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**MAYOR EMANUEL ANNOUNCES CITY SUPPORT APPROVED TO BUILD WHOLE FOODS  
DISTRIBUTION CENTER IN PULLMAN**

A \$32.4 million warehouse and distribution center that serves Whole Foods stores in the Midwest and Ontario will be built in Pullman through a Tax Increment Financing (TIF) plan approved today by City Council.

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

The 140,000-square-foot facility will 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.

"We worked hard to get this Whole Foods distribution center to Chicago because it will create jobs and opportunity for the entire neighborhood," said Alderman Anthony Beale. "This development adds to the broader revitalization of Pullman and I look forward to getting started on construction so we can see the economic benefits across the 9th ward."

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 will be performed by the non-profit development organization Chicago Neighborhood Initiatives. A third-party developer will 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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## **MAYOR EMANUEL ANNOUNCES LANDMARK STATUS APPROVED FOR NORTH LAWDALE'S STONE TEMPLE BAPTIST CHURCH**

A North Lawndale Baptist church that hosted multiple speeches by Dr. Martin Luther King Jr. was approved as an official City of Chicago landmark by City Council today.

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 will protect all exterior elevations, the sanctuary, and entrance vestibule from significant alteration or demolition.

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## **TIF PLAN APPROVED TO SUPPORT NEW MIXED-USE DEVELOPMENT IN UPTOWN**

A \$125 million, mixed-income housing and retail complex in Uptown will move forward through a Tax increment Financing (TIF) plan approved today by City Council.

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

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

As part of the redevelopment terms, 20 units in the 26-story complex will be made available at affordable rents. The developers will also pay \$5.7 million into the City's Affordable Opportunity Fund, which provides rental subsidies for very low-income residents and supports the construction and rehabilitation of affordable housing citywide. A portion of the affordable housing payment will support a pilot program announced this spring by Mayor Emanuel that will provide rental subsidies for 75 homeless people living in makeshift encampments across the city.

The developers will 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 will be generated by future property taxes on the 2.3-acre development site, which is currently tax exempt. The assistance will 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.

# # #

### **PROPERTY TAX INCENTIVE APPROVED FOR HISTORIC FULTON-RANDOLPH MARKET BUILDING**

A Class L property tax incentive will support the \$2.1 million rehabilitation of a vacant commercial building in the Fulton-Randolph Market Historic District under a plan approved today by City Council.

The incentive will support 1000 W. Randolph LLC's comprehensive rehabilitation of the two-story Howard Building at 1000 W. Randolph St. for retail uses. The work will 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 encompasses 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.

# # #

## **AUSTIN-AREA MANUFACTURER TO EXPAND THROUGH TAX INCENTIVE**

A manufacturer of custom advertising display frames will expand its operations in Austin through a property tax incentive approved today by City Council.

The Class 6(b) incentive will 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 will use the facility as office and production space. The \$2.4 million project will include updates to all building systems, lighting and loading docks.

The estimated \$681,000 in tax savings over the 12-year incentive period will 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.

# # #

## **SCHOOL AND PARK IMPROVEMENT PROJECTS APPROVED FOR NORTH AND WEST SIDES**

Financial measures approved today by City Council will enable a park improvement and two school open space projects.

### **Orozco Fine Arts & Sciences Elementary School**

Orozco Elementary School on the Lower West Side will 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 at 1940 W. 18th St. 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**

Park No. 526 in the North Park community will 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., will be upgraded with new landscaping, fencing, and fitness stations and a five foot trail through the park. The Chicago Park District's current lease agreement with MWRD for Park No. 526 will be amended to include the

additional space, which will enlarge the park to 9.6 acres. The site was previously used as a parking lot.

### **Louis Nettelhorst Elementary School**

Nettelhorst School at 3252 N. Broadway in Lakeview will be improved with new outdoor spaces through approximately \$400,000 in Open Space Impact Fees. The fees will pay for the removal of asphalt and 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.

# # #

### **LANDMARK DESIGNATION AND TAX INCENTIVE APPROVED FOR COMMERCIAL NATIONAL BANK BUILDING**

The city's oldest high-rise commercial bank building was designated as an official Chicago landmark by City Council today.

At the time of its completion in 1907, the Commercial National Bank Building at 125 S. Clark St. was the second 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 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 will 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 will 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.

# # #

### **Landmark District Proposed for Former Old Town Artist Colony**

A one block stretch of artist studio spaces in the Old Town neighborhood was designated as an official Chicago Landmark District by City Council today.

The Burton Place District includes 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 will 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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#### **LAND SALE WOULD SUPPORT NEW RESTAURANT ON NEAR WEST SIDE**

A City-owned land sale approved today by City Council will enable construction of a new Wendy's restaurant on the Near West Side.

The vacant, 4,700-square-foot property at 147 S. Western Ave. will be sold for its appraised value of \$165,000 to Western Adams LLC and combined with six adjacent parcels owned by the developer.

The \$2.4 million project will feature Wendy's modern store design and include an outdoor patio, drive-through, parking and landscaping.

The project will create 80 permanent and 20 temporary construction jobs.

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