



OFFICE OF THE MAYOR
CITY OF CHICAGO

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CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

Department of Planning and Development (DPD)

312.744.9267

TIF Assistance Proposed For Whole Foods Distribution Center in Pullman

A \$32.4 million warehouse and distribution center that serves Whole Foods stores in the Midwest and Ontario would be built in Pullman through a Tax Increment Financing (TIF) proposal introduced to City Council today by Mayor Rahm Emanuel.

Up to \$8.4 million in TIF assistance would help pay for site preparation costs, including grading, demolition, and utility installation.

"This Whole Foods facility will build on Pullman's history and reputation as a national hub for manufacturing while creating good jobs on the South Side of Chicago," said Alderman Anthony Beale. "Facilities like this are investments in both the future of Chicago and the Roseland and Pullman area."

The 140,000-square-foot facility would replace an existing Whole Foods distribution center in Munster, IN, enabling the natural and organic food retailer to take advantage of Pullman's skilled workforce and nearby transportation resources. It will employ approximately 175 people when open in 2018.

The 16.7-acre development site near 107th Street and Doty Avenue was occupied by Ryerson Steel until 2008. Two existing Whole Foods suppliers—Method Products and Gotham Greens—are located nearby.

Site preparation work would be performed by the non-profit development organization Chicago Neighborhoods Initiatives. A third-party developer would complete the facility itself.

Founded in Texas in 1980, Whole Foods has more than two dozen stores in the Chicago area.

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TIF Would Support New Mixed-Use Development in Uptown

A \$125 million, mixed-income housing and retail complex in Uptown would move forward through a Tax increment Financing (TIF) proposal introduced today to City Council by Mayor Rahm Emanuel.

Planned for the northwest corner of Montrose and Clarendon avenues, the 381-unit project by JDL Development and Harlem & Irving Cos. would include a 31,000-square foot grocery store and 278 indoor parking spaces. The project would also include and a 6,000-square foot retail building on the east side of Clarendon.

“This public investment will not only provide economic development in the form of affordable housing and new retail space, it will attract additional private investment that will bring even more economic opportunity to Uptown,” said Alderman James Cappleman. “This initiative will also create \$4.6 million in funds to help Clarendon Park – all of which will be front-ended by the developer.”

Up to \$15.8 million in TIF assistance would be allocated toward site preparation expenses. The site is currently occupied by buildings constructed in 1957 for Cuneo Hospital and later utilized as Columbus-Maryville Children’s Shelter. The buildings have been vacant since 2005.

Twenty units in the 26-story complex would be made available at affordable rents. The developers would also pay \$5.7 million into the City’s Affordable Opportunity Fund. Half of the fund is used to support rental subsidies for very low-income residents and the other half supports the construction or rehabilitation of affordable housing citywide.

As part of the proposed redevelopment agreement, the developers would also provide \$4.6 million to help renovate the nearby Clarendon Park field house.

The Montrose/Clarendon TIF district was established in 2010 to support the site’s redevelopment. All TIF funding for the project would be generated by future property taxes on the development site itself, which is currently tax exempt. To date, this TIF district has a zero balance. The assistance would be provided in annual installments following project completion and the fulfillment of all TIF requirements.

Zoning and financial assistance for the project were approved by the Chicago Plan Commission and the Community Development Commission in January 2016.

The project is expected to generate up to 60 permanent, full-time jobs and up to 675 construction jobs, as well as \$3 million in annual property and sales taxes.

Additionally, some of the funding from the affordable housing payment will go to support the viaduct homelessness pilot announced by the Mayor earlier this month. To address chronic homelessness, the pilot will identify rental subsidies and aid opportunities for residents across the city that have experienced chronic homelessness, which is defined as being homeless continuously for at least 12 months or on at least 4 separate occasions in the last 3 years. Rental subsidies will be provided by the Chicago Housing Authority, the Chicago Low-Income

Housing Trust Fund, and some existing Permanent Support Housing providers to assist the chronically homeless, specifically those who regularly sleep outside. Placement of eligible residents will be led by the DFSS delegate agencies.

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Landmark Status Proposed for North Lawndale's Stone Temple Baptist Church

A North Lawndale Baptist church that regularly hosted speeches by Dr. Martin Luther King Jr. will be considered as an official Chicago landmark under a proposal introduced to City Council today by Mayor Rahm Emanuel.

Stone Temple Baptist Church at 3622 W. Douglas Blvd. was constructed in 1926 as a synagogue for Jewish immigrants fleeing anti-Semitism in Romania. In 1954, the congregation sold the building to Baptist worshipers led by the Rev. James Marcellus Stone. Upon invitation from the Rev. Stone, Dr. King addressed his congregation on several occasions in the late 1950s and early 1960s, using Chicago as a base for his civil rights efforts in the North while also fighting for fair housing laws that led to the passage of 1968 Fair Housing Act. The church continues to make use of a podium and chairs that were used by Dr. King.

The current pastor, Bishop Derrick M. Fitzpatrick, is the Rev. Stone's grandson.

"We have strived to embrace the rich history of our building and the legacy that was forged by my grandfather Rev. J.M. Stone. Understanding the rich history of the synagogue and the history of the Jewish community in North Lawndale, we have purposefully made the decision to keep as many of the original symbols as possible and to work to maintain the integrity of the structure so that anyone coming to our building would see the history and be proud to have visited our facility," Bishop Fitzpatrick said.

Designed with an eclectic mix of Romanesque and Moorish-inspired details by architect Joseph W. Cohen & Co., the brick and limestone structure has many features of a traditional synagogue, including a horseshoe-shaped sanctuary, slender columns and tapestry brick.

The landmark designation would protect all exterior elevations, the sanctuary, and entrance vestibule from significant alteration or demolition.

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Property Tax Incentive Proposed for Historic Fulton-Randolph Market Building

A Class L property tax incentive would support the \$2.1 million rehabilitation of a vacant commercial building in the Fulton-Randolph Market Historic District under a proposal introduced today to City Council by Mayor Rahm Emanuel.

The incentive would support 1000 W. Randolph LLC's comprehensive rehabilitation of the two-story Howard Building at 1000 W. Randolph St. for retail uses. The work would include masonry repairs, a revamp of the storefronts, new windows, mechanical systems and a green roof.

Built in 1923 by the architectural firm of Leicho & Esser, the 23,000-square-foot building served as a commission house for the wholesale marketing of produce and other goods. Its large, street-level loading bays provided for the efficient movement of goods to and from the building.

The tax incentive is valued at \$449,000 over the next 12 years. Once leased, an estimated 60 permanent jobs are expected to be created by the project.

The building is located in the Fulton-Randolph Market District, which was approved as an official landmark district by City Council in 2015. The district is Chicago's oldest and last remaining public market with an ensemble of historic mercantile buildings that still function to a substantial degree as wholesale produce and meatpacking outlets.

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Frame Manufacturer Would Expand in Austin Through Tax Incentive

A manufacturer of custom advertising display frames would expand its operations in Austin through a property tax incentive introduced today to City Council by Mayor Rahm Emanuel.

The Class 6(b) incentive would support the acquisition and rehabilitation of a 99,000-square-foot industrial building at 6460 W. Cortland St. by 3814 N. Knox LLC/Alpina Manufacturing LLC, which would use the facility as office and production space. The \$2.4 million project would include updates to all building systems, lighting and loading docks.

The estimated \$681,000 in tax savings over the 12-year incentive period would support the retention of 27 and the creation of 35 new full-time jobs.

Founded in 1993, the company produces aluminum snap frames, banner stretching frames and floor display stands. It serves printing companies, ad agencies and frame shops throughout North America. It is currently located in Portage Park.

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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School, Park Improvement Projects Proposed for North and West Sides

Financial measures introduced today to City Council by Mayor Rahm Emanuel would enable a park improvement and two school open space projects.

Orozco Fine Arts & Sciences Elementary School, 1940 W. 18th St.

Orozco Elementary School on the Lower West Side would receive \$500,000 in TIF assistance for

campus open space improvements, including outdoor classrooms, native trees and plants, a vegetable garden, seating and play areas, art installations and a storm water management system. The \$1.5 million project is part of the Space to Grow program, a collaboration with Chicago Public Schools (CPS), the Department of Water Management (DWM), the Metropolitan Water Reclamation District (MWRD), Openlands conservation agency, and Healthy Schools Campaign, a Chicago-based non-profit dedicated to environmental health and wellness in schools. The program transforms schoolyards into outdoor spaces for students and the community while also helping to improve the environment and reduce neighborhood flooding. The remaining balance would be paid with \$500,000 each from MWRD and DWM.

Park No. 526, 3150 W. Peterson Ave.

Park No. 526 in the North Park community would be expanded by 1.8-acres of land through \$600,000 in Tax Increment Financing (TIF) assistance. The expansion area, located on Metropolitan Water Reclamation District (MWRD) land at 6073 N. Lincoln Ave., would be upgraded with new landscaping, fencing, and fitness stations. The Park District's current lease agreement with MWRD for Park No. 526 would be amended to include the additional parcel. The additional space will enlarge the park to 9.4 acres. It was previously used as a parking lot.

Louis Nettelhorst Elementary School, 3252 N. Broadway

Nettelhorst School in Lakeview would be improved with new outdoor spaces through approximately \$400,000 in Open Space Impact Fees. The fees would pay for the removal of asphalt, the installation of artificial turf and pavers, creating recreational opportunities for students and community residents.

Open Space Impact Fees are collected by the City from new residential developments to help expand the amount of open space in each of Chicago's 77 community areas.

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Landmark Designation, Property Tax Incentive Proposed For Commercial National Bank Building

The city's oldest high-rise commercial bank building would be designated as an official Chicago landmark and rehabilitated under a proposal introduced today to City Council by Mayor Rahm Emanuel.

At the time of its completion in 1907, the Commercial National Bank Building at 125 S. Clark St. was the most expensive office building constructed in Chicago. Designed by D. H. Burnham & Co., the 18-story structure is an early example of the Classical Revival architectural style with a tripartite configuration that was standard for tall commercial buildings of the time. The firm was headed by Daniel H. Burnham, one of Chicago's most nationally prominent architects during the late 19th and early 20th centuries.

The building features a colonnaded base ornamented with medallions depicting snake entwined torches and lion masks. The upper floors are clad in terra cotta and white granite.

The 500,000-square-foot building was sold in 1912 to Commonwealth Edison. More recently, it served as the central office for Chicago Public Schools.

Currently vacant, the building was purchased in 2015 for \$29 million by Blue Star Properties Inc., which is implementing a \$21 million commercial rehabilitation project. The work would be supported by Cook County's Class L property tax incentive program, which lowers the tax rate on designated landmarks undergoing significant rehabilitation. Total tax savings would be approximately \$13.9 million over the next 12 years.

The landmark designation and Class L incentive were recommended by the Commission on Chicago Landmarks in October 2015.

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Landmark District Proposed for Former Old Town Artist Colony

A one block stretch of artist studio spaces in the Old Town neighborhood would be designated as an official Chicago landmark district under a proposal introduced today to City Council by Mayor Rahm Emanuel.

The Burton Place District would include a group of 12 buildings and five coach houses on West Burton Place between LaSalle and Wells streets. Built in the late 1800s as rooming houses, the homes were remodeled in the late 1920s through the 1940s into a unique cluster of artist dwellings. Led by artists Edgar Miller and Sol Kogen, the remodeling work attracted other architects and craftsmen who achieved national and international fame, including Boris Anisfeld, Mark Tobey, Jesus Torres, and John W. Norton.

The structures retain most of the characteristics that define their historic significance, and are noted for their decorative metal and carved wood doors, a variety of terra cotta, stained and painted art glass, stone and tile ornaments, courtyard gardens, and art deco and modern designs.

The designation would protect the buildings' exterior elevations, as well as select walls, fences, gates and sidewalks, from alteration or demolition.

The Commission on Chicago Landmarks recommended the designation to City Council in August 2015.

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