



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**City Assistance Would Enable Final Phase of Parkside of Old Town Project**

Nearly 100 affordable and public housing units would be constructed on the Near North Side through financial measures introduced to City Council today by Mayor Lori E. Lightfoot.

Proposed as the final phase of the Parkside of Old Town mixed-income development, the units would be located within townhomes, three-story walk-ups and a mid-rise building planned for the 500 to 700 blocks of West Elm, Hobbie and Oak streets.

Parkside of Old Town was started in 2006 by Parkside Associates LLC on a portion of the former Cabrini Green public housing site. The \$59 million final phase, part of the Chicago Housing Authority's (CHA) "Plan Forward" initiative, is planned to include 54 units for CHA tenants, 44 affordable units and 36 market-rate units. Sizes would range from studios to four bedrooms. The project would create 140 temporary construction jobs and 11 permanent jobs.

City financial support would include up to \$45 million in mortgage revenue bonds, \$21 million in Tax Increment Financing (TIF) assistance, \$15.8 million in Low Income Housing Tax Credit equity, \$2.7 million in donations tax credit equity, and a \$2 million multi-family loan.

Other funding would include a \$15.7 million CHA loan, \$2.5 million in donations tax credit equity from the Illinois Housing Development Authority, an \$8 million private mortgage loan, and a \$417,000 ComEd utility grant.

Parkside Associates LLC consists of Holsten Real Estate Development Corp. and the Cabrini Green LAC Community Development Corp. To date, the Parkside of Old Town project has created 175 public housing units, 148 affordable units and 269 market rate units.



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Details about additional TIF-financed projects are available on the [City's interactive TIF portal](#).

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## **Intergovernmental Agreement Would Support Infrastructure Work at Illinois International Port District**

The Great Lakes' largest port by cargo tonnage would make two long-needed infrastructure upgrades through financial assistance proposed to City Council today by Mayor Lori E. Lightfoot.

The Illinois International Port District (IIPD) would complete \$16.7 million in rail and roadway improvements to its facilities along the Calumet River through \$3.48 million in Tax Increment Financing (TIF) from the Lake Calumet TIF District.

The intergovernmental agreement would help the IIPD rebuild 1.1 miles of railroad tracks and private roadways that are used to receive, transfer and ship raw materials like steel, aluminum, grain, sugar and wood. Located near 130th Street and Stony Island Avenue, the deteriorated roads and railways currently in use are more than 20 years old, hampering port operations and causing shipping delays.

“This capital improvement will increase efficiencies and allow current tenants to grow while attracting new tenants to the port,” said IIPD Executive Director Clayton Harris III. “It will help us fulfill our mission as an economic engine for the region, state, nation and beyond.”

The project will be completed in two phases, with the balance of funding coming from multiple Cook County and State of Illinois sources. The rail portion is planned to be completed by the end of this year and the road portion in 2023. Both phases are located within the Port of Chicago, which contains multiple facilities operated by the IIPD.

The work is anticipated to help retain 120 jobs and create 60 jobs among port-related businesses.

More than 19 million tons of waterborne cargo moves through the Port of Chicago each year, the most of any port on the Great Lakes, according to the IIPD. The port district was established by the Illinois General Assembly in 1951 in anticipation of the 1959 opening of the St. Lawrence Seaway, which enabled ocean-going vessels from the Atlantic Ocean to enter the Great Lakes. The Port District's nine-member



board consists of five members appointed by the mayor of Chicago and four members appointed by the governor of Illinois.

The 12,000-acre Lake Calumet Industrial TIF District is the largest TIF district in the city by area and primarily located within the South Deering community area. Created in 2000, the TIF district has helped fund site prep work for the Ford Supplier Park on Torrence Avenue, infrastructure repairs to the 130th Street bridge, and site prep work for the Method soap plant on 111th Street, among other improvements. The proposed assistance on behalf of the Port District would be the first use of TIF for the Port of Chicago.

Details about additional TIF-financed projects is available on the [City's interactive TIF portal](#).

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### **City Assistance Proposed for Park and School Improvements**

Two South Side parks and a North Side school would be improved through Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Lori E. Lightfoot.

Rogers Elementary School, at 7345 N. Washtenaw Ave. in Rogers Park, would construct an annex to relieve student overcrowding through \$1.05 million in TIF assistance from the Touhy/Western TIF district. The \$20 million Chicago Public Schools project is planned to include a new lunchroom, classrooms, specialty spaces, an exterior playlot, and an improved parking area. The balance of project funding would be provided by CPS. The TIF assistance would enable CPS to allocate resources for capital improvement needs at other schools, including turf replacement and flood control projects at Boone and Stone elementary schools. Construction could be completed by fall 2020.

McInerney Park, at 4452 S. Emerald Ave in New City, would have its playground replaced and green spaces improved through \$552,000 in assistance from the 47th/Halsted TIF district. The Chicago Park District project, which would be completely funded by TIF, also includes new benches, paving, lighting and drinking fountains for park patrons. Construction could be completed by spring 2020.

Bosley Park, at 3044 S. Bonfield St. in Bridgeport, would have its playground and spray pool replaced and its soccer field and basketball court resurfaced through \$1.69 million in assistance from the 35th/Halsted TIF



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district. The Chicago Park District project would be entirely funded by TIF. Construction could be completed by spring 2020.

Details about TIF district spending and projects are available on the [City's interactive TIF portal](#).

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### **Landmark District Designation Proposed for Historic Pilsen Neighborhood**

Hundreds of historic buildings in the heart of the Midwest's largest Mexican-American community would be protected from significant alteration or demolition through a Landmark District designation proposed today to City Council.

The Pilsen Historic District would include approximately 850 buildings along the 18th Street and Blue Island Avenue commercial corridors, as well as more than a dozen residential blocks bounded by 18th, Ashland Avenue, 21st Street, and Racine Avenue.

Dating to the late 19th and early 20th centuries, buildings in the proposed district are characterized by a vibrant mix of Baroque and Italianate architectural forms and expressions that reflect the area's settlement by Czech and Bohemian immigrants prior to World War II. The proposed district also reflects the influence of Mexican immigration to the area starting in the 1960s through the inclusion of dozens of public murals that date to the late 1970s.

Landmark district designations protect the exterior elevations of contributing structures by requiring all building permit applications be reviewed and approved by the Landmarks Commission or Department of Planning and Development (DPD) staff.

The landmark district proposal is one part of a multi-pronged preservation plan by DPD for Pilsen and Little Village that includes new affordable housing resources, economic development planning, and open space enhancements. More than three-quarters of area residents identify themselves as Latino, compared to 39 percent citywide, according to U.S. Census data.

The Landmarks Commission issued a final recommendation to City Council in favor of the designation on May 16.

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## **City Council to Consider Landmark Designation for Boystown's Legacy Walk**

Lake View's half-mile Rainbow Pylons and Legacy Walk would be preserved as an official City of Chicago Landmark District under a proposal introduced to City Council today.

Characterized by a series of 25-foot-tall rainbow pylons on Halsted Street between Melrose Street and Bradley Place, the Legacy Walk honors LGBTQ figures throughout history and represents the world's only outdoor LGBTQ museum.

In 1998, the City of Chicago constructed the 20 Rainbow Pylons as the first permanent, municipal streetscape that celebrates the unique cultural and historical contributions of the LGBTQ community. Forty plaques were added starting in 2012 to commemorate prominent LGBTQ figures, including Texas Congresswoman Barbara Jordan, Mexican artist Frida Kahlo, British mathematician Alan Turing and U.S. astronaut Sally Ride.

The Landmarks Commission issued a final recommendation to City Council in favor of the designation on May 2.

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