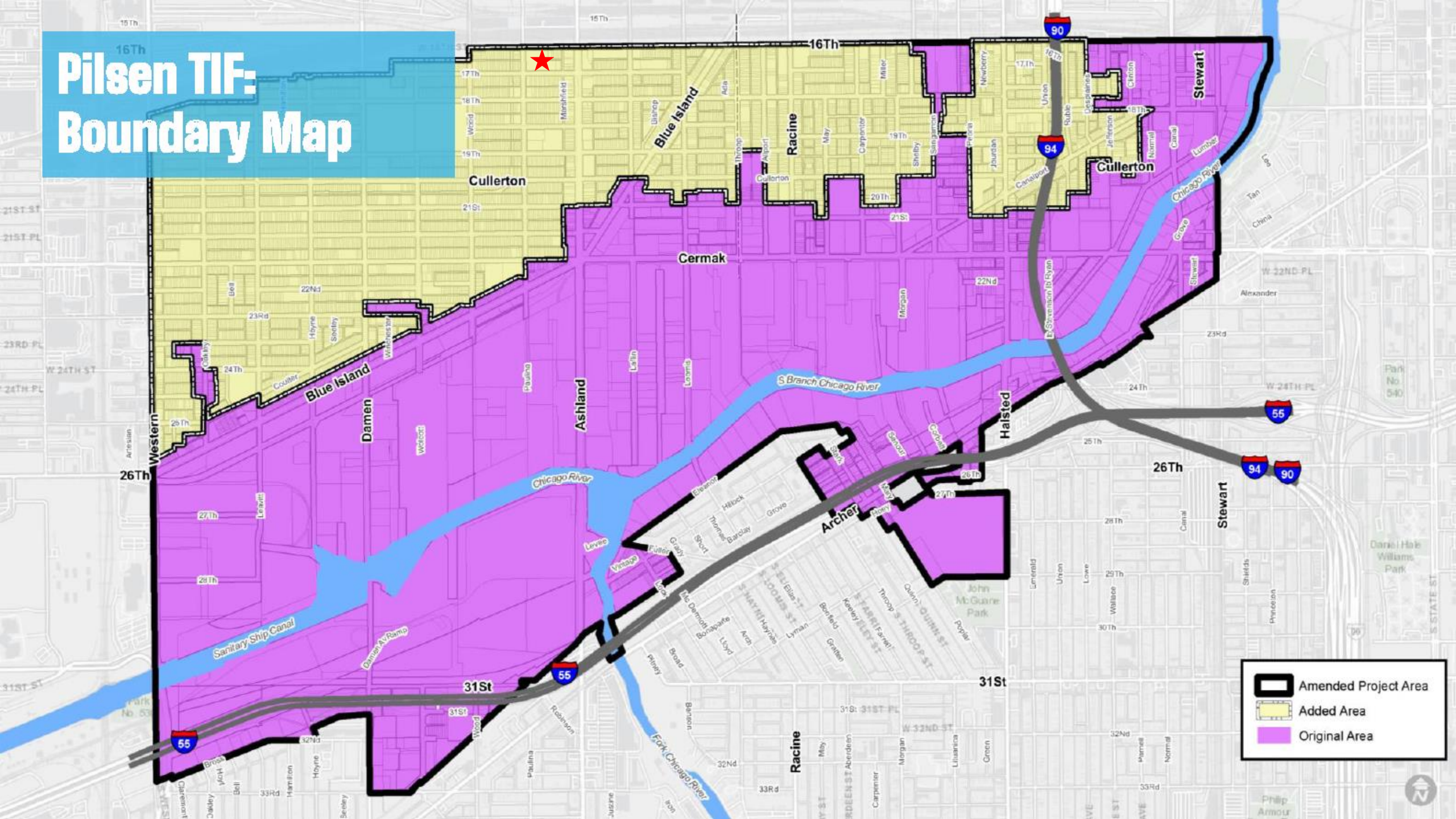
	AREA SF
RESIDENTIAL - RESIDENCIALES	543,200
COMMERCIAL - COMERCIAL	10,700
PARKING - ESTACIONAMIENTO	122,800
OPEN SPACE - ESPACIO ABIERTO	150,000




432 Housing Units
Unidades habitacionales

337 Parking Spaces
Estacionamiento Espacios

- Mixed Use (M) - Uso mixto (M)
- Flats (F) - Pisos (F)
- Mid-Rise (R) - A medio levantar (R)
- High-Rise (HR) - Alto (HR)
- Townhomes (TH) - Casas adosadas (TH)
- Path/Plaza - Camino/Plaza
- Parking - Estacionamiento
- Garden - Jardín
- Lawn - Césped
- Active Open Space - Espacio abierto activo

Pilsen TIF: Boundary Map



-  Amended Project Area
-  Added Area
-  Original Area





St. Adalbert Parish Complex

1636 W. 17th Street

Constructed: 1914

Architect: Henry J. Schlacks

2678 West Washington Blvd.



Photo by Debbie Mercer



Plan Building for Home for Convalescent Women

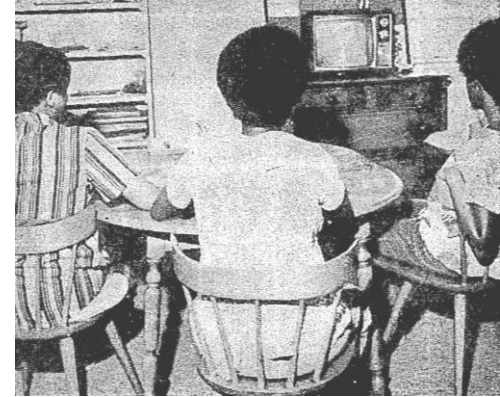
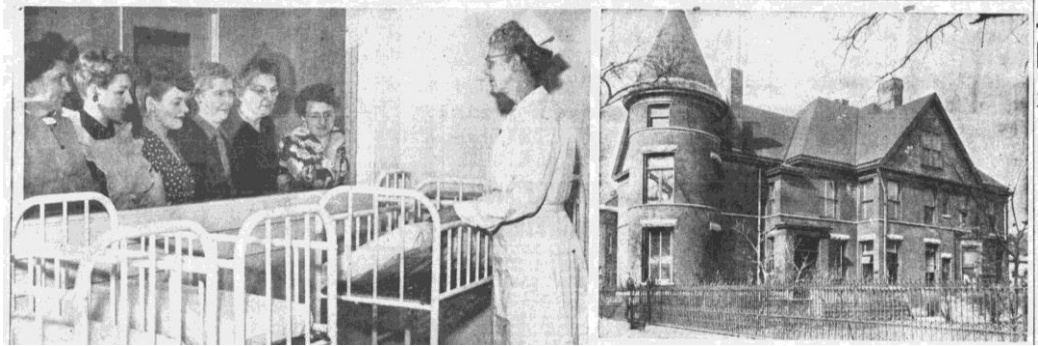
The Chicago Home for Convalescent Women and Children, now at 1516 West Adams street, has just bought the old residence of Mrs. Mary Allen Morgan on the north side of Washington boulevard, 366 feet west of Talman avenue, for \$15,000. Mrs. W. D. McIlvaine, president of the home, admitted that a new building was to be built, but said details would not be given out till later. The site fronts 154 feet on Washington and extends through 193 feet to Park avenue, where it has a frontage of 138 feet.

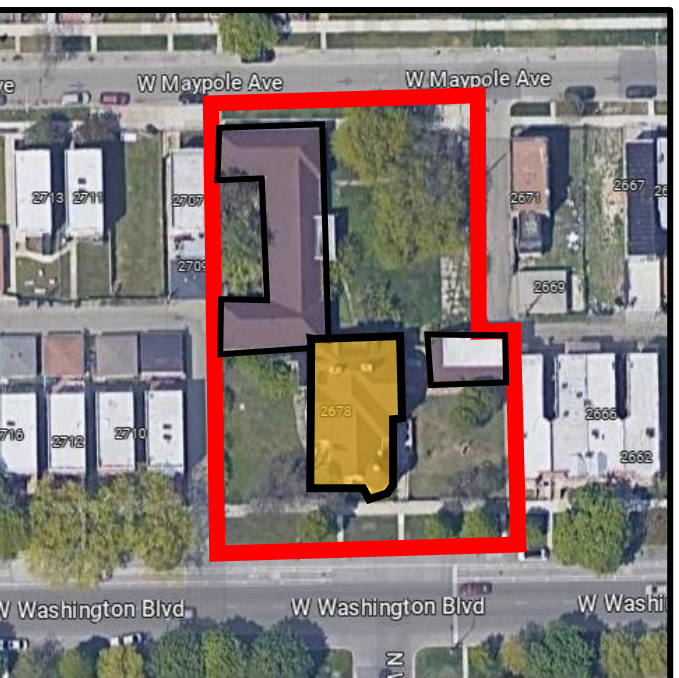
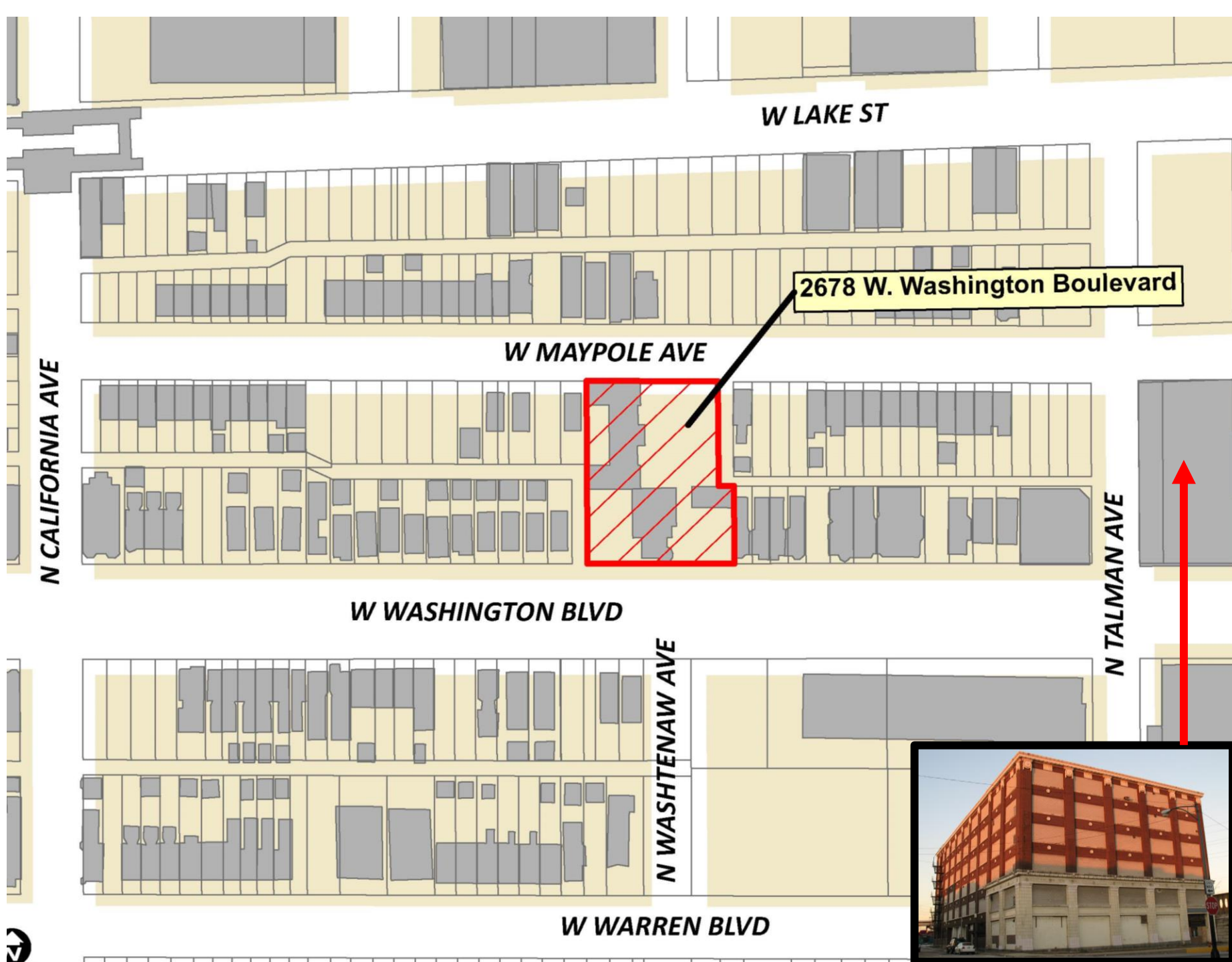
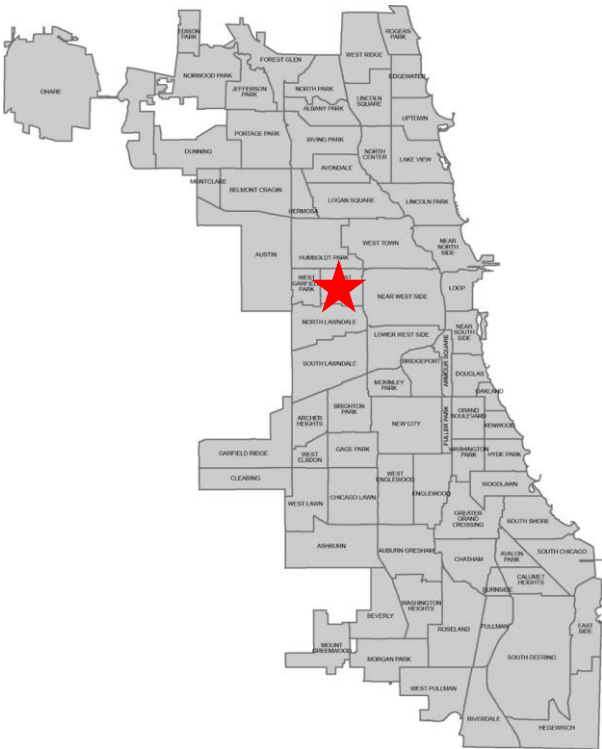


Needlework Class Florence Crittenton Anchorage.



Neighborhood Women Aid in Preparing Anchorage for Reopening on West Side





EAST GARFIELD PARK: Growing a Healthy Community



We value living in an historic neighborhood, many elements of which are being restored to their former prominence and beauty, such as our much-traveled boulevards with their gracious homes;

The boulevards of Jackson, Warren and Washington were lined with brick mansions, beautiful rowhouses with arched entryways and decorative Italianate structures. Hundreds survive today and represent one of our neighborhood's priceless historic assets.



Historic homes on the community's boulevards are a notable strength.

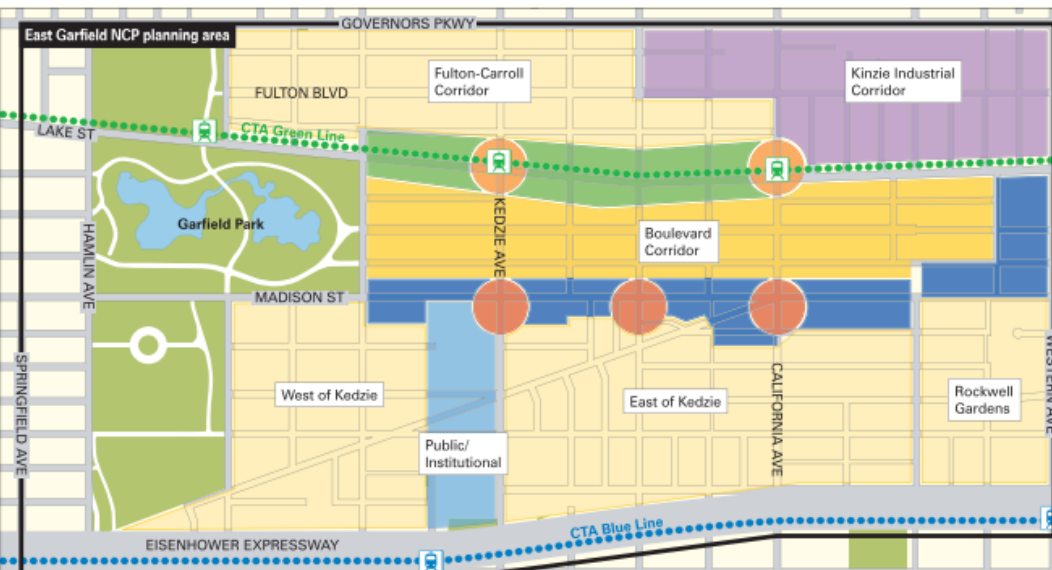


Figure 2 Parts of the neighborhood

East Garfield Park has always had distinctive areas with

- Commercial nodes
- Mixed use nodes
- Green corridor
- Mixed use areas

3.5 Promote rehabilitation rather than demolition of all viable housing stock to preserve the quality and character of the community.

To help preserve and enhance the hundreds of historic structures on local streets, identify significant buildings, districts and sites that should be preserved and maintained.

RECONNECTING Neighborhoods



Near North



Near West

Existing structures of historic value, such as churches, institutions, and rowhouses in the area should be preserved

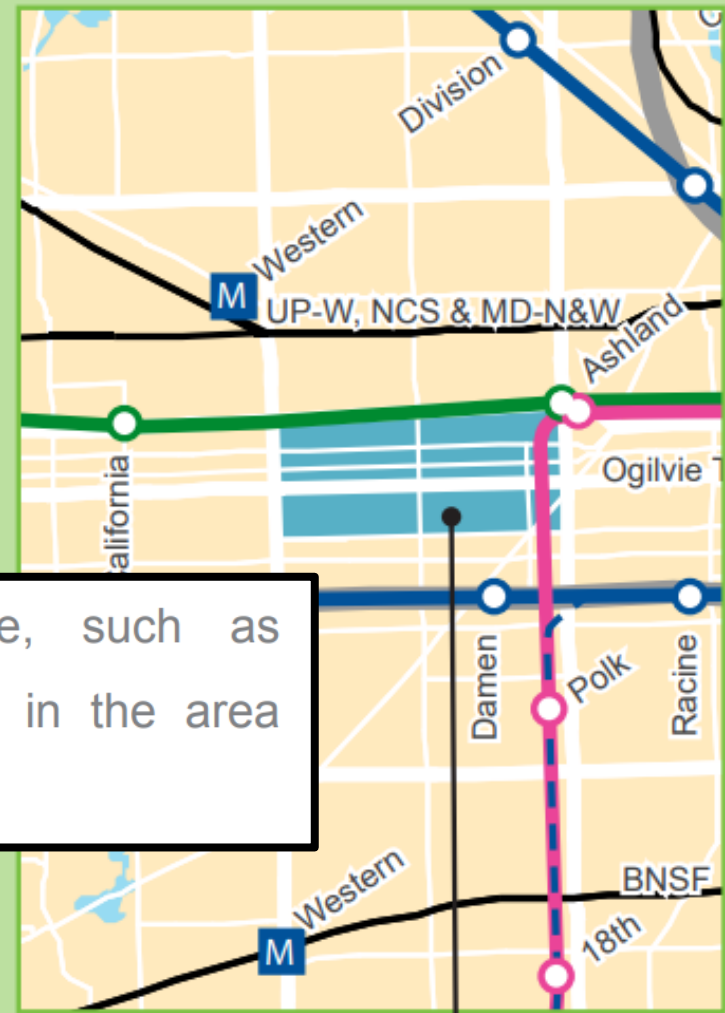
Final Recommendations Report

Adopted by Chicago Plan Commission July 15, 2009



Metropolitan Planning Council

HNTB
In association with:
MKC ASSOCIATES



The **[Near West Study Area]** is bounded by Lake Street to the north, Ashland Avenue to the east, Monroe Street to the south, and Western Avenue to the west.



Fifth City Commons



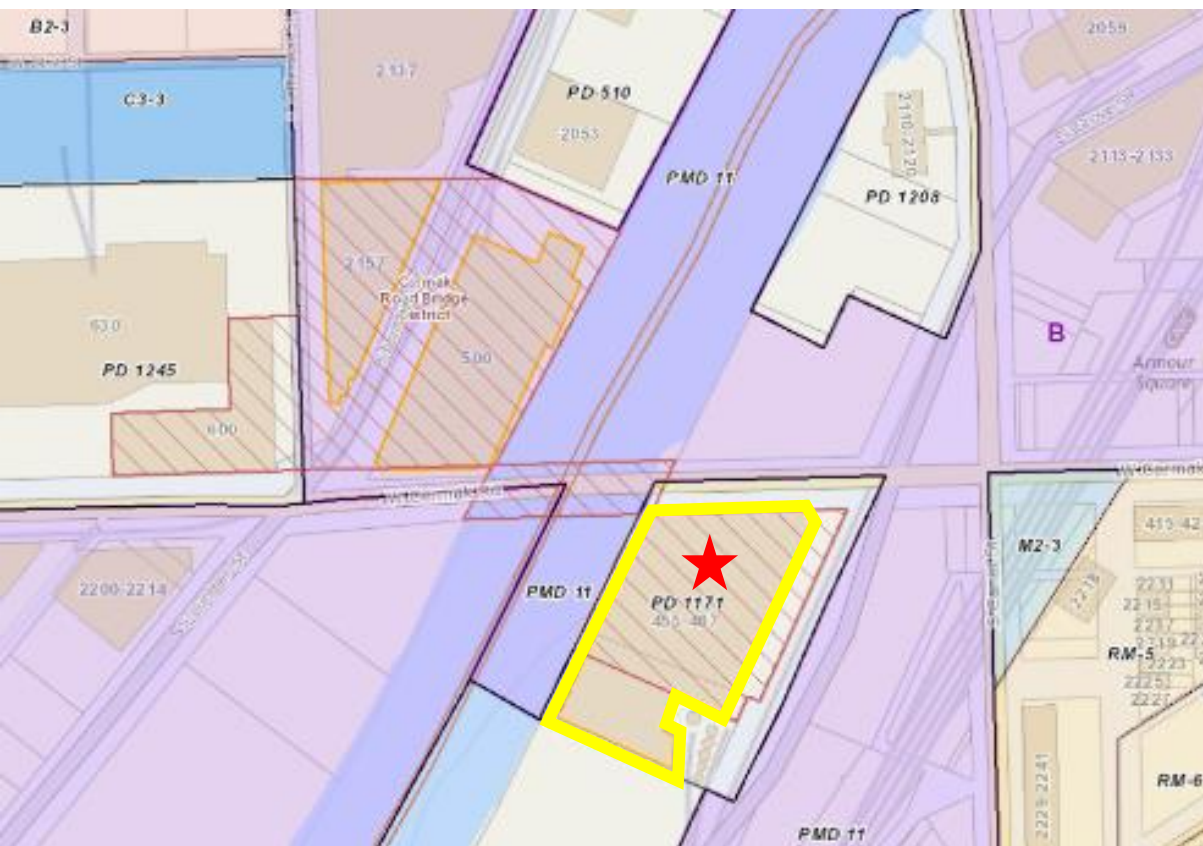
Hub32





1 Blvd

ONE WAY
←



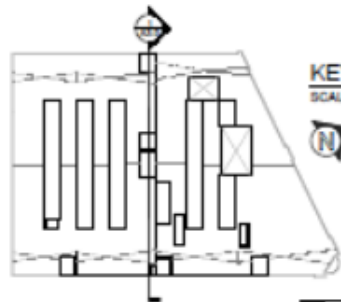
465 W Cermak Rd
Hoyt Building – Cermak Road Bridge District
Class L Property Tax Incentive

Applicant: 465 W Cermak, LLC

Project Overview



Section Drawing



KEY PLAN
SCALE N.T.S.



HOTEL

LANDSCAPED RIVER'S EDGE
PER LANDSCAPE DWGS - TYP.

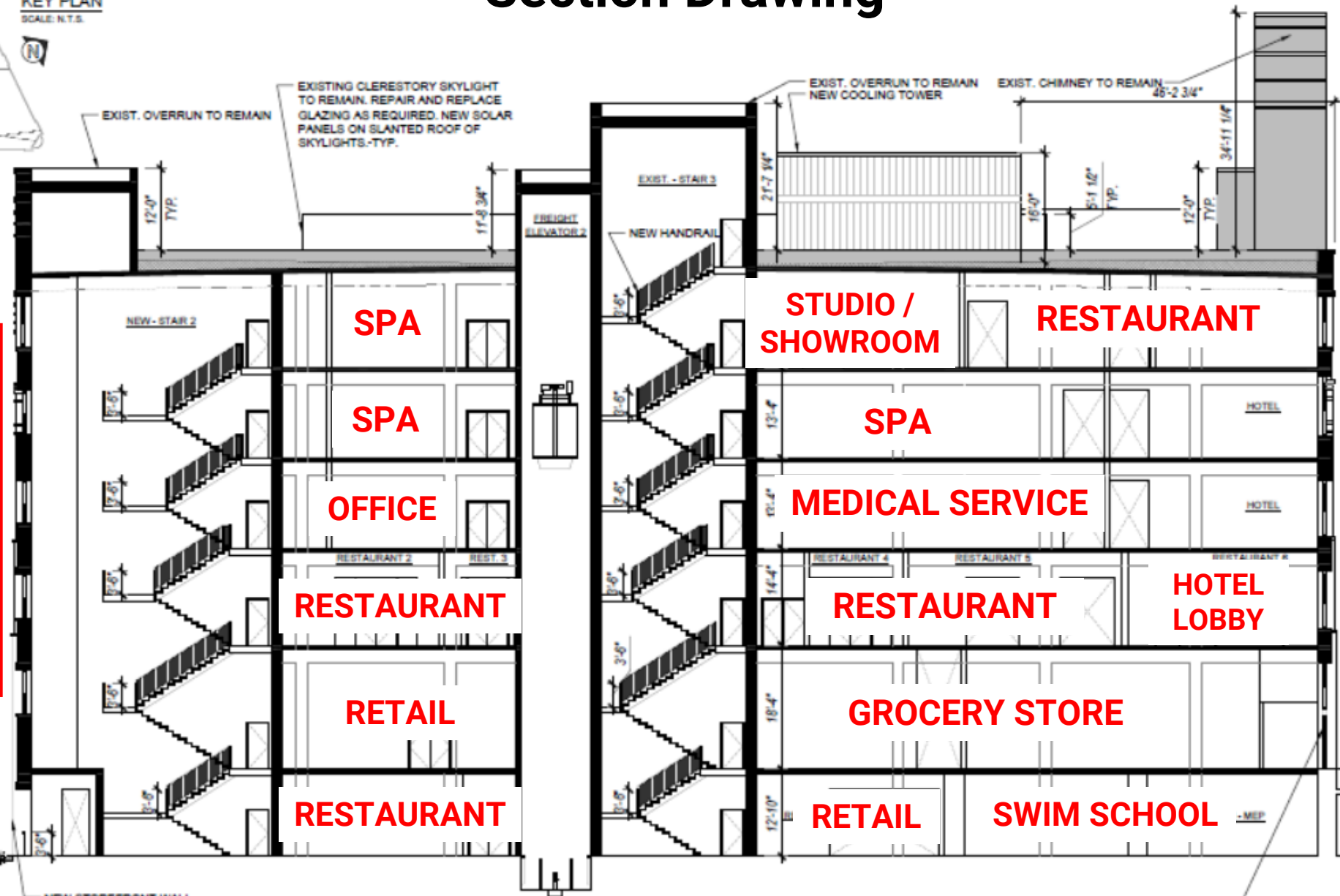


NEW STOREFRONT WALL
BEYOND TO CREATE COVERED
RIVERWALK AREA. REFER TO
PROPOSED RIVER LEVEL PLAN

EXIST. OVERRUN TO REMAIN
EXIST. CLERESTORY SKYLIGHT
TO REMAIN. REPAIR AND REPLACE
GLAZING AS REQUIRED. NEW SOLAR
PANELS ON SLANTED ROOF OF
SKYLIGHTS-TYP.

EXIST. OVERRUN TO REMAIN
NEW COOLING TOWER

EXIST. CHIMNEY TO REMAIN
26'-2 3/4"



- T/ PARAPET ± 76' - 10"
- T/ ROOF ± 74' - 4"
- T/ 5TH FLOOR ± 59' - 4"
- T/ 4TH FLOOR ± 46' - 0"
- T/ 3RD FLOOR ± 32' - 8"
- T/ 2ND FLOOR ± 18' - 4"
- T/ 1ST FLOOR ± 0' - 0"
- T/ EXIST. GRADE ± -3' - 0"



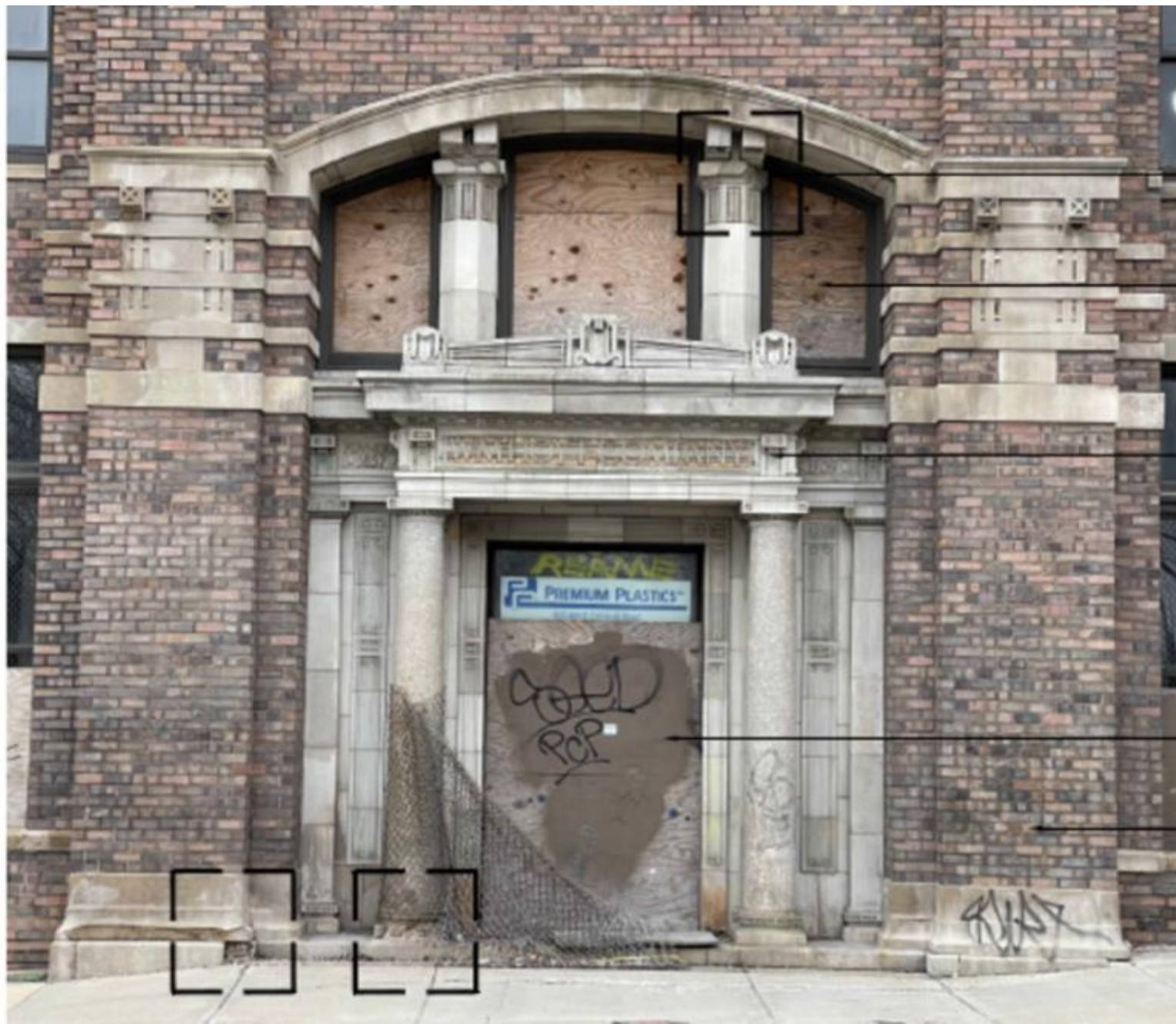
RIVER LEVEL
± -12' - 1"

1 PROPOSED BUILDING SECTION
SCALE: 1/16" = 1'-0"



NEW STOREFRONT WALL & ENTRY
SYSTEM BEYOND TO CREATE COVERED
RECESSED ENTRY ALONG GROVE ST.
REFER TO PROPOSED 1ST FLOOR PLAN

Masonry Repairs



REPLACE IN-KIND TERRA COTTA UNITS THAT ARE BEYOND REPAIR - MATCH EXISTING PROFILES & GLAZE COLORS - TYP.

EXISTING OPENINGS TO BE PREPPED TO RECEIVE NEW HISTORIC WINDOWS - TYP.

CLEAN, REPAIR & RESTORE EXISTING TERRA COTTA TO ORIGINAL CONDITION - TYP.

EXISTING OPENING TO BE PREPPED TO RECEIVE NEW HISTORIC ENTRY DOOR

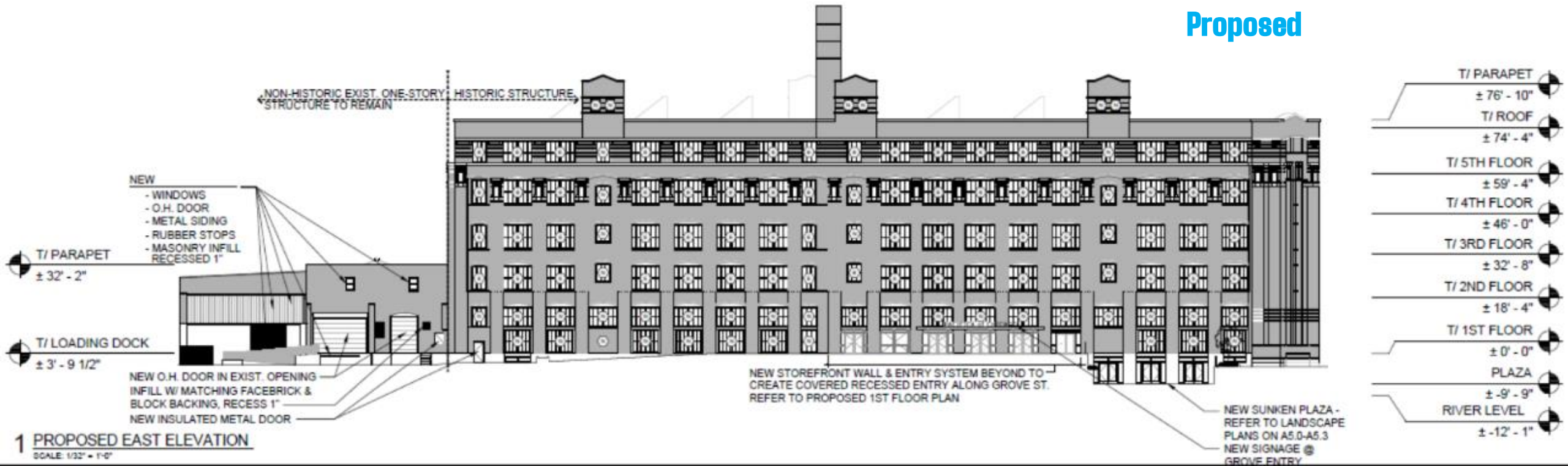
TUCKPOINT & CLEAN ALL EXT. MASONRY - TYP

Existing



Masonry Cleaning & Window Scope (Infill Removal)

Proposed



Existing



West Elevation – Chicago River

Proposed



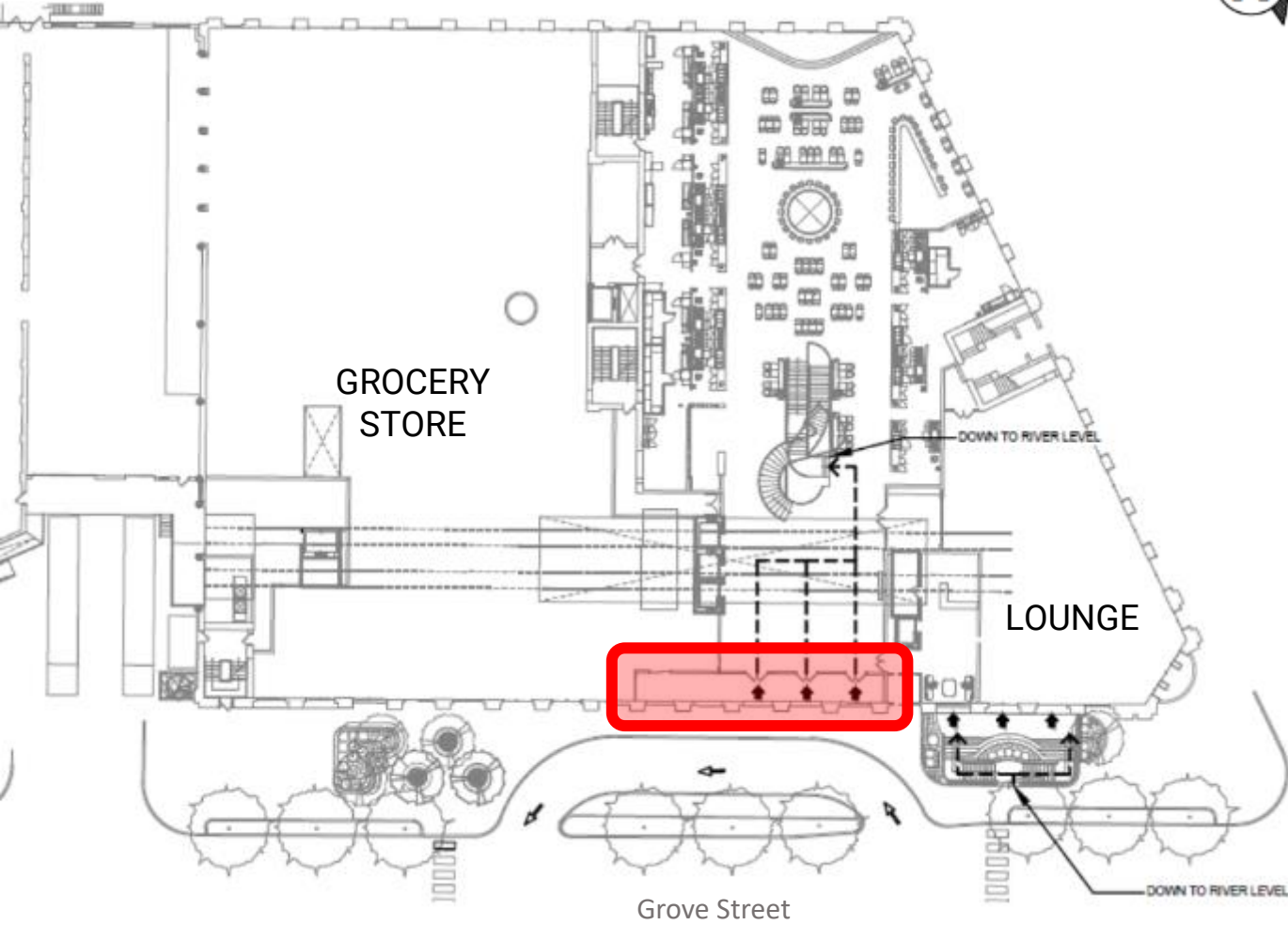
NEW FIXED GLASS OVERHEAD
DOOR WITH METAL FRAME - TYP.

NEW 42" STAINLESS STEEL METAL
RAILING WITH VERTICAL WIRE
PICKETS - TYP.

NEW STOREFRONT WALL BEYOND TO CREATE COVERED
RIVERWALK AREA. REFER TO PROPOSED BASEMENT PLAN

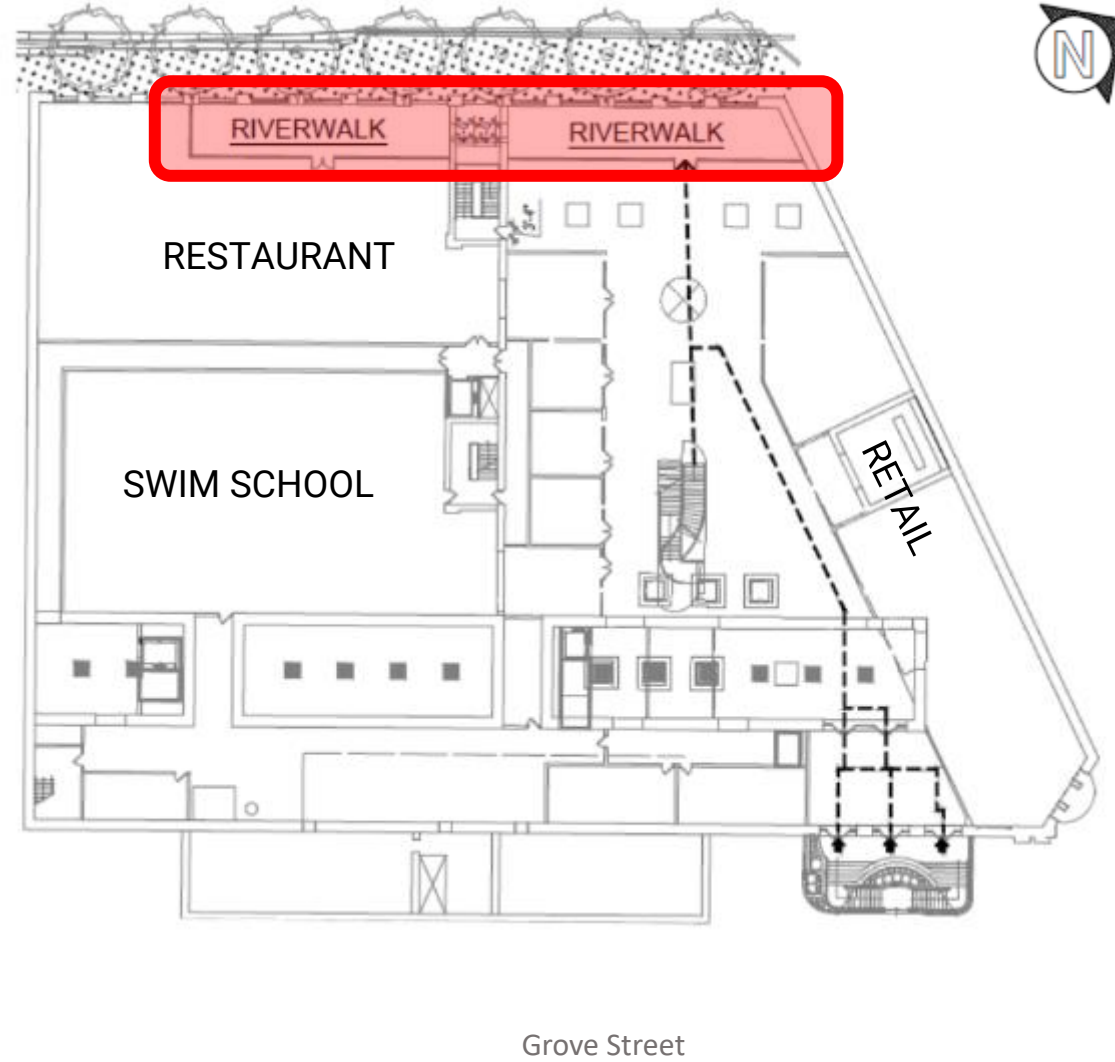
New Arcades

Chicago River



**1ST FLOOR
EAST ARCADE**

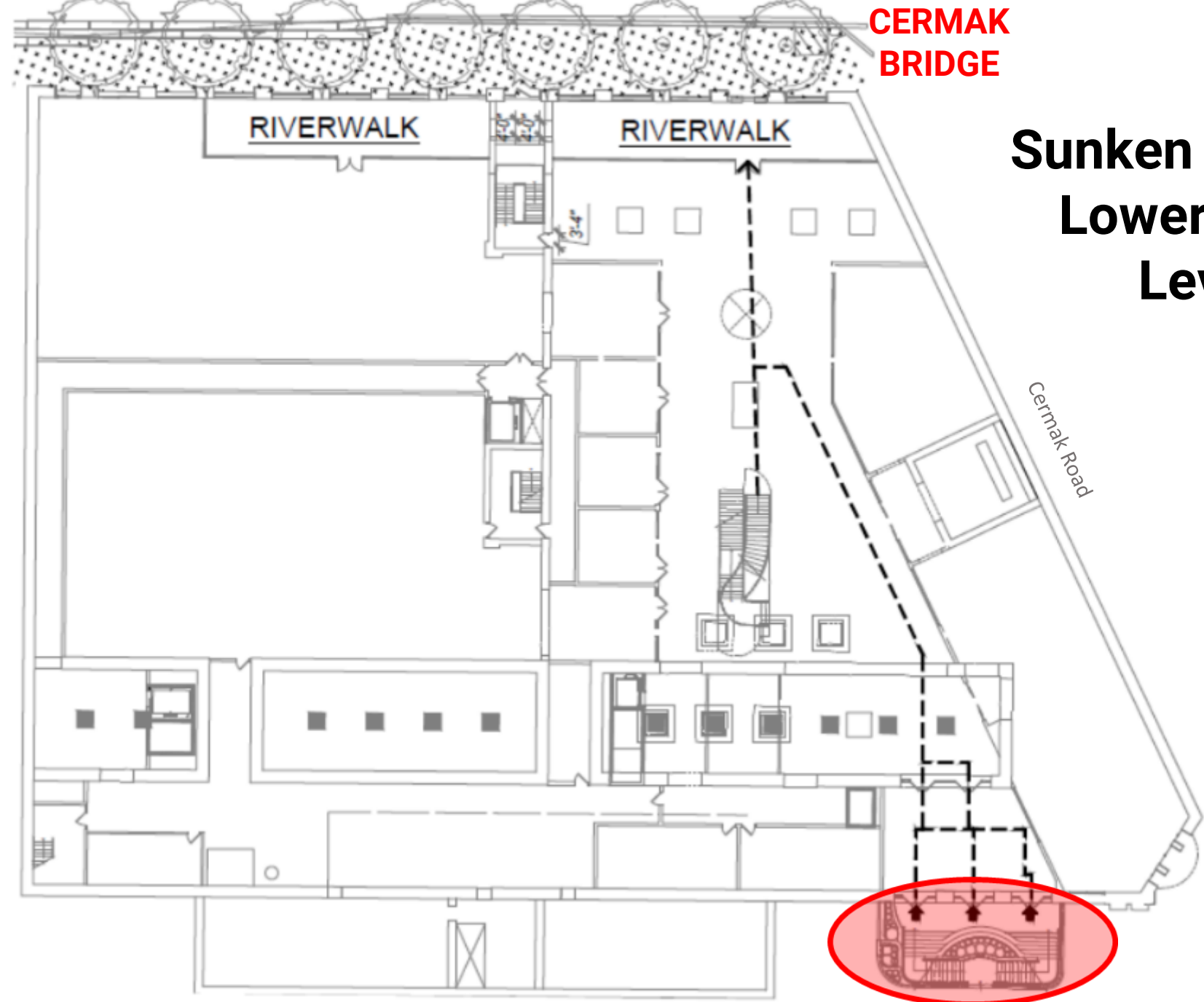
Chicago River



**LOWER RIVER LEVEL
WEST ARCADE**

**CERMAK
BRIDGE**

Sunken Entry to Lower River Level



Grove Street



Interior Scope of Work



Budget & Sustainability



Category	Non-Eligible Costs	Class L Eligible Costs	Total Costs
1. Building Acquisition	\$ 12,090,000.00		\$ 12,090,000.00
2. Acquisition Closing Costs	\$ 217,620.00		\$ 217,620.00
3. Hard Costs			
Demolition/Site	\$ -	\$ 424,639	\$ 424,639
Excavation	\$ -	\$ 326,697	\$ 326,697
Site Utilities	\$ -	\$ 359,375	\$ 359,375
Asphalt	\$ 13,230	\$ -	\$ 13,230
Landscaping	\$ 20,000	\$ -	\$ 20,000
Concrete	\$ -	\$ 1,088,428	\$ 1,088,428
Precast	\$ -	\$ -	\$ -
Masonry	\$ -	\$ 1,592,553	\$ 1,592,553
Metals	\$ -	\$ 657,645	\$ 657,645
Wood & Plastics	\$ -	\$ 25,000	\$ 25,000
Milwork	\$ -	\$ 25,000	\$ 25,000
Waterproofing	\$ -	\$ 12,500	\$ 12,500
Roofing	\$ -	\$ 1,126,744	\$ 1,126,744
Joint Sealants	\$ -	\$ 25,000	\$ 25,000
Doors/Windows/Glazing/Framing	\$ -	\$ 1,008,080	\$ 1,008,080
Painting	\$ -	\$ 266,150	\$ 266,150
Flooring/Tile	\$ -	\$ 260,631	\$ 260,631
Drywall	\$ -	\$ 935,392	\$ 935,392
Conveying Systems/Elevators	\$ -	\$ 1,444,000	\$ 1,444,000
Plumbing	\$ -	\$ 786,756	\$ 786,756
Fire Sprinkler	\$ -	\$ 1,508,431	\$ 1,508,431
Mechanical	\$ -	\$ 7,248,038	\$ 7,248,038
Fire Life Safety	\$ -	\$ 229,100	\$ 229,100
Electrical	\$ -	\$ 1,888,217	\$ 1,888,217
Security	\$ -	\$ 150,000	\$ 150,000
Riverwalk Hard Cost	\$ 1,081,084	\$ -	\$ 1,081,084
South Building (Annex) Hard Cost	\$ 1,619,792	\$ -	\$ 1,619,792
General Conditions	\$ -	\$ 1,528,521	\$ 1,528,521
Insurance	\$ -	\$ 240,976	\$ 240,976
Overhead & Fee	\$ -	\$ 1,147,506	\$ 1,147,506
Tenant Improvement Allowance	\$ 3,165,944	\$ -	\$ 3,165,944
Contingency	\$ -	\$ 1,216,930	\$ 1,216,930
Total Hard Costs	\$ 5,900,050	\$ 25,522,309	\$ 31,422,359
4. Soft Costs			
Permit Fees	\$ -	\$ 225,000	\$ 225,000
A&E	\$ -	\$ 1,530,000	\$ 1,530,000
Consulting	\$ -	\$ 675,000	\$ 675,000
Property Tax	\$ 682,380	\$ -	\$ 682,380
Insurance	\$ -	\$ 450,000	\$ 450,000
Development Management	\$ -	\$ 1,800,000	\$ 1,800,000
Riverwalk Soft Cost	\$ 135,206	\$ -	\$ 135,206
South Building (Annex) Soft Cost	\$ 270,412	\$ -	\$ 270,412
Leasing Commissions	\$ 1,330,000	\$ -	\$ 1,330,000
Other Marketing	\$ 225,000	\$ -	\$ 225,000
Carrying Costs	\$ -	\$ 2,081,181	\$ 2,081,181
Total Soft Costs	\$ 2,662,998	\$ 6,761,181	\$ 9,424,179
Total Project Cost	\$ 20,870,668	\$ 32,283,490	\$ 53,154,158.00

Budget

Minimum Investment Req'd: \$4,910,928, plus tax credit value

Class L Eligible Expenses: \$32,283,489

Total Project Cost: \$40.8m

Sustainability Features (50 Points):

- Working Landscape (5 pts)
- Tree Planting (5 pts)
- Solar Panels (10 pts)
- 25% Indoor Water Reduction (10 pts)
- Proximity to Transit (5 pts)
- cta Digital Displays (5 pts)
- 80% Waste Diversion (10 pts)

Tax Analysis – 465 W Cermak Rd

465 W CERMAK

REDEVELOPMENT OF ABANDONED PROPERTY	CLASS L	NEW PROJECT
	Estimate	NPV (@5%)
Current Annual Taxes:	\$242,150	
Estimated property taxes over 12-year period without rehabilitation:	\$6,511,590	\$4,726,243
Estimated property taxes over 12-year period with rehabilitation and no property class incentive:	\$28,535,290	\$20,721,282
Estimated property taxes over 12-year period with rehabilitation and property class incentive:	\$13,075,274	\$9,228,059
Estimated net benefit to taxing districts:	\$6,563,684	\$4,501,815
Estimated total tax abatement to the applicant:	\$15,460,016	\$11,493,224
Estimated total tax abatement to the applicant (City Share):	\$3,565,418	\$2,650,589
Estimated annual property after the expiration of the incentive:	\$2,846,339	
Estimated increase to annual property taxes compared to current assessment:	\$2,193,583	

Assumptions: Estimates utilize a fixed tax rate and fixed equalization factor at the time of the application.

Recommendation



465 W. Cermak Rd

Hoyt Building – Cermak Road Bridge District

Class L Property Tax Incentive

Applicant: 465 W Cermak, LLC