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March 2015



**Rahm Emanuel, Mayor**

## INTRODUCTION

The “Project Highlights” booklet is an overview of Department of Planning and Development (DPD) projects that were either initiated or largely completed between January and December of 2014.

The featured projects are just a portion of DPD’s accomplishments over the last year, but they collectively represent the wide variety of community development initiatives coordinated by the department as well as Mayor Rahm Emanuel’s commitment to a better Chicago.

The booklet is arranged in sections that correspond to DPD’s bureaus of Economic Development, Housing, and Zoning and Land Use. Working independently and co-operatively, the bureaus worked with private developers, delegate agencies, elected officials, sister agencies and other community stakeholders to ensure City of Chicago resources were efficiently allocated for each project within the context of community development goals.

DPD resources include grants, loans, land sales, tax credits, property tax reductions, site assembly assistance, planning and zoning review, and a variety of other tools that improve neighborhoods, create jobs for local residents, and make Chicago a better place to live and raise families.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Mooney". The signature is fluid and cursive, with the first name being the most prominent.

Andrew J. Mooney, Commissioner  
Department of Planning and Development

# Economic Development

Chicago's 6.2% unemployment rate at the end of 2014 was the lowest level since 2008, in part reflecting the nation's resurgence from the Great Recession as well as DPD's ongoing support of neighborhood-based business investment initiatives.

City Council-approved development projects negotiated by DPD in 2014 are projected to produce or retain more than 12,000 temporary and permanent jobs, including many in small and medium-sized enterprises that form the backbone of the local economy.

Projects that moved forward this year include UI Labs, which is creating a hub for advanced manufacturing on Goose Island; Swedish Covenant and Mt. Sinai hospitals, which are making major investments in Lincoln Square and North Lawndale respectively; and the Metropolitan Pier and Exposition Authority, which is addressing long-needed facility improvements at McCormick Place. All these projects were made possible by the city's most powerful incentive tool, Tax Increment Financing (TIF), which concluded its 31st year in 2014.

The TIF program continued to support workforce development and facility improvements. The program's Small Business Improvement Fund, for example, financed building improvement projects at more than 150 properties this year with an average grant of nearly \$44,000. TIFWorks, meanwhile, supported training projects for 51 businesses that were seeking to boost efficiencies,

*DPD business incentives in 2014 will help create and retain more than 12,000 jobs citywide.*

reduce costs, and increase output.

Another important tool for DPD in 2014 involved property tax incentives that reduce the standard Cook County tax rates by more than half for a period of 12 years. Commercial and industrial tax incentive projects in 2014 included Dutch Farms, a food processing and distribution facility in Pullman, Nationwide Furniture's new distribution facility in North Lawndale, and Quality Technology Services (QTS) data storage facility in the Lower West Side.

Tax incentives also supported the conversions of several landmark office buildings as hotels. Of the 6,000 new hotel rooms reportedly planned or under construction in the city, more than 1,000 rooms are moving forward through the landmark tax incentive. These projects were announced on the heels of a record year that saw more than 75% of the city's 37,000 hotel rooms booked on a given night.

Another effective investment incentive administered by the department involves New Markets Tax Credits, which financed numerous facilities across the city in 2014, bringing the City's total New Markets Tax Credit allocations to more than \$230 million. Those funds, in turn, helped retain or create more than 1,740 jobs in 2014.

# UI Labs Digital Manufacturing and Design Innovation Institute

1333 N. Hickory St.

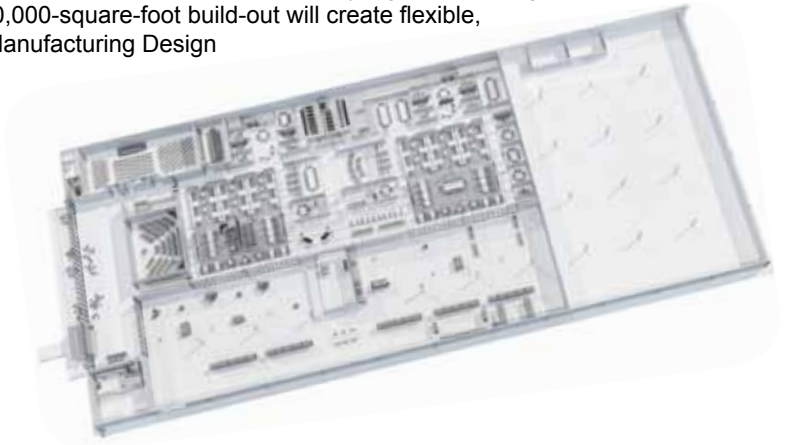
**Community Area:** Goose Island

**Status:** Under construction

Tax Increment Financing assistance, approved by City Council in October, is supporting improvements to a 360,000-square-foot facility that will accommodate an advanced manufacturing technology center. UI Labs is creating a \$16.5 million research hub to develop, demonstrate and deploy digital technologies across key manufacturing industries. A nearly 100,000-square-foot build-out will create flexible, programmable space for UI Labs Digital Manufacturing Design Innovation Institute, which brings together businesses and institutions to pair cutting-edge industrial research with commercial applications.

**DPD Assistance:**

- \$10 million TIF



# Elevate Chicago

*Cermak Road and Prairie Avenue*

**Community Area:** Near South Side

**Status:** Under construction

The centerpiece of the “Elevate Chicago” initiative to expand McCormick Place is a \$421.5 million “headquarters hotel” planned for the country’s largest convention complex. Being developed by the Metropolitan Pier and Exposition Authority (MPEA), the 1,200-room facility will feature banquet and meeting rooms, restaurants, retail space, and offices. With financing coordinated by DPD, the hotel will join a privately financed events center and boutique hotel planned on nearby land.

## **DPD Assistance:**

- \$55 million TIF
- Planned Development (PD) approval





## Cermak Road CTA Station

*Cermak Road and State Street*

**Community Area:** Near South Side

**Status:** Complete

The new Cermak Road commuter station on the CTA Green Line will provide direct service to the McCormick Place convention center, the Motor Row Historic District, nearby residential development, and other nearby area destinations. Developed by the Chicago Department of Transportation, the \$50 million ADA-accessible station includes a tube-like canopy with perforated panels that allow natural light to filter onto the center island platform. A previous station on the site was removed in 1978.

**DPD Assistance:**

- \$50 million TIF







## MetroSquash Academic and Squash Center

6100 S. Cottage Grove Ave.

**Community Area:** Woodlawn

**Status:** Under construction

Construction started in August on the MetroSquash Academic and Squash Center, which will include eight squash courts, four classrooms and community space for after school programs. In serving more than 300 kids and young adults, the \$7.5 million project will provide a permanent home for the MetroSquash organization and double its capacity. The 19,000-square-foot complex combines athletic instruction with academic tutoring for underrepresented Chicago Public Schools students.

### DPD Assistance:

- \$5 million New Markets Tax Credits
- Planned Development (PD) approval





## XS Tennis

*54th and State streets*

**Community Area:** Washington Park

**Status:** Under construction

XS Tennis' new \$9.8 million state-of-the-art tennis center and sports facility was approved by City Council for TIF assistance in December. The 151,000-square-foot athletic complex to be built on 3.8 acres of vacant land will feature 27 indoor and outdoor tennis courts, basketball courts, training space, a pro shop, running track, fitness center and classrooms. XS Tennis operates the country's largest minority-owned tennis club, where it hosts collegiate teams and provides instruction to hundreds of Chicago Public Schools students.

**DPD Assistance:**

- \$2.9 million TIF
- Planned Development (PD) approval

# DHL Global Forwarding Center

11601 W. Touhy Ave.

**Community Area:** O'Hare

**Status:** Complete

DHL's \$35 million cargo facility at the north end of O'Hare International Airport created 491,000 square feet of office and warehouse space for the shipment of containerized cargo and temperature-controlled pharmaceutical and biotech products. Developed by Aero Chicago, LLC, it's the largest DHL facility of its kind in the nation, covering 24 acres and including a 500-employee call center.

## **DPD Assistance:**

- \$5.4 million property tax incentive
- Planned Development (PD) approval



# Northeast Int'l Cargo Center

*Johnson Road and Patton Drive*

**Community Area:** O'Hare

**Status:** Under construction

The \$78 million initial phase of the Northeast Cargo Center includes 480,000 square feet of warehouse space, office facilities, and an aircraft ramp that accommodates new generation planes including the Boeing 747-800 series. Located on a 65-acre site and developed by Aero Chicago, LLC, the three phase-project will total 820,000 square feet when completed. The first tenant, Alliance Ground International, is leasing 108,000 square feet for its 150-person cargo handling operations.

## **DPD Assistance:**

- \$5.2 million property tax incentive
- Planned Development (PD) approval





## Pulaski Promenade

42nd Street and Pulaski Road

**Community Area:** Archer Heights

**Status:** Under construction

Construction started in October on the Pulaski Promenade, which will include 153,000 square feet of retail space in a main building and several outlot structures. The complex is replacing 10.5 acres of vacant industrial land and will include tenants like the Burlington Coat Factory, Marshall's department store and Michael's craft shop, among others. The \$34 million project by Pulaski Promenade LLC will create more than 240 permanent employment positions and 200 temporary construction jobs.

### DPD Assistance:

- \$7.9 million TIF
- Planned Development (PD) approval





## Morgan Park-Beverly Sports Ctr.

11505 S. Western Ave.

**Community Area:** Morgan Park

**Status:** Under construction

Construction started in July on an \$18.2 million state-of-the-art gymnastics center and ice rink on a long-vacant site at the southeast corner of 115th Street and Western Avenue. The Morgan Park-Beverly Sports Center is planned to include 64,000 square feet of space for recreational, club level, and competitive athletes of all ages. The ice rink will offer competitive hockey, figure and recreational skating and bleacher seating for 850 spectators. The gymnastics center will provide space for training and USA Gymnastics-sanctioned competitions for youth and adults.

### DPD Assistance:

- \$10 million TIF
- Land write-down





## Swedish Covenant Hospital

*Foster and California avenues*

**Community Area:** Lincoln Square

**Status:** Under construction

Swedish Covenant's TIF-assisted modernization project was approved by City Council in July. The work includes \$10.4 million in emergency room upgrades and \$8 million for the construction of the Mayora Rosenberg Women's Health Center in the Galter Medical Pavilion. The emergency room work will involve improvements to 27 trauma and examinations rooms, pharmacy, nurse's station, waiting area and mechanical systems. The 16,800-square-foot women's health center build-out will involve the creation of facilities specific to female patients that will be served by an all-female medical staff.

### DPD Assistance:

- \$4.6 million TIF
- Planned Development (PD) approval





## Sinai Health Systems

1500 S. California Ave.

**Community Area:** North Lawndale

**Status:** Rehabilitation underway

Sinai Health System's \$90 million, eight-year redevelopment project known as Sinai Tomorrow, will expand and renovate Mt. Sinai Hospital's delivery of inpatient and outpatient care. The work includes 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 enhancements. The project was approved for TIF assistance in September.

### DPD Assistance:

- \$31 million TIF
- Planned Development (PD) approval





# Sparks Shared Kitchen

4005 S. Dearborn St.

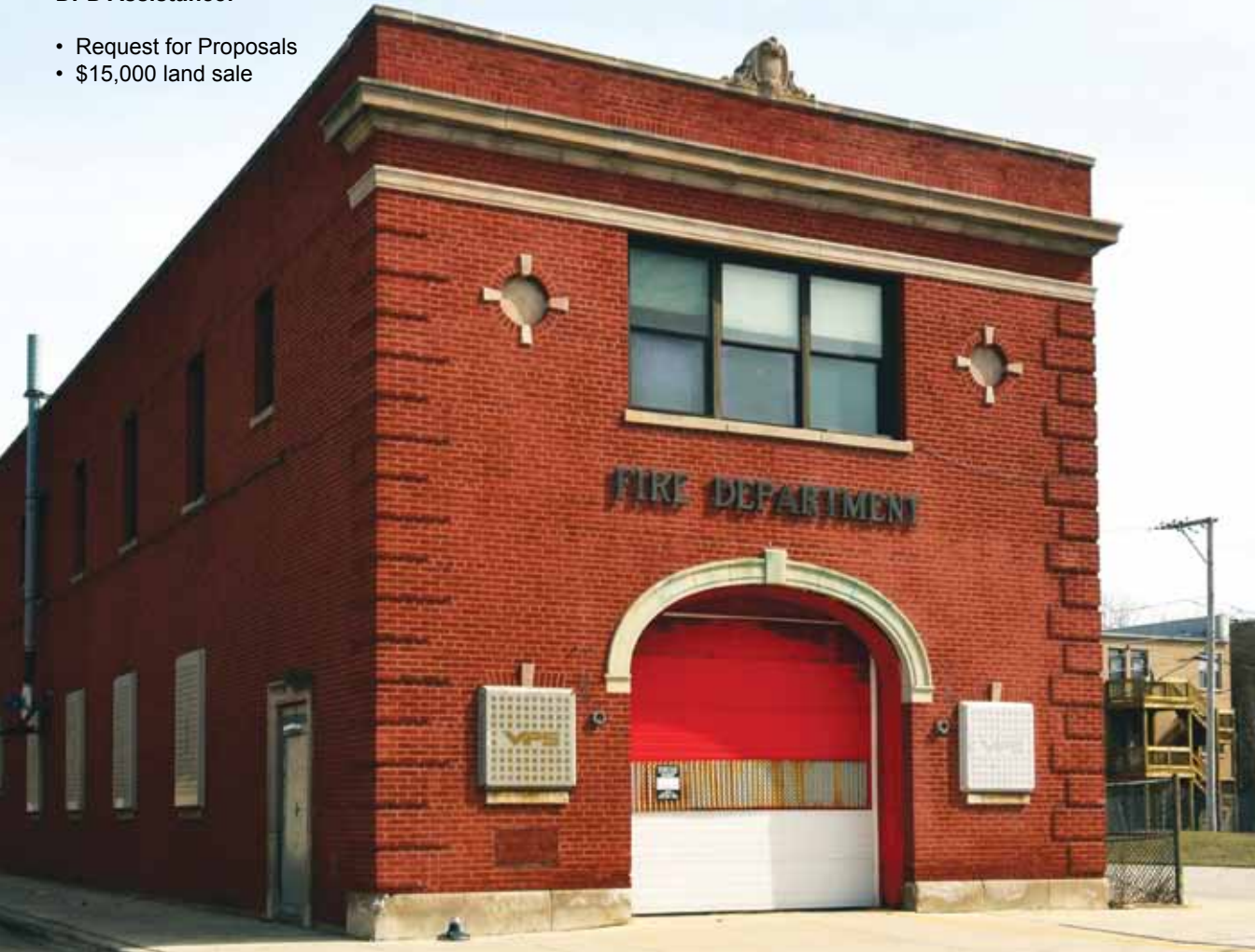
**Community Area:** Grand Boulevard

**Status:** Rehabilitation underway

The former Chicago Fire Department Engine Co. 16 station is being converted into a food business incubator by Sparks Shared Kitchen LLC. Coordinated through a Request for Proposals process and approved by City Council in December, the \$725,000 project includes a shared commercial kitchen with a main cooking and production room on the first floor and a dining and presentation room with offices on the second floor. The facility will enable Sparks to nearly double the capacity of its current 60-person incubator.

## DPD Assistance:

- Request for Proposals
- \$15,000 land sale





## Pilsen Wellness Center

2259 S. Damen Ave.

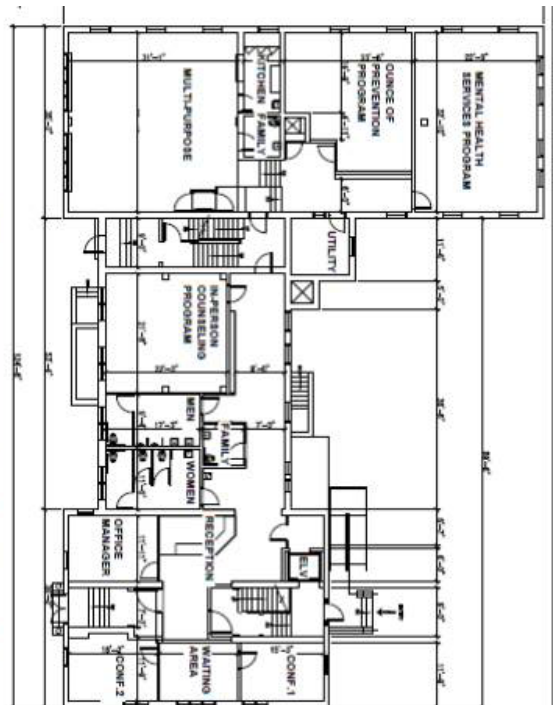
**Community Area:** Pilsen

**Status:** Rehabilitation underway

The former Marquette 10th District police station is being converted into a youth services center by Pilsen Wellness Center Inc., a holistic healthcare services provider to predominantly Latino residents. The \$1.4 million redevelopment, approved by City Council in April, will reconfigure the building to provide mental health care, substance abuse treatment and other wellness services for people between 10 and 26 years old. Built in 1917, the 15,700-square-foot structure was the second oldest police facility in Chicago before it closed in 2005.

### DPD Assistance:

- \$814,999 land write-down





## Quad Communities Art & Recreation Center

*35th Street and Cottage Grove Avenue*

**Community Area:** Douglas  
**Status:** Under construction

The Quad Communities Art & Recreation Center is being developed by the Chicago Park District and The Community Builders Inc. within Ellis Park. Approved in November, the \$17.6 million complex will include two basketball courts, an indoor pool, club rooms, a fitness center and studio, meeting hall and theatre performance spaces.

### **DPD Assistance:**

- \$4.3 million TIF
- 3.5 acres of land assembly



## Small Business Improvement Fund (SBIF)

**Community Area:** Citywide

**Status:** Underway

Approximately 200 SBIF projects were completed in select business corridors across the city in 2014, making the program one of the most active business assistance programs available through DPD. Since early 2011, 516 participating companies have leveraged more than \$38 million in SBIF grants to improve their facilities including windows, floors, roofs, heating, air conditioning, accessibility compliance, and other improvements. Total project costs over the period exceeded \$74 million.

### DPD Assistance:

- Grants up to \$150,000 for industrial properties
- Grants up to \$100,000 for commercial properties



*A10 Eatery, 1466 E. 53rd St.*



*Charter Steel, 1600 S. Kostner Ave.*



*Betty's Day Care, 5719 W. Chicago Ave.*



*Greenline Coffee, 501 E. 61st St*



## Quality Technology Services Data Center

2800 S. Ashland Ave.

**Community Area:** Lower West Side

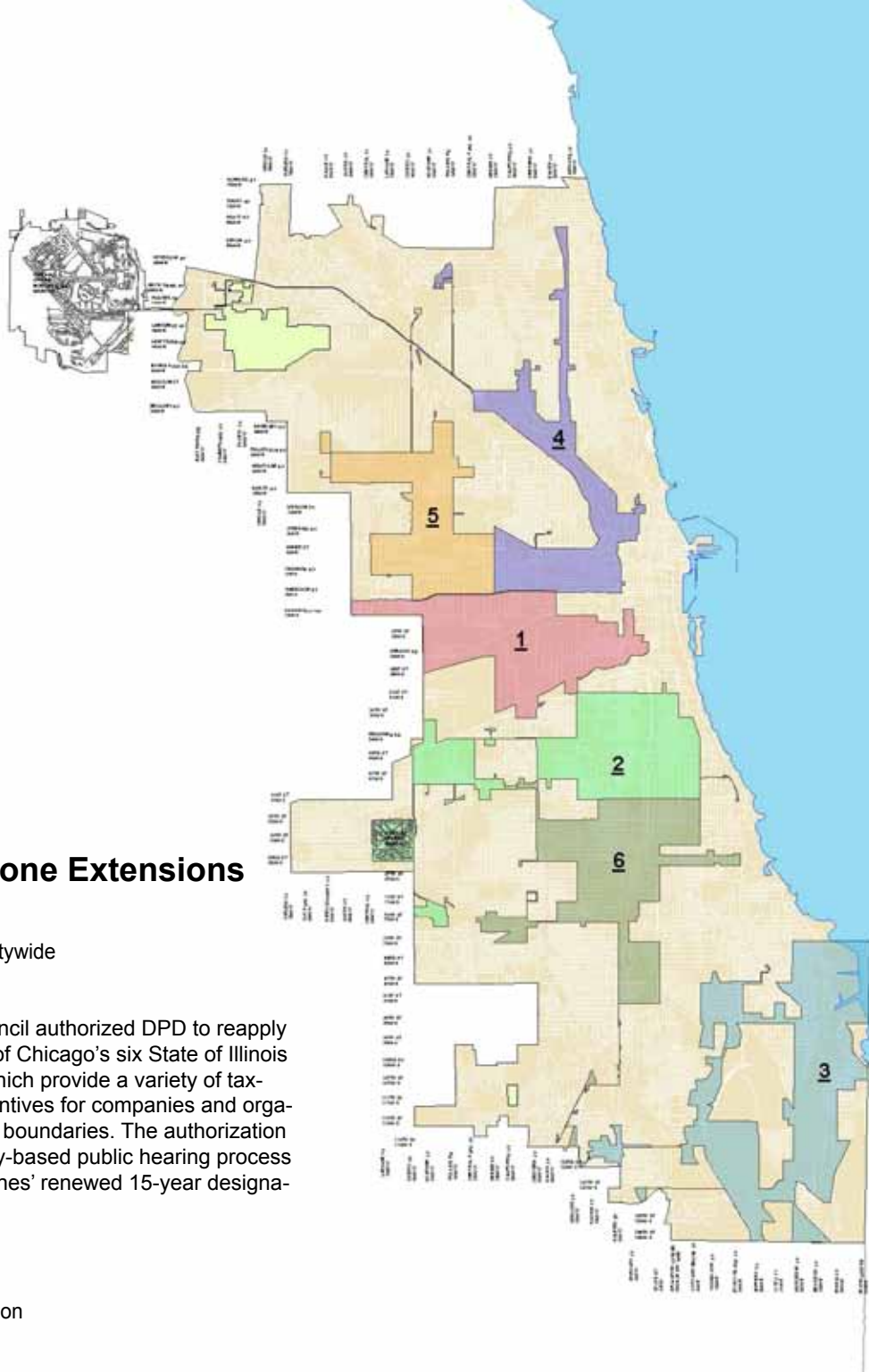
**Status:** Rehabilitation underway

Quality Technology Services (QTS) started rehabilitating the Sun-Times former printing plant as a state-of-the-art data center through a 12-year property tax incentive approved by City Council in June. The 317,000-square-foot building will house data servers and other equipment that will store, back up and transmit vast amounts of digital information for tenants such as financial institutions, healthcare facilities and government agencies. The \$119 million first phase will be followed by a second building planned for the 29-acre site along the South Branch of the Chicago River.

### DPD Assistance:

- \$11.4 million property tax incentive
- Planned Development (PD) approval





## Enterprise Zone Extensions

Zones 1 - 6

**Community Area:** Citywide

**Status:** Underway

In October, City Council authorized DPD to reapply for the continuation of Chicago's six State of Illinois Enterprise Zones, which provide a variety of tax-based business incentives for companies and organizations within their boundaries. The authorization initiated a community-based public hearing process in advance of the zones' renewed 15-year designations with the state.

### DPD Assistance:

- Program authorization

# Housing

The Housing Bureau's first order of business in 2014 was to establish a "Five-Year Housing Plan" through the year 2018. The plan outlines new policy initiatives and provides production estimates for more than \$1.3 billion in spending to create, improve, and preserve more than 41,000 units of housing citywide. The projections and associated funding were the products of a vigorous public engagement process and aldermanic input that started in 2013.

Progress was immediate. For example, under the plan, the department created the "Large Lots" program, which sells City-owned parcels of land for \$1 to local residents. Hundreds of lots were made available for purchase by residents of Englewood, Washington Park, Kenwood, East Garfield Park and Austin by year's end.

Another goal of the plan was an update to the Affordable Requirements Ordinance (ARO), which requires developments that involve zoning changes, city land, or financial assistance to provide a percentage of affordable units on-site or a cash payment to the Affordable Housing Opportunity Fund. DPD coordinated a proposed amendment that was submitted to City Council in December that would support development of a projected 1,200 housing units over the next five years.

The department also addressed issues with Single Room Occupancy (SROs) buildings, which are a diminishing resource in many communities. Through the cooperation of local aldermen, DPD finalized an ordinance that would establish a

*Approximately 7,250 homes were supported by DPD programs and incentives in 2014.*

regulatory framework to slow the displacement of SROs and generate new revenue to protect units during market rate conversions. The regulations could preserve 700 at-risk SRO units by 2019.

Over the course of the year, DPD's housing commitments supported nearly 7,250 units of housing through \$344 million in direct assistance. These include new and rehabbed units made possible through multi-family loan and tax credit programs and Tax Increment Financing (TIF).

DPD's affordable housing efforts are not just about projects, but also about programs. The TIF-Neighborhood Improvement Program, the Small Accessible Repairs for Seniors Program, and the Roof and Porch Program continued to be among DPD's most effective housing assistance initiatives, serving more than 1,000 households during the year. These programs and others are managed by more than 85 delegate agencies and not-for-profit organizations that are partly funded by DPD.

The Micro Market Recovery Program (MMRP) also continued to resonate in 13 specific neighborhoods that have been heavily impacted by foreclosure-related issues. Through the end of the year, more than 3,800 vacant and abandoned housing units entered the department's MMRP re-occupation process.



## Five-Year Housing Plan

Citywide

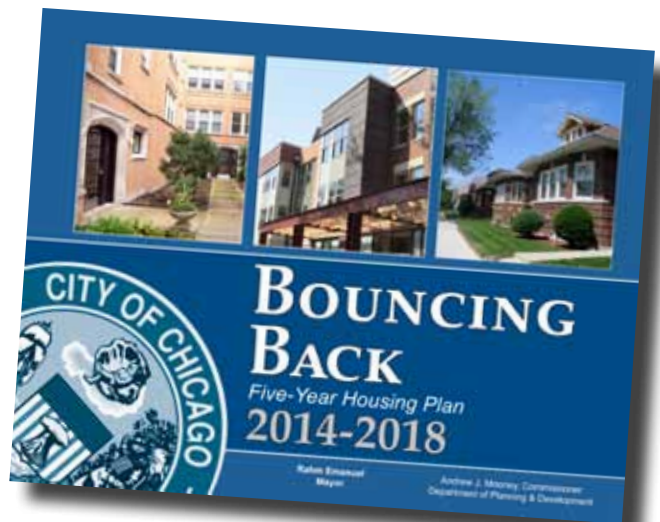
**Community Area:** Citywide

**Status:** Approved

“Bouncing Back,” Chicago’s housing plan for 2014–2018, is the fifth five-year housing plan to be issued by the City. Approved by City Council in February, the plan outlines new policy initiatives and provides production estimates for more than \$1.3 billion in spending from 2014–2018 to create, improve, and preserve more than 41,000 units of housing. Progress will be monitored in quarterly reports through 2018.

**DPD Assistance:**

- City Council adoption







## Large Lots

*Citywide*

**Community Area:** Greater Englewood, East Garfield Park, Austin  
**Status:** Underway

DPD's Large Lots Program was launched in March as part of the department's "Five-Year Housing Plan." Designed to help property owners in select Chicago neighborhoods purchase vacant, City-owned lots for \$1 per parcel, the program's first phase started in greater Englewood with the sale of approximately 300 parcels. During the second phase over the summer in East Garfield Park, 179 parcels were sold. Applications were accepted in December for lots in Austin. The program will be offered in other neighborhoods based on demand and availability of vacant, City-owned land.

**DPD Assistance:**

- \$1 land sales





## Parkside of Old Town IIB

*Division and Cleveland streets, southeast corner*

**Community Area:** Near North Side

**Status:** Under construction

The 106-unit Parkside Phase IIB is the next phase of the Parkside of Old Town, which is partly replacing the Chicago Housing Authority's (CHA) former Cabrini Green public housing complex. Developed by Parkside Phase IIB, LP, the \$41 million project includes a nine-story, 94-unit building and a three-story, 12-unit building. Thirty six units will be reserved for former CHA tenants.

### **DPD Assistance:**

- \$16.2 million bonds
- \$12.6 million tax credit equity
- \$10 million TIF
- \$2.3 million loan
- Planned Development (PD) approval

# Kedzie Senior Residence

4054 N. Kedzie Ave.

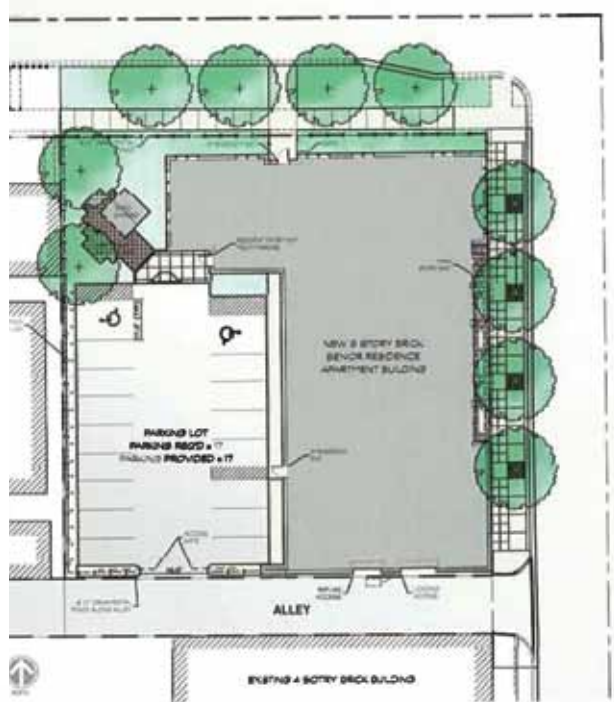
**Community Area:** Albany Park

**Status:** Under construction

Kedzie Senior Residence is replacing a former auto repair shop and parking lot with 50 units of affordable rental housing for seniors earning up to 60 percent of area median income. The \$16 million project features a gazebo, community room, fitness center, laundry facilities and office space.

## DPD Assistance:

- \$11.1 million tax credit equity
- \$4 million loan





## Cicero and George Elderly Apartments

4800 W. George St.

**Community Area:** Belmont Cragin

**Status:** Under construction

Developed by Hispanic Housing Development Corp., the \$21.6 million, 70-unit Cicero and George housing complex includes a mix of studio, one- and two-bedroom apartments as well as a fitness center, atrium, terrace and community garden. Sixty-one of the units are reserved for seniors earning up to 60 percent of area median income and eight units for seniors earning up to 80 percent.

### DPD Assistance:

- \$11.8 million tax credit equity
- \$4.9 million loan
- \$4 million TIF
- Planned Development (PD) approval





## Casa Querétaro

1614 S. Damen Ave.

**Community Area:** Lower West Side

**Status:** Under construction

Developed by The Resurrection Project and approved by City Council in October, Casa Querétaro will include 45 units of affordable multi-family apartments. The \$15 million, four-story courtyard building will feature a community room, office space, and laundry facilities, as well as one-, two- and three-bedroom units for households with incomes up to 60 percent of the area median income.

### DPD Assistance:

- \$5.3 million tax credit equity
  - \$4.4 million TIF
  - \$1.2 million loan
- \$1 negotiated land sale
- Planned Development (PD) approval



# The Burnham at Woodlawn Park

6116-44 S. Cottage Grove Ave.

**Community Area:** Woodlawn

**Status:** Under construction

The \$24.3 million Burnham at Woodlawn Park represents the third redevelopment phase of the former Grove Parc apartment complex. The project by Preservation of Affordable Housing Inc. will include 64 apartments, a community resource center, and laundry facilities on each floor. Rents will be supported by project-based Section 8 vouchers made available to seniors earning up to 60 percent of area median income.

## **DPD Assistance:**

- \$14.4 million tax credit equity
- \$2.8 million loan
- Planned Development (PD) approval





## St. Edmund's Tower Annex

6151 S. Michigan Ave.

**Community Area:** Washington Park

**Status:** Under construction

The \$6.6 million St. Edmund's Tower Annex will contain 34 affordable, one-bedroom apartments for seniors earning up to 50 percent of area median income. The five-story complex by St. Edmund's Redevelopment Corp. will include a community room, laundry facilities, a garden and office space. It is being constructed next to St. Edmund's Tower, an existing 59-unit HUD Section 202 senior building completed in 1998.

### DPD Assistance:

- \$179,999 land write-down





## Strand Apartments

6315 S. Cottage Grove Ave.

**Community Area:** Woodlawn

**Status:** Rehabilitation underway

Historic Strand LP's \$23 million renovation of the long-vacant Strand Hotel will create 63 units of rental housing and ground floor retail. All but 10 of the five-story complex's studio and one-bedroom apartments will be made available for residents earning up to 60 percent of area median income. The building was placed on the National Register of Historic Places in 2013 as the last residential hotel of its type in Woodlawn.

### DPD Assistance:

- \$12.7 million tax credit equity
- \$4.7 million loan
- \$2.7 million TIF
- \$674,999 land write-down







## Milwaukee Avenue Apartments

3060 N. Milwaukee Ave.

**Community Area:** Avondale

**Status:** Under construction

Milwaukee Avenue Apartments is a 32-unit supportive housing complex for individuals with mobility and sensory impairments. Developed by Full Circle Communities Inc., the \$9.7 million, four-story complex includes a mix of one- and two-bedroom apartments for residents earning up to 60 percent of area median income. The project features an ADA-accessible garden with raised beds and paved surfaces. On-site support will include personal care and other health and wellness services to maximize tenants' independent living.

**DPD Assistance:**

- \$1 million TIF



# Kennedy Jordan Manor

825 W. 118th St.

**Community Area:** West Pullman

**Status:** Under construction

Approved by City Council in July, the 70-unit Kennedy Jordan affordable apartment complex for seniors will be reserved for tenants earning up to 60 percent of area median income. The \$18.4 million, four-story development by KJ Manor LP will include a mix of studio and one-bedroom units as well as an atrium, fitness center, community room and a landscaped walking trail featuring native plants.

## **DPD Assistance:**

- \$12.2 million tax credit equity
- \$4.5 million loan
- \$1.5 million TIF
- Planned Development (PD) approval





## Sangamon Terrace Apartments

6415 S. Sangamon St.

**Community Area:** Englewood

**Status:** Under construction

The \$8.7 million Sangamon Terrace Apts. is planned to include 24 apartments for seniors earning up to 50 percent of area median income. Developed by Evergreen Real Estate Services, the four-story building will include one-bedroom apartments, a community room, and laundry facilities. It will also share on-site staff with the adjacent Bethel Terrace senior apartment complex.

### DPD Assistance:

- \$3 million in tax credit equity
- \$1.4 million loan
- Planned Development (PD) approval

# Sterling Park Apartments

3301 W. Arthington St.

**Community Area:** North Lawndale

**Status:** Underway

The \$55 million redevelopment of the former Sears, Roebuck & Co. Printing, Merchandise, and Laboratory Building as Sterling Park Apts. will create 181 units of multi-family rental housing, including 66 units set aside for Chicago Housing Authority residents. Built in 1905 and being rehabilitated by Sterling Park Development LLC, the building and four adjacent locations were recommended in 2014 by the Commission on Chicago Landmarks to be designated as an official City of Chicago Landmark District.

## **DPD Assistance:**

- \$17.8 million tax credit equity
- Landmark recommendation



# Zoning and Land Use

DPD re-dedicated itself to the City's core planning functions in 2014, during which the department refined its role within a generally improving economy throughout Chicago.

The renewed planning focus worked hand-in-hand with the City's economic development and housing efforts. The cooperation was best reflected on the Near West Side, where staff created the "Fulton Market Innovation District Plan" that was adopted by the Chicago Plan Commission in July. The plan is designed to preserve and enhance the corridor's traditional role as a public market along with its emerging presence as one of the most unique innovation centers in the country. Similar neighborhood-based planning reports were issued for the Near South Side, Bronzeville, Pullman, Uptown, Englewood and Humboldt Park.

Staff also expanded the "Green Healthy Neighborhoods" community improvement strategy to Pilsen/Little Village. It will follow the same protocols as the plan produced last year for greater Englewood, where staff worked with residents and stakeholders to develop a land use plan to improve green infrastructure, historic resources, parks and trails, productive landscapes, and retail resources.

Another important planning endeavor involves Pullman, where a planned National Historic Park designation would provide resources that maximize the area's unique potential as a major tourist attraction. The designation, planned for early 2015, includes an approximately two-year planning effort to coordinate investment and growth in and around

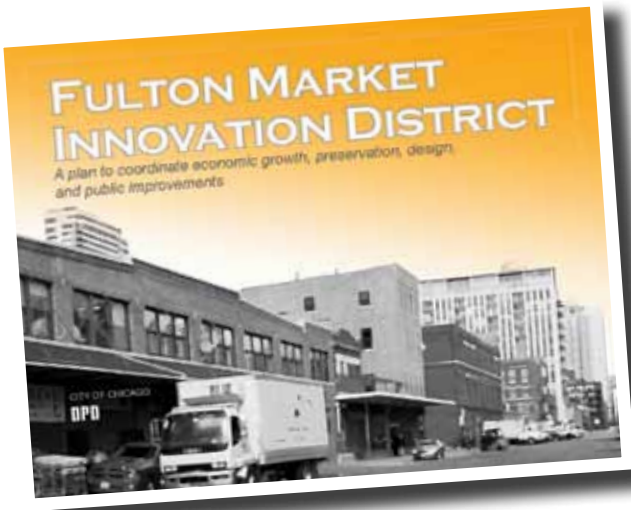
*DPD helps prepare neighborhoods for future growth while preserving key aspects of their past.*

the new national park.

All these plans are designed around sustainability, specifically in terms of leveraging local assets that reinforce an area's livability. One of the department's most sustainable endeavors right now is occurring citywide: preparing land for urban agriculture in appropriate locations. Under Mayor Emanuel, the number of existing and planned farms in Chicago has increased from two farms totaling about 1.5 acres in 2010, to more than a dozen farms totaling nearly 18 acres.

DPD improves land for more than farming, however. The department also provides resources for new parks and playgrounds, community gardens, and other spaces that enhance quality of life amenities for local residents. Approximately a dozen open space projects moved forward in 2014 through more than \$2 million in Open Space Impact Fees, Tax Increment Financing, land sales and other forms of assistance.

The maintenance of the city's zoning code continued to be a daily focus for department staff in 2014. Over the course of the year, the department's zoning experts reviewed more than 8,200 applications for zoning compliance, hundreds more for proposed zoning changes, and nearly 40 new Planned Development proposals.



## Fulton Market Innovation District

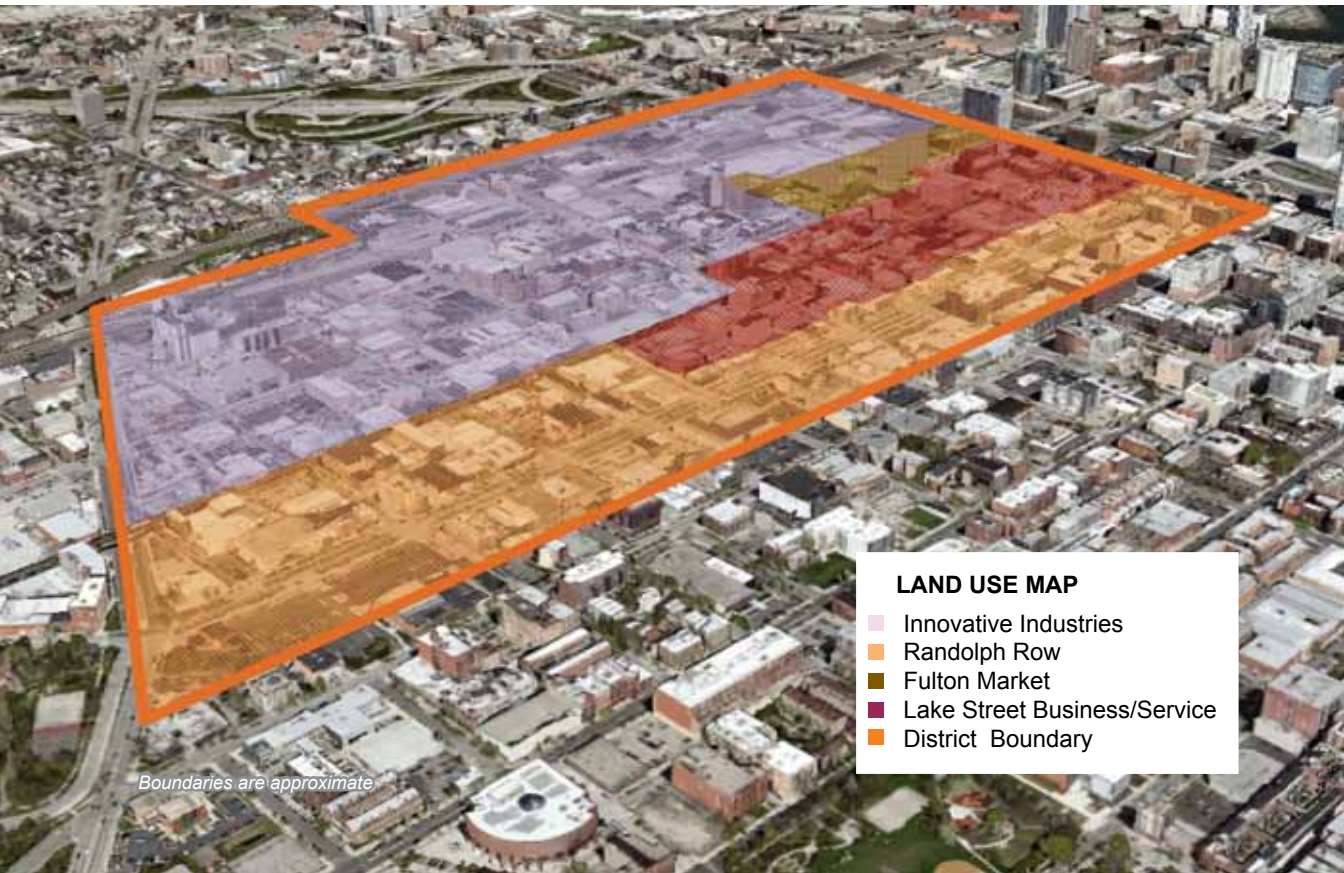
**Community Area:** Near West Side

**Status:** Underway

Adopted by the Chicago Plan Commission in July, the Fulton-Market Innovation District plan is designed to coordinate ongoing development in and around the city's last remaining market district. The plan is intended to coordinate development patterns that balance the area's historic role as a center for food production and distribution, along with its more recent evolution as a home to innovative industries, culture, nightlife, and housing.

### DPD Assistance:

- Chicago Plan Commission adoption



### LAND USE MAP

- Innovative Industries
- Randolph Row
- Fulton Market
- Lake Street Business/Service
- District Boundary

*Boundaries are approximate*



- LEGEND**
- COMMERCIAL RETAIL NODES
  - MIXED COMMERCIAL / RESIDENTIAL
  - MIXED COMMERCIAL / URBAN AGRICULTURE
  - MANUFACTURING AND INDUSTRIAL CORRIDORS
  - OPEN SPACE
  - SCHOOLS
  - RESIDENTIAL AREAS
  - CTA REDLINE
  - CTA GREENLINE
  - RAIL
  - ELEVATED TRAIL LOOP
  - ↔ STORABLE LANDSCAPES
  - MAJOR STREETS
  - - - CHICAGO GREEN HEALTHY NEIGHBORHOODS BOUNDARY

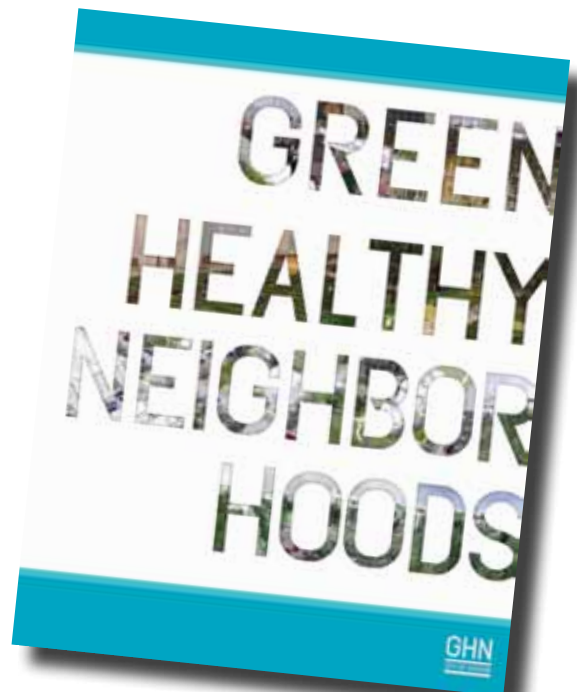
## Green Healthy Neighborhoods

**Community Area:** Greater Englewood  
**Status:** Underway

“Green Healthy Neighborhoods” (GHN) is a 10- to 20-year planning strategy to maximize the use of vacant land and other neighborhood resources within Chicago’s Englewood, West Englewood, Washington Park and Woodlawn community areas as well as parts of the New City, Fuller Park and Greater Grand Crossing community areas. As a neighborhood stabilization plan approved by the Chicago Plan Commission in March 2014, GHN seeks to mitigate factors that have fostered the decline of a 13-square-mile area that, for much of the city’s early history, was represented by economic growth and prosperity but, in more recent decades, has been characterized by disinvestment and population loss.

### DPD Assistance:

- Plan Commission adoption





## Englewood Trail

*800-2300 blocks of West 59th Street*

**Community Area:** Englewood  
**Status:** Approved

In October, City Council approved the City's acquisition of a former Norfolk Southern rail line that will eventually become a community open space asset identified in DPD's "Green Healthy Neighborhoods Plan." Encompassing more than 17 acres, the 1.7-mile right of way along the north side of 59th Street will be acquired in a cash-free exchange for five acres of City-owned land adjacent to the Norfolk Southern's 63rd Street Intermodal Yard.

### **DPD Assistance:**

- Land acquisition



## Planned Development Designations

To ensure Chicago's largest and tallest development proposals are designed in appropriate context with surrounding neighborhoods, DPD coordinated more than 70 Planned Development (PD) designations through the Chicago Plan Commission review process in 2014. The PD process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.









2420 S. Halsted St.



8522 S. Larayette Ave.



720 N. LaSalle St.



2211 N. Milwaukee Ave.



830 N. Milwaukee Ave.



1200 N. Clark St.



1237 N. Milwaukee Ave.



10355 S. Woodlawn Ave.



## Metra Station Typology Study

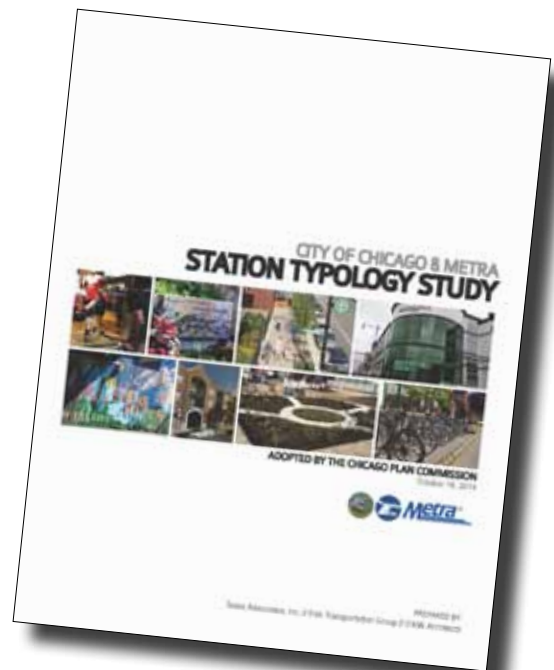
**Community Area:** Citywide

**Status:** Underway

DPD planning staff joined area transportation officials in early 2014 to determine how 77 existing and two planned Metra stations in Chicago can maximize benefits for residents, businesses, and commuters. The result was a “Metra Station Typology Study” that will help enhance each station as a community anchor. Adopted in November, the study will foster the transit-friendly design of new developments around the stations; guide nearby improvements like pedestrian crossings and lighting; and improve the accessibility and use of each Metra facility within the city.

**DPD Assistance:**

- Plan Commission adoption





## Anshe Shalom Synagogue Building

754 S. Independence Blvd.

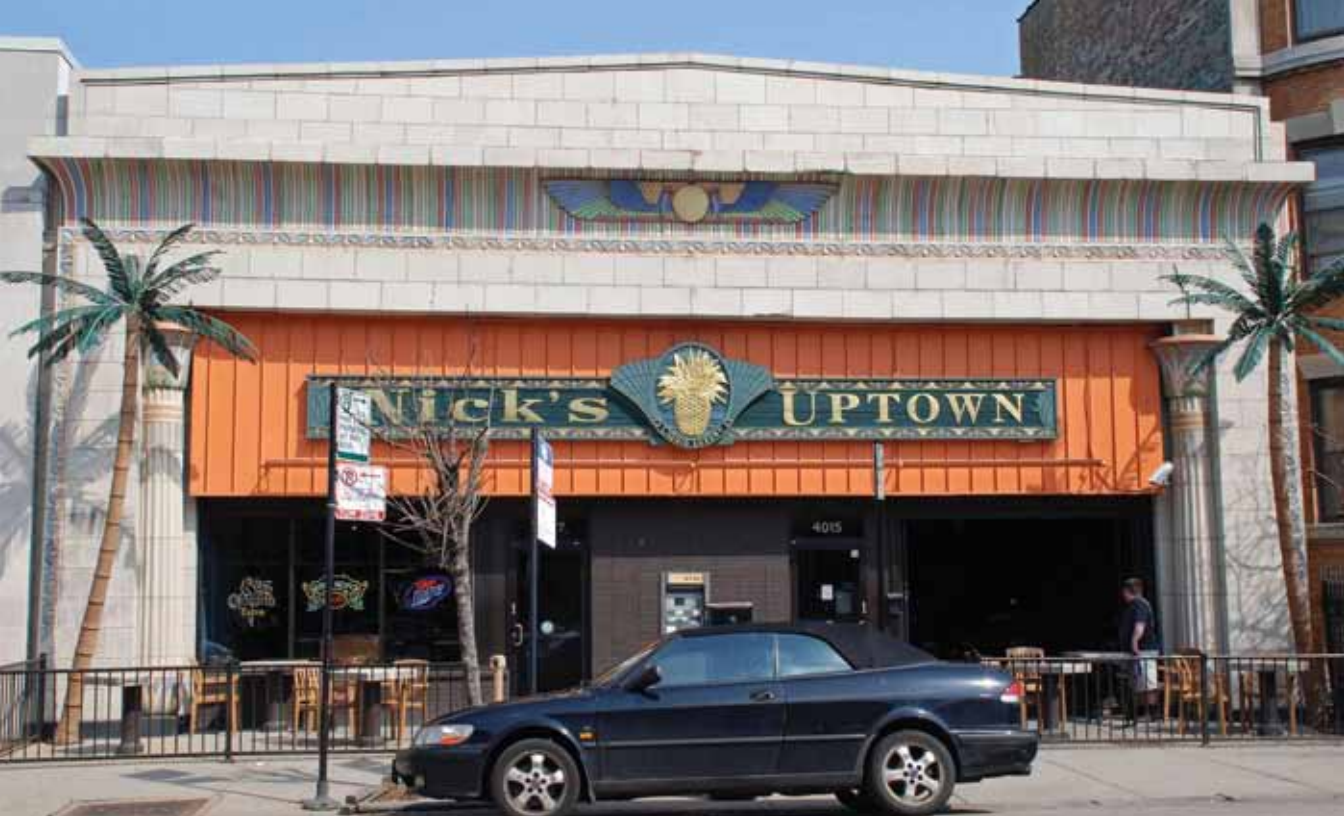
**Community Area:** North Lawndale

**Status:** Complete

A surviving example of several large-scale buildings built for Jewish institutions along Independence and Douglas boulevards during the 1910s and 1920s, the Anshe Shalom Synagogue building was designated a Chicago landmark in June. Designed by Newhouse and Bernham, the Classical Revival-style building was one of the earliest Orthodox synagogues founded in Chicago by Eastern European Jewish immigrants. Completed in 1926, the building was used by the Anshe Shalom congregation until 1960, when it became home to the Independence Boulevard Seventh Day Adventist Church.

**DPD Assistance:**

- Landmarks Commission recommendation



## Cairo Supper Club

4015-17 N. Sheridan Road

**Community Area:** Uptown

**Status:** Complete

The formal landmark recommendation of one of Chicago's rare Egyptian-style buildings was completed by DPD historic preservation staff over the summer. 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. Designed by notable Chicago architect Paul Gerhardt Sr. and completed in 1920, the building's first use was as an automobile showroom before becoming the popular Cairo Supper Club in the late 1940s and hosting a variety of entertainment acts.

### DPD Assistance:

- Landmarks Commission recommendation





## Wholesale Furniture Building

1323 S. Michigan Ave.

**Community Area:** Near South Side

**Status:** Complete

The Wholesale Furniture Exposition Building is a seven-story commercial loft structure built in the Chicago School architectural style with Prairie-style brick details. Designed by Hugh M. G. Garden and constructed 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 20th century.

**DPD Assistance:**

- Landmarks Commission recommendation





# Polish National Alliance

1514-20 W. Division St.

**Community Area:** West Town  
**Status:** Rehabilitation underway

In November, the former headquarters of the Polish National Alliance was designated an official City Landmark by City Council following a Landmarks Commission recommendation earlier in the year.

The two-story building served as the headquarters for the nation's largest Polish fraternal organization from 1938 until 1976. Designed by Polish-American architect Joseph A. Slupkowski, the "Modern Classical" building is undergoing a \$4.3 million renovation as the headquarters of the design firm Studio Gang.

### DPD Assistance:

- Landmarks Commission recommendation
- \$1.3 million Class L property tax incentive





## Northwestern University Chicago Campus District

*Chicago Avenue between Lake Shore Drive and Fairbanks Court*

**Community Area:** Near North Side  
**Status:** Complete

A three-building portion of Northwestern University's Chicago campus was designated an official Chicago landmark district in September following a Landmarks Commission recommendation earlier in the year. The district includes a trio of Gothic-style structures designed by architect James Gamble Rogers and completed in 1926. Included in the district are the Montgomery Ward Building, Wieboldt Hall and Levy Mayer Hall/Gary Law Library.

### **DPD Assistance:**

- Landmarks commission recommendation



# Northwest Tower

1600 N. Milwaukee Ave.

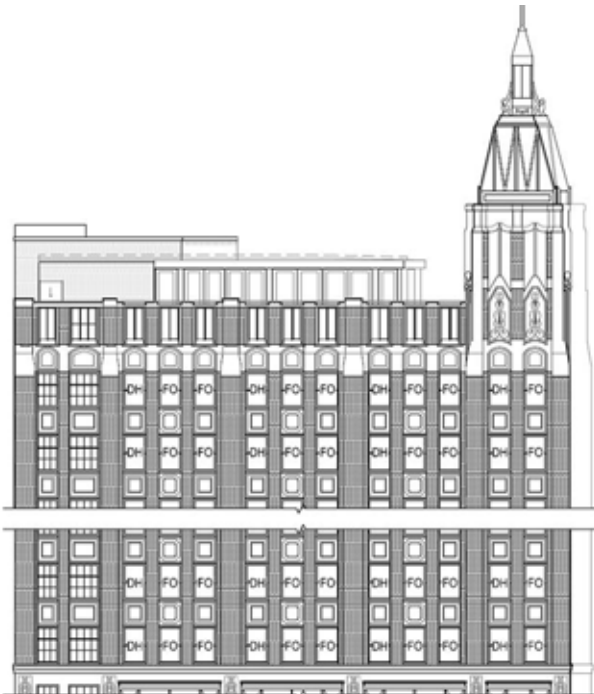
**Community Area:** West Town

**Status:** Under construction

The \$22.2 million conversion of the Northwest Tower into a boutique hotel is being supported by a Class L property tax incentive approved by City Council in July. Grupo Habita World LLC is using the 12-year-long incentive to support the conversion of the Art Deco building, completed in 1928, into a 67-room hotel with a first-floor restaurant, lounges and a rooftop addition. Located in the Milwaukee Avenue Landmark District, the former office building was designed by the architectural firm of Perkins, Chatten and Hammond.

## DPD Assistance:

- \$3.6 million Class L property tax incentive
- Planned Development (PD) approval





## Virgin Hotel

203 N. Wabash Ave.

**Community Area:** Loop

**Status:** Substantially complete

The \$89.7 million renovation of the historic Old Dearborn Bank building into a flagship Virgin Hotel was supported by a Class L property tax incentive. Virgin converted the 1928 building into 250 guest rooms, restaurants, meeting rooms and other spaces. Clad in highly ornamented brick and terra cotta, the 27-story building was designed by architects C.W. and George L. Rapp and designated a City landmark in 2003. A grand opening was planned for early 2015.

**DPD Assistance:**

- \$5.5 million Class L property tax incentive
- Planned Development (PD) approval





## Dorchester Garden

*1364 E. 62nd St.*

**Community Area:** Woodlawn

**Status:** Complete

The 62nd and Dorchester Community Garden features more than 100 10' x 10' square plots where individuals and families grow flowers, fruits and vegetables. City-owned land being used for the .72-acre garden was sold to NeighborSpace land trust, which will own and insure the property for continued community use. Residents and an eight-member leadership group manage the space.

**DPD Assistance:**

- \$1 land sale





## Chicago Farmworks

400 block of north Albany Avenue

**Community Area:** Humboldt Park

**Status:** Complete

Operated by Heartland Human Care Services, the first phase of the 2.4-acre Farmworks urban farm entered its first growing season in spring 2014 following the site's TIF-assisted preparation and sale to the NeighborSpace land trust, which provided liability insurance for on-site worker training initiatives.

**DPD Assistance:**

- \$500,000 TIF
- \$1 land sale



## LaSalle II School Garden

1148 N. Honore St.

**Community Area:** West Town

**Status:** Complete

The LaSalle II Magnet School Garden was developed on a .25-acre site by Openlands conservation agency. Maintained by students, teachers, parents and community residents, the garden includes native plants, artwork and outdoor classroom seating to help students learn about healthy foods and fresh produce.

**DPD Assistance:**

- \$120,000 Open Space Impact Fees



# Excel Academy of Englewood School Garden

7121 S. Morgan St.

**Community Area:** Englewood

**Status:** Complete

Open Space Impact Fees coordinated by DPD were used by Excel Academy to construct a garden on the school campus. The fees paid for design, asphalt removal, artwork, growing beds and benches. Planned in cooperation with Openlands conservation agency, the .07-acre site is maintained by students, staff and community residents.

## DPD Assistance:

- \$128,000 in Open Space Impact Fees





# Department Aggregates

## Affordable Housing Assistance

- 7,234 units
- \$344 million in financial support

## Chicago Community Land Trust

- 95 workshop participants
- 3 homebuyers trainees
- 0 homes lost to foreclosure

## Chicago Low Income Housing Trust Fund

- \$15.1 million in financial subsidies
- 5,570 residents
- 2,813 households
- 582 participating buildings

## Construction/Compliance

- \$300.3 million construction value
- 26 total projects
- 28.98% MBE participation
- 6.67% WBE participation

## Customer Service & Outreach

- 16,442 customer service requests
- 721 FOIA requests
- 58 community meetings

## Delegate Agencies

- 47 housing service providers
- 53 special service areas
- 14 senior assistance providers
- 14 local industrial retention initiative
- 13 homeowner counseling providers

## Emergency Roof and Porch Repairs

- \$5.1 million project costs
- 473 projects

## Emergency Furnace and Boiler Repairs

- \$1 million project costs
- 256 projects

## Finance

- \$56 million program revenues/income
- 3,712 vendor transactions
- 158 appraisals
- 93 fiscal monitoring visits
- 4 land surveys

## Geographic Information Systems (GIS)

- 3,300 custom maps

## Historic Preservation

- 2,416 permit applications
- 21 permit fee waivers
- 6 landmark designations

## Neighborhood Stabilization Program

- 860 units acquired in 196 properties
- 759 units rehabbed in 151 properties
- 149 units sold in 106 properties

## Open Space

- \$2.6 million Open Space Impact Fees
- 11 community gardens
- 8 school ground expansions
- 6 new parks
- 3 urban agriculture leases

## Personnel

- 212 employees
- 20 divisions
- 3 bureaus

## Planned Development Designations

- 72 Planned Developments
- 12 Lakefront Protection applications

## Property Tax Incentives

- \$72 million in owner tax savings
- 14 Class 6(b) tax incentives
- 6 Class L tax incentives
- 2 Class C tax incentives
- 1 Class 7(a) tax incentive

## Real Estate Sales

- \$1.54 million total revenue
- 298 Large Lots
- 39 ANLAP
- 25 Negotiated
- 8 Sealed Bids

## Small Accessible Repairs for Seniors

- \$1.8 million in financial support
- 511 improved properties

## TIF Neighborhood Improvement Program

- \$1.4 million in improvements
- 140 units served

## Small Business Improvement Fund

- \$16.8 million total project costs
- \$8.0 million grants
- 198 projects

## Tax Increment Financing

- \$518 million in private projects
- \$114 million in TIF funds
- 5,617 permanent jobs
- 13 redevelopment agreements
- 9 district amendments
- 4 district terminations
- 3 new district designations

## TIFWorks

- 306 employees trained
- 84 new hires
- 22 participating businesses

## Troubled Buildings Initiative

- 4,967 total units
- 1,484 units preserved
- 947 units added

## Zoning

- 20,436 permit reviews
- 454 special uses and variations
- 423 zoning changes
- 2 Industrial Corridor map amendments

