



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Kennedy Bartley
Mayor’s Office of Intergovernmental Affairs

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-01 Dowell (3) 2023 List of City Owned Lots

The following information is provided in response to questions posed at our department’s hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Dowell asked for a list of City owned vacant lots in 2023.

Below is a list of the City owned vacant lots by ward.

Alderman and Ward		# of Vacant Parcels	# Lots Sold in 2024 as of 11-06-2024	2023 # of Vacant Parcels
LaSpata	1	1		1
Hopins	2	1		1
Dowell	3	554	5	559
Robinson	4	387	1	388
Yancy	5	135		135
Hall	6	521	1	522
Mitchell	7	155	2	157
Harris	8	190		190
Beal	9	577		577
Chico	10	505	9	514
Lee	11	37		37
Ramirez	12	11		11
Quinn	13	6	8	14

Alderman and Ward		# of Vacant Parcels	# Lots Sold in 2024 as of 11-06-2024	2023 # of Vacant Parcels
Gutierrez	14	5		5
Lopez	15	276	7	283
Coleman	16	1644	5	1649
Moore	17	482	10	492
Curtis	18	13		13
O'Shea	19	18	1	19
Taylor	20	1396	2	1398
Mosley	21	448		448
Rodriguez	22	25		25
Tabares	23	2		2
Scott	24	930	8	938
Sigcho-Lopez	25	48		48
Fuentes	26	16		16
Burnett	27	489	1	490
Ervin	28	747	18	765
Taliaferro	29	69	2	71
Rodriguez Sanchez	33		7	7
Conway	34	4		4
Ramirez-Rosa	35	5		5
Villegas	36	13		13
Mitts	37	303	8	311
Sposato	38	1		1
Vasquez	40	1		1
Reilly	42	7		7
Martin	47	3		3
Hadden	49	3		3
Silverstein	50	7		7
PIN issues to resolve		521		521
TOTAL		10,556	95	10,651

As always, please let me know if you have any further questions.



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To: The Honorable Jason Ervin
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From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Mayor's Office of Intergovernmental Affairs

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-02 Lee (11) DPD Fees

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Lee asked for a list of the Department of Planning and Development's fees and the last time each was changed.

A list of fees has been provided showing the fee name, the current fee amount, the previous fee amount, and the date the fee was last updated or created has been provided in the attachment.

As always, please let me know if you have any further questions.

Fee Type	Current Fee	Previous Fee	Last Updated/Established	Ordinance Section
New Construction and Additions to Existing Construction (Area of work less than 10,000 square feet)	Electronic review: \$75 In-person review: \$1,500	-	Est. 05/26/04 Est. 11/26/13	17-13-0103
New Construction and Additions to Existing Construction (Area of work between 10,000 and 100,000 square feet)	Electronic review: \$75 + \$175 + \$25 per 1,000 square feet or fraction thereof In-person review: \$1,500 + \$3,500 + \$50 per 1,000 square feet or fraction thereof	\$25 per 2,500 square feet	11/26/2013 Est. 11/26/13	17-13-0103
New Construction and Additions to Existing Construction (Area of work exceeding 100,000 square feet)	Electronic review: \$75 + \$2,425 + \$25 per 2,500 square feet or fraction thereof In-person review: \$1,500 + \$5,000 + \$50 per 1,000 square feet or fraction thereof	\$25 per 5,000 square feet	11/26/2013 Est. 11/26/13	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, 5 units or less (Area of work less than 10,000 square feet)	Electronic review: \$75 In-person review: \$1,500	Electronic review: \$50	11/26/2019 Est. 11/26/13	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, 5 units or less (Area of work between 10,000 and 100,000 square feet)	Electronic review: \$75 + \$175 + \$25 per 1,000 square feet or fraction thereof In-person review: \$1,500 + \$3,500 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75	11/26/2019 Est. 11/26/19	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, 5 units or less (Area of work exceeding 100,000 square feet)	Electronic review: \$75 + \$2,425 + \$25 per 2,500 square feet or fraction thereof In-person review: \$1,500 + \$5,000 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75	11/26/2019 Est. 11/26/19	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, exceeding 5 units (Area of work less than 10,000 square feet)	Electronic review: \$75 In-person review: \$1,500	-	Est. 05/26/04 Est. 11/26/13	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, exceeding 5 units (Area of work between 10,000 and 100,000 square feet)	Electronic review: \$75 + \$175 + \$25 per 1,000 square feet or fraction thereof In-person review: \$1,500 + \$3,500 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75 In-person review: \$1,500	11/26/2019 11/26/2019	17-13-0103
Repairs / Alterations to Existing Construction - Residential construction, exceeding 5 units (Area of work exceeding 100,000 square feet)	Electronic review: \$75 + \$2,425 + \$25 per 2,500 square feet or fraction thereof In-person review: \$1,500 + \$5,000 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75 In-person review: \$1,500	11/26/2019 11/26/2019	17-13-0103
Repairs / Alterations to Existing Construction - Nonresidential construction (Area of work less than 10,000 square feet)	Electronic review: \$75 In-person review: \$1,500	-	Est. 05/26/04 Est. 11/26/13	17-13-0103
Repairs / Alterations to Existing Construction - Nonresidential construction (Area of work between 10,000 and 100,000 square feet)	Electronic review: \$75 + \$175 + \$25 per 1,000 square feet or fraction thereof In-person review: \$1,500 + \$3,500 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75 In-person review: \$1,500	11/26/2019 11/26/2019	17-13-0103
Repairs / Alterations to Existing Construction - Nonresidential construction (Area of work exceeding 100,000 square feet)	Electronic review: \$75 + \$2,425 + \$25 per 2,500 square feet or fraction thereof In-person review: \$1,500 + \$5,000 + \$50 per 1,000 square feet or fraction thereof	Electronic review: \$75 In-person review: \$1,500	11/26/2019 11/26/2019	17-13-0103
No plans required review	\$50	-	Est. 11/26/19	17-13-0103
Public Notice	\$25	-	Est. 5/26/2004	17-13-0103
Zoning Map Amendments (Rezoning)	\$1,000	\$500	5/26/2004	17-13-0103
Special Use	\$1,000	\$500	11/26/2013	17-13-0103
Planned Development	\$1,500	\$500 + \$250 per net developable acre or \$500	5/26/2004	17-13-0103
Part II Planned Development Review	\$0.50 per square feet of buildable area	\$0.25 per square feet of buildable area	11/19/2014	17-13-0610
Air Rights Planned Development	\$1,000 + \$200/net developable acre as measured at the established air rights plane	\$200 per net developable acre	5/26/2004	17-13-0103
Lake Michigan and Lakefront Protection Ordinance Application Fee	\$1,500	-	Est. 11/26/19	17-13-0103
Variation	\$500	\$250	11/26/2013	17-13-0103
Administrative Adjustment	\$500	\$250	11/26/2013	17-13-0103
Advisory Opinion	\$150	\$50	11/26/2013	17-13-0103
Reinspection	\$100	\$50	2003	17-13-0103
Inspection of Motor Vehicle Repair Shop	\$75 annually	-	Est. 2003	17-13-0103
Sign Permit – on premises	\$200	\$75	11/13/2007	17-13-0103
Sign Permit – off premises	\$500	\$75	11/13/2007	17-13-0103
Appeal	\$500	-	Est. 11/26/13	17-13-0103
Certificate of Zoning Compliance	\$120	\$90	11/13/2007	3-33-070
Neighborhood Opportunity Fund Land Values		*See Attached Document and note below	Est. 05/01/16	17-4-1000

* In Q1 of 2024 DPD's consultant team completed a valuation of the downtown expansion areas and pertinent land transactions. The land values were analyzed and it was determined that no action would be taken this calendar year, however, DPD intends to re-study the report for potential changes in the next calendar year.

FAR Bonus Worksheet

City of Chicago - Department of Planning and Development

Developer Name and Address: _____

Project Address: _____ Zoning District: _____

Net Site Area (sq. ft.): _____ Bonus Floor Area Desired (sq.ft.): _____ 0.00

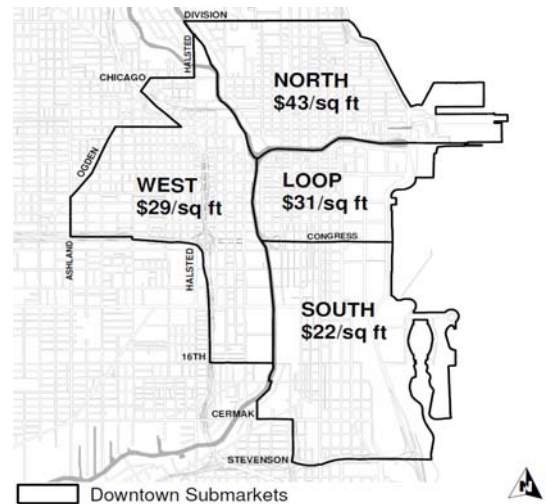
	F.A.R.	Allowed Floor Area (sq.ft.)
Base Floor Area Ratio	_____	0.00
Bonus Floor Area Ratio	_____	0.00
Maximum Total Floor Area Ratio	0.00	0.00

Median Cost of Land per Buildable Sq. Ft.

Minimum and Maximum Floor Area Bonuses

The minimum floor area bonus for any "D" district is 0.5 F.A.R.

Formula: Bonus Floor Area Desired / Lot Area <= Max Bonus



Districts	Maximum F.A.R. Bonus
DR-3, DX-3, DS-3	2.75
DR-5, DX-5, DS-5	3.1
DR-7, DX-7	4.5
DX-10, DR-10	3.8
DX-12, DC-12	6.4
DX-16, DC-16	No Maximum

Please note: The median cost of land per buildable square foot is subject to change, pursuant to Section 17-4-1003-C of the Chicago Zoning Ordinance. The bonus payment due for any building or phase of development will change accordingly and, therefore, may differ from the amount calculated at the time of PD approval and will supercede said previous calculation.

Calculation of Financial Contribution

Bonus payment shall be paid in full prior to the issuance of the first building permit for any building; or on a pro rata basis for phased construction projects prior to issuance of the first building permit for each subsequent new building or phase of construction.

Bonus Floor Area Desired (sq.ft.)	Discount Factor	Median Cost of Land per Square Foot	Financial Contribution*
A	B	C	A x B x C =
	0.8		\$0.00

Neighborhood Opportunity Bonus Portion: (0.8 x Financial Contribution)	\$0.00
Neighborhood Opportunity Bonus Project: (Section 17-4-1004-B)	
Local Impact Bonus Portion: (0.1 x Financial Contribution)	\$0.00
Local Impact Bonus Use of Funds: (Section 17-4-1005-C)	
Local Impact Bonus Alternate Use of Funds: (Section 17-4-1005-D)	
Local Impact Bonus In-Kind Provision: (Section 17-4-1005-E)	
Citywide Adopt-a-Landmark Bonus Portion: (0.1 x Financial Contribution)	\$0.00
Citywide Adopt-a-Landmark Use of Funds: (Section 17-4-1006-C)	

* Note: Financial Contribution is subject to change due to change in Median Cost of Land (Sec. 17-4-1003-C)



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CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: 11/12/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-03 Lopez (15) City Owned Vacant Lots by Ward

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Lopez asked for a list of City owned lots by Ward.

Below is a list of the current City owned lots by Ward.

Ward		# of Vacant Parcels
LaSpata	1	1
Hopins	2	1
Dowell	3	554
Robinson	4	387
Yancy	5	135
Hall	6	521
Mitchell	7	155
Harris	8	190
Beal	9	577
Chico	10	505
Lee	11	37
Ramirez	12	11
Quinn	13	6

Ward		# of Vacant Parcels
Gutierrez	14	5
Lopez	15	276
Coleman	16	1644
Moore	17	482
Curtis	18	13
O'Shea	19	18
Taylor	20	1396
Mosley	21	448
Rodriguez	22	25
Tabares	23	2
Scott	24	930
Sigcho-Lopez	25	48
Fuentes	26	16
Burnett	27	489
Ervin	28	747
Taliaferro	29	69
Rodriguez Sanchez	33	
Conway	34	4
Ramirez-Rosa	35	5
Villegas	36	13
Mitts	37	303
Sposato	38	1
Vasquez	40	1
Reilly	42	7
Martin	47	3
Hadden	49	3
Silverstein	50	7
PIN issues to resolve		521
TOTAL		10,556

As always, please let me know if you have any further questions.



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Commissioner
Department of Planning and Development

CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-04 Lopez (15) NOF Projects by District

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Lopez requested a list of active Neighborhood Opportunity Fund (NOF) projects.

DPD has provided the information as an attachment with the relevant information for active or completed projects since the creation of the Neighborhood Opportunity Fund program in 2017.

As always, please let me know if you have any further questions.

Project Name	Program Track	Award Year	Grant	Ward	Planning Region	Status
Tropical Optical Company	NOF-S	2017	\$ 250,000	22	West	Active
345 Art Gallery LLC	NOF-S	2017	\$ 201,472	27	West	Completed
Ambassador Floral	NOF-S	2017	\$ 225,988	21	Far South	Completed
Gallery Guichard, LLC	NOF-S	2017	\$ 15,000	3	Southeast	Completed
Homan Grown	NOF-S	2017	\$ 50,223	24	West	Completed
It's Mine, dba The Honeycomb	NOF-S	2017	\$ 53,464	17	Southwest	Completed
Ivory Dental Specialists	NOF-S	2017	\$ 250,000	17	Southeast	Completed
Iyanze Bronze 51st, Inc.	NOF-S	2017	\$ 126,015	3	Southeast	Completed
Legacy, etc. dba Mikkey's Retro Grill	NOF-S	2017	\$ 139,059	8	Southeast	Completed
Original Soul Vegetarian	NOF-S	2017	\$ 250,000	6	Southeast	Completed
Real Community Investment Corp. (The Quarry)	NOF-S	2017	\$ 32,850	17	Southeast	Completed
Shawn Michelle's Churned Homemade Icecream, Inc.	NOF-S	2017	\$ 58,247	3	Southeast	Completed
Sip & Savor 47th, Inc.	NOF-S	2017	\$ 94,250	3	Southeast	Completed
Sisters in Cinema	NOF-S	2017	\$ 250,000	7	Southeast	Completed
South Shore Brew	NOF-S	2017	\$ 98,420	7	Southeast	Completed
Uncle Remus Restaurant, Inc.	NOF-S	2017	\$ 250,000	29	West	Completed
Bronzeville Salon Suites LLC	NOF-L	2018	\$ 720,334	3	Southeast	Completed
Enlace Chicago	NOF-L	2018	\$ 550,000	22	West	Completed
Kehrein Center for the Arts	NOF-L	2018	\$ 1,000,000	29	West	Completed
SYTE Corporation	NOF-L	2018	\$ 2,108,928	6	Southeast	Active
Catedral Café	NOF-S	2018	\$ 250,000	25	West	Active
Heritage Plaza Banquet Facility	NOF-S	2018	\$ 250,000	21	Far South	Active
M & M Realty LLC	NOF-S	2018	\$ 250,000	8	Southeast	Active
AP Deli	NOF-S	2018	\$ 58,586	9	Far South	Completed
Calahan Funeral Home	NOF-S	2018	\$ 250,000	16	Southeast	Completed
Carniceria la Hacienda No. 4, Inc.	NOF-S	2018	\$ 85,775	14	Southwest	Completed
Chubby's Char House	NOF-S	2018	\$ 107,974	29	West	Completed
Coleman's Bar-B-Que #2	NOF-S	2018	\$ 47,933	29	West	Completed
Darwin Norats (tenant: Doughboys)	NOF-S	2018	\$ 100,144	6	Southeast	Completed
Del-Kar Pharmacy, Inc.	NOF-S	2018	\$ 117,617	24	West	Completed
Emanuel's Chapel Funeral Home	NOF-S	2018	\$ 194,155	15	Southwest	Completed
Essential Elements	NOF-S	2018	\$ 20,868	8	Southeast	Completed
Etcetera Restaurant	NOF-S	2018	\$ 250,000	27	West	Completed
Garcia's Svcs, Inc.	NOF-S	2018	\$ 80,225	36	Northwest	Completed
Kenwood Dental Group	NOF-S	2018	\$ 149,999	8	Far South	Completed
Latinos Progresando	NOF-S	2018	\$ 250,000	25	West	Completed
Linda's Sport Shoes	NOF-S	2018	\$ 22,263	25	West	Completed
Little Black Pearl Workshop, Inc.	NOF-S	2018	\$ 43,150	4	Southeast	Completed
Moreno's Discount Liquors dba Osito's Tap	NOF-S	2018	\$ 205,233	22	West	Completed
National Park Foundation	NOF-S	2018	\$ 250,000	9	Far South	Completed
Primestor 119, LLC., dba Marshfield Plaza	NOF-S	2018	\$ 167,257	21	Far South	Completed
South Side Community Art Center	NOF-S	2018	\$ 121,757	3	Southeast	Completed
St. Edmund's Redevelopment Corporation	NOF-S	2018	\$ 250,000	20	Southeast	Completed
Ted's Place	NOF-S	2018	\$ 44,161	29	West	Completed
The Law Office of Theodore London & Associates, LLC	NOF-S	2018	\$ 198,708	8	Southeast	Completed
The Woodlawn	NOF-S	2018	\$ 212,440	8	Southeast	Completed
Verity Investments, LLC - Series 11	NOF-S	2018	\$ 154,397	16	Southeast	Completed
WM Initiatives, LLC dba WINGS	NOF-S	2018	\$ 132,343	14	Southwest	Completed
Huddle House	NOF-L	2019	\$ 709,182	8	Far South	Completed
North Lawndale Employment Network	NOF-L	2019	\$ 2,500,000	24	West	Completed
Ogden Commons	NOF-L	2019	\$ 2,417,713	28	West	Completed
Civic Commons	NOF-L	2019	\$ 2,500,000	8	Southeast	Active
Veteran Roasters	NOF-L	2019	\$ 2,000,000	9	Far South	Active
Acquario Piscis Pet Store & Grooming	NOF-S	2019	\$ 104,974	24	West	Completed
AGB Investigative Services	NOF-S	2019	\$ 59,000	17	Southwest	Completed
Claretian Associates, Inc.	NOF-S	2019	\$ 250,000	10	Far South	Completed
DragonFLY Gallery and Creative Spaces	NOF-S	2019	\$ 95,692	27	West	Completed
El Pollo Bravo	NOF-S	2019	\$ 250,000	22	West	Completed
Full Video Production Services	NOF-S	2019	\$ 37,490	5	Southeast	Completed
GN Bank	NOF-S	2019	\$ 28,817	3	Southeast	Completed
Herban Produce	NOF-S	2019	\$ 215,625	27	West	Completed
Jacaranda Bar	NOF-S	2019	\$ 85,088	22	West	Completed
Kleo's Corner, LLC	NOF-S	2019	\$ 250,000	20	Southeast	Completed
La Orquidea	NOF-S	2019	\$ 249,775	22	West	Completed
Love Dental	NOF-S	2019	\$ 44,850	21	Far South	Completed
Martinez Funeral Home	NOF-S	2019	\$ 96,563	22	West	Completed

Project Name	Program Track	Award Year	Grant	Ward	Planning Region	Status
Nipsey's Restaurant & Bar	NOF-S	2019	\$ 250,000	8	Far South	Completed
PMJ Enterprises	NOF-S	2019	\$ 75,168	36	West	Completed
RH Sneed's Hardware & Maintenance	NOF-S	2019	\$ 39,014	7	Southeast	Completed
Shakespear Rose Culinary Kitchen	NOF-S	2019	\$ 107,145	20	Southeast	Completed
Street Vendors Association of Chicago dba Vendors Kitche	NOF-S	2019	\$ 186,524	24	West	Completed
Teatro Tariakuri	NOF-S	2019	\$ 41,996	15	Southwest	Completed
Tom's Pancake House	NOF-S	2019	\$ 249,520	20	Southwest	Completed
Urban Core	NOF-S	2019	\$ 250,000	5	Southeast	Completed
West Humboldt Park Family & Community Development C	NOF-S	2019	\$ 74,064	27	West	Completed
Wincorp Ventures	NOF-S	2019	\$ 250,000	28	West	Completed
YWCA Metropolitan Chicago's Small Business Incubator	NOF-S	2019	\$ 151,768	20	Southeast	Completed
Inner-City Muslim Action Network (IMAN)	NOF-L	2020	\$ 1,500,000	16	Southeast	Completed
Inner City Entertainment (ICE)	NOF-L	2020	\$ 2,500,000	5	Southeast	Active
Xquina Business Incubator	NOF-L	2020	\$ 1,500,000	22	West	Active
Elite Futures LLC	NOF-S	2020	\$ 246,400	16	Southwest	Active
GCB Retail Group LLC	NOF-S	2020	\$ 250,000	28	West	Active
star farm chicago	NOF-S	2020	\$ 250,000	16	Southwest	Active
StockYards DreamCatcher Café	NOF-S	2020	\$ 250,000	15	Southwest	Active
T&C Fitness Club LLC	NOF-S	2020	\$ 182,313	29	West	Active
Bass Furniture & Rug Co.	NOF-S	2020	\$ 100,300	9	Far South	Completed
Bombon Cake Gallery and Design	NOF-S	2020	\$ 67,958	22	West	Completed
Bronzeville Winery, LLC	NOF-S	2020	\$ 250,000	4	Southeast	Completed
CBQ Facial Beauty Bar LLC	NOF-S	2020	\$ 27,675	4	Southeast	Completed
Cookie's Cocktail Lounge Inc	NOF-S	2020	\$ 177,093	17	Southeast	Completed
Culvers	NOF-S	2020	\$ 250,000	9	Far South	Completed
Delar's Unisex	NOF-S	2020	\$ 46,160	22	West	Completed
Family Dental Care P.C	NOF-S	2020	\$ 147,960	10	Far South	Completed
Granados 1849-59 W 47th stLLC	NOF-S	2020	\$ 244,600	15	Southwest	Completed
HOUSE OF AFRICA INC. DBASARAH KUENYEFUCOLLECTIC	NOF-S	2020	\$ 118,120	4	West	Completed
Justice of the Pies	NOF-S	2020	\$ 250,000	8	Southeast	Completed
KC Body Shop Supply	NOF-S	2020	\$ 97,678	14	West	Completed
Lee's Unleaded Blues	NOF-S	2020	\$ 120,459	5	Southeast	Completed
Lior's Café	NOF-S	2020	\$ 232,697	21	Far South	Completed
Magnolia Screen Printing LLC	NOF-S	2020	\$ 110,821	16	Southwest	Completed
Mr. Anthony's Cleaners	NOF-S	2020	\$ 90,480	37	West	Completed
Natural Roots Kids Hair, LLC	NOF-S	2020	\$ 190,726	8	Far South	Completed
One Florence Boulevard (DBA)	NOF-S	2020	\$ 172,912	9	Far South	Completed
Pantano's Restaurant	NOF-S	2020	\$ 185,063	16	Southwest	Completed
Quintana, Inc.	NOF-S	2020	\$ 239,961	24	West	Completed
S2 City Grill	NOF-S	2020	\$ 86,717	8	Far South	Completed
Scott Enterprises	NOF-S	2020	\$ 117,563	9	Far South	Completed
See Spot Run	NOF-S	2020	\$ 250,000	36	West	Completed
Soule' Chicago Corp	NOF-S	2020	\$ 250,000	24	West	Completed
Tasa Coffee	NOF-S	2020	\$ 249,379	26	West	Completed
Thrift, LLC	NOF-S	2020	\$ 43,491	16	Southwest	Completed
Xavier's Club	NOF-S	2020	\$ 98,491	15	Southwest	Completed
J Marie Development	NOF-L	2021	\$ 2,075,000	6	Southeast	Active
Motoworks	NOF-L	2021	\$ 1,340,602	25	West	Active
Plant Chicago	NOF-L	2021	\$ 750,000	15	Southwest	Active
The Plant	NOF-L	2021	\$ 2,007,500	15	Southwest	Active
Leavitt Laundry, LLC	NOF-S	2021	\$ 140,378	25	West	Active
Naty's Pizza	NOF-S	2021	\$ 250,000	22	West	Active
Plates On Purpose NFP at 3008E P.S.	NOF-S	2021	\$ 250,000	10	Far South	Active
POTLUC	NOF-S	2021	\$ 250,000	29	West	Active
Record Track	NOF-S	2021	\$ 250,000	7	Far South	Active
Roots Southern Cuisine	NOF-S	2021	\$ 250,000	6	Southeast	Active
Stephens Properties 1 LLC	NOF-S	2021	\$ 250,000	17	Southeast	Active
Third City Cafe	NOF-S	2021	\$ 250,000	37	West	Active
5100 S. Damen LLC - Diaz Group LLC Office Space	NOF-S	2021	\$ 237,989	16	Southwest	Completed
Bitoy's Sweet Treats Inc.	NOF-S	2021	\$ 157,298	29	West	Completed
BLACK PLANET PRODUCTS LLC	NOF-S	2021	\$ 10,295	9	Far South	Completed
Chicago BodyShop, LLC	NOF-S	2021	\$ 250,000	8	Far South	Completed
Chicago Human Rhythm Project	NOF-S	2021	\$ 207,700	8	Far South	Completed
ChiFresh Kitchen	NOF-S	2021	\$ 250,000	6	Southeast	Completed
Conscious Plates	NOF-S	2021	\$ 103,050	20	Southeast	Completed
Jamaican Jerk Villa	NOF-S	2021	\$ 250,000	17	Southeast	Completed

Project Name	Program Track	Award Year	Grant	Ward	Planning Region	Status
Lawndale Christian Development Corporation	NOF-S	2021	\$ 32,057	24	West	Completed
Nova Driving School	NOF-S	2021	\$ 104,020	31	Northwest	Completed
Nuevo leon bakery	NOF-S	2021	\$ 105,468	22	West	Completed
Reggio's 4438 S Cottage Grove Development Project	NOF-S	2021	\$ 227,500	4	Southeast	Completed
Rincon Family Services	NOF-S	2021	\$ 250,000	26	West	Completed
Urban Luxe Cafe	NOF-S	2021	\$ 151,521	7	Far South	Completed
Windy City Athletics/DBA Burdeens Chicago	NOF-S	2021	\$ 244,000	25	West	Completed
Old Fashioned Donuts	NOF-L	2022	\$ 562,209	9	Far South	Active
Rome's Joy Catering	NOF-L	2022	\$ 335,228	3	Southeast	Active
Outwest Café	NOF-L	2022	\$ 662,778	37	West	Active
The MAAFA Center for Arts & Activism (The "MAC")	NOF-L	2022	\$ 1,500,000	28	West	Active
Twisted Egg Roll	NOF-L	2022	\$ 859,238	6	Southeast	Active
401/403 E 75th St Restaurant	NOF-S	2022	\$ 242,899	6	Southeast	Active
Casa Huitzil Cocina Compartida (Shared Kitchen)	NOF-S	2022	\$ 250,000	22	West	Active
Chasing Tails 4 U, Inc. Pet Care Facility	NOF-S	2022	\$ 250,000	27	West	Active
Duo Development	NOF-S	2022	\$ 250,000	24	West	Active
GK Tops & Bottoms	NOF-S	2022	\$ 133,125	28	West	Active
La Calle Larga	NOF-S	2022	\$ 250,000	37	West	Active
Moped Café	NOF-S	2022	\$ 65,797	26	West	Active
RISE TRAINING ACADEMY	NOF-S	2022	\$ 250,000	17	Southeast	Active
South Chicago Sleep Lab	NOF-S	2022	\$ 250,000	10	Far South	Active
South Shore Title Inc.	NOF-S	2022	\$ 250,000	7	Southeast	Active
The Park Manor 75, LLC	NOF-S	2022	\$ 250,000	6	Southeast	Active
Yates Plaza	NOF-S	2022	\$ 176,855	5	Southeast	Active
Little Black Pearl Workshop (app 2)	NOF-S	2022	\$ 239,525	4	Southeast	Completed
Essential Elements (NOF-L)	NOF-L	2023	\$ 675,000	8	Southeast	Active
1719 Laundromat and Restaurant	NOF-S	2023	\$ 250,000	8	Southeast	Active
Annamalai Kanagaraju	NOF-S	2023	\$ 173,343	17	Southeast	Active
Bell Tax Accountants & Advisors	NOF-S	2023	\$ 250,000	20	Southeast	Active
Clark Catering	NOF-S	2023	\$ 188,625	8	Southeast	Active
Dave's Market	NOF-S	2023	\$ 232,500	24	West	Active
Digife Studio	NOF-S	2023	\$ 250,000	4	Southeast	Active
expRHEience, a Candle Bar	NOF-S	2023	\$ 250,000	8	Far South	Active
Food Hero Culinary School & Shared Kitchen & Food Clinic	NOF-S	2023	\$ 250,000	25	West	Active
Karaoke on the Avenue!	NOF-S	2023	\$ 250,000	37	West	Active
Ms. Money, LLC / Grapes Morgan, LLC	NOF-S	2023	\$ 250,000	21	Far South	Active
BLK + BRWN Market	NOF-L	2024	\$ 1,150,023	24	West	Active
Evelyn's Food Love Rooftop Bar & Deck	NOF-L	2024	\$ 483,000	20	Southeast	Active
Ida's Artisan Ice Cream & Treats	NOF-L	2024	\$ 512,930	24	West	Active
Whadda Jerk	NOF-L	2024	\$ 724,296	24	West	Active



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Mayor's Office of Intergovernmental Affairs

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-05 Lopez (15) Outstanding TIF Applications by Ward

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Lopez asked for a list of outstanding TIF requests by Ward.

DPD has provided the information attached.

As always, please let me know if you have any further questions.

TIF Requests Pending Review and Approval

Project	Department	Ward	TIF Request	TIF District	TIC Date
4330 S Vernon Alley Reconstruction	CDOT		3 \$ 750,000	47th/King	9/24/2024
7000 N Western Alley Resurfacing	CDOT		50 \$ 140,000	Touhy/Western	9/24/2024
Beverly Ridge Roadway Improvements	CDOT		21 \$ 1,600,000	105th/Vincennes	9/24/2024
Lincoln and Bryn Mawr Signal Upgrades	CDOT		40 \$ 400,000	Lincoln Avenue	9/24/2024
Homan Square Phase IV Preservation	DOH		24 \$ 6,500,000	Homan/Arthington	10/22/2024
Corridor Manager Program 2025	DPD	3, 4, 7, 8, 9, 10, 15, 16, 17, 20, 21, 24, 25, 26, 27, 29, 37	\$1,400,000	Various	10/22/2024



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: 11/20/24

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-06 Lopez (15) TIF Eligible Expenses

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Lopez asked for a list of TIF eligible expenses.

Those costs are identified in Sect. 65 ILCS 5/11-74.4-2 (q) of the State TIF Act as "redevelopment project costs." DPD has provided the section of the TIF Act attached with the relevant text highlighted.

As always, please let me know if you have any further questions.

(q) "Redevelopment project costs", except for redevelopment project areas created pursuant to subsection (p-1) or (p-2), means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

(1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

(1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

(1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

(2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

(4) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent

certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999, (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan, or (iii) the new municipal public building is for the storage, maintenance, or repair of transit vehicles and is located in a transit facility improvement area that has been established pursuant to Section 11-74.4-3.3;

(5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

(7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

(7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

(A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites

necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code or evidence-based funding as defined in Section 18-8.15 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

(B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code or evidence-based funding as defined in Section 18-8.15 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units

that have received tax increment finance assistance under this Act.

(C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5):

(i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity;

(ii) the amount reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and

(iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement.

Any school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

(7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of

necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita for the library in the previous fiscal year. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

(8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);

(9) Payment in lieu of taxes;

(10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code;

(11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

(B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

(C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11); and

(F) instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under this subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households,

as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

(11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

(12) Costs relating to the development of urban agricultural areas under Division 15.2 of the Illinois Municipal Code.

Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this paragraph means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This paragraph does

not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

(q-1) For redevelopment project areas created pursuant to subsection (p-1), redevelopment project costs are limited to those costs in paragraph (q) that are related to the existing or proposed Regional Transportation Authority Suburban Transit Access Route (STAR Line) station.

(q-2) For a transit facility improvement area established prior to, on, or after the effective date of this amendatory Act of the 102nd General Assembly: (i) "redevelopment project costs" means those costs described in subsection (q) that are related to the construction, reconstruction, rehabilitation, remodeling, or repair of any existing or proposed transit facility, whether that facility is located within or outside the boundaries of a redevelopment project area established within that transit facility improvement area (and, to the extent a redevelopment project cost is described in subsection (q) as incurred or estimated to be incurred with respect to a redevelopment project area, then it shall apply with respect to such transit facility improvement area); and (ii) the provisions of Section 11-74.4-8 regarding tax increment allocation financing for a redevelopment project area located in a transit facility improvement area shall apply only to the lots, blocks, tracts and parcels of real property that are located within the boundaries of that redevelopment project area and not to the lots, blocks, tracts, and parcels of real property that are located outside the boundaries of that redevelopment project area.

(r) "State Sales Tax Boundary" means the redevelopment project area or the amended redevelopment project area boundaries which are determined pursuant to subsection (9) of Section 11-74.4-8a of this Act. The Department of Revenue shall certify pursuant to subsection (9) of Section 11-74.4-8a the appropriate boundaries eligible for the determination of State Sales Tax Increment.

(s) "State Sales Tax Increment" means an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen, other than retailers and servicemen subject to the Public Utilities Act, on transactions at places of business located within a State Sales Tax Boundary pursuant to the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act, except such portion of such increase that is paid into the State and Local Sales Tax Reform Fund, the Local Government Distributive Fund, the Local Government Tax Fund and the County and Mass Transit District Fund, for as long as State participation exists, over and above the Initial Sales Tax Amounts, Adjusted Initial Sales Tax Amounts or the Revised Initial Sales Tax Amounts for such taxes as certified by the Department of Revenue and paid under those Acts by retailers and servicemen on transactions at places of business located within the State Sales Tax Boundary during the base year which shall be the calendar year immediately prior to the year in which the municipality adopted tax increment allocation financing, less 3.0% of such amounts generated under the Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax Act and the Service Occupation Tax Act, which sum shall be



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-07 Hadden (49) Bird Friendly Design Implementation Numbers

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Hadden asked for the number of planned developments that have chosen to incorporate bird friendly designs since the June 2024 issuance of the revised Sustainable Development Policy.

Since July 2024 when the revised Sustainable Development Policy was published, half of the triggered projects, approximately 12 projects in process, are using 2024 SDP and 3 projects have indicated bird protection will be part of their proposed SDP compliance. We will know more as these projects advance to Plan Commission and move towards construction.

As always, please let me know if you have any further questions.



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Mayor's Office of Intergovernmental Affairs

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-08 Beale (9) List of DPD's Budget Cuts

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alderman Beale asked for a list of the Department of Planning and Development's budget reductions.

Below is a summary that provides the requested information.

DPD Summary of Corporate Reductions

Personnel Reductions

Bureau	Title	Amount
Administrative Services	Senior Operations Analyst	\$76,959
Administrative Services	Executive Administrative Assistant	\$67,656
	TOTAL	\$144,615

Non-Personnel Reductions

Bureau	Account	Item	Amount
Administrative Services	'0039	Student Intern Stipends	\$218,000
Citywide Planning	'0139	Datamade Land Sales Web Portal	\$50,000
Zoning	0140	Zoning Visualization Task Order	\$100,000
Planning & Design	0140	Planning Studies – All regions	\$650,000
Historic Preservation	0140	Cultural Heritage Study	\$115,000
Citywide Planning	0140	Web-Based Zoning Applications	\$150,000
Citywide Planning	0140	Obama Presidential Center	\$23,706
Small Business	0140	Annual Cost for Guidehouse	\$200,000
Citywide Planning	0141	Appraisals	\$25,000
Administrative Services	0162	Repair/Maintenance (of Kitchen floor shared by DPD and DOH)	\$10,000
Administrative Services	0420	Furniture	\$100,000
		TOTAL	\$1,641,706

Many of the non-personnel reductions above were the result of projects that concluded in 2024 or were one-time costs that the department budgeted for in 2024.

As always, please let me know if you have any further questions.

APPENDIX

Exhibit 1: Scorecard and Extension Recommendations

Rank	TIF District	Recommendation	Census Score	Funding Score	Combined Score
1	Englewood Neighborhood*	Extend	-8.3	1.1	-9.4
2	Englewood Mall	Do Not Extend	-8.4	-0.2	-8.2
3	Chicago/Central Park	Extend	-5.3	2.5	-7.8
4	47th/King	Extend	-3.7	2.7	-6.4
5	Lake Calumet*	Extend	-5.1	1.0	-6.2
6	47th/Halsted	Extend	-5.1	0.9	-6.0
7	South Chicago*	Extend	-6.4	-1.1	-5.3
8	Commercial Avenue	Extend	-4.7	0.2	-4.9
9	87th/Cottage Grove	Extend	-6.0	-1.3	-4.7
10	47th/Ashland	Extend	-4.0	0.3	-4.3
11	Central West (Amended)	Extend	-2.3	1.9	-4.2
12	Avalon Park/South Shore	Extend	-4.1	-0.6	-3.5
13	Wilson Yard	Do Not Extend	-1.2	2.2	-3.4
14	Lawrence/Broadway	Extend	-1.3	1.8	-3.2
15	Roseland/Michigan	Extend	-5.5	-2.5	-3.0
16	119th/Halsted	Extend	-5.3	-2.7	-2.6
17	Belmont/Central*	ILGA Approval	-0.1	2.1	-2.1
18	53rd Street	Do Not Extend	0.0	1.8	-1.7
19	Lawrence/Kedzie*	ILGA Approval	0.7	2.4	-1.8
20	Sanitary & Ship Canal	Do Not Extend	-2.5	-0.9	-1.7
21	119th/I57	Do Not Extend	-2.7	-1.2	-1.6
-	Central West (Original)	-	1.9	3.5	-1.6
22	Fullerton/Milwaukee	Do Not Extend	1.8	3.1	-1.4

Rank	TIF District	Recommendation	Census Score	Funding Score	Combined Score
23	105th/Vincennes	Do Not Extend	-1.8	-1.2	-0.6
24	79th/Southwest Hwy	Do Not Extend	-1.2	-0.7	-0.5
25	51st/Archer	Do Not Extend	-0.5	-0.1	-0.4
26	63rd/Pulaski*	ILGA Approval	-0.3	-0.4	0.0
27	Midway Industrial	Do Not Extend	0.6	0.1	0.5
28	Humboldt Park	Do Not Extend	1.7	1.1	0.6
29	Lakefront	Do Not Extend	-2.7	-3.4	0.6
30	Diversey/Narragansett	Do Not Extend	1.8	0.5	1.3
31	Western Avenue North	Do Not Extend	4.2	2.8	1.3
32	Belmont/Cicero	Do Not Extend	-0.1	-1.4	1.3
33	Greater Southwest West	Do Not Extend	-0.5	-2.1	1.6
34	Lawrence/Pulaski	Do Not Extend	1.8	-0.2	2.0
35	Division/Homan*	ILGA Approval	1.6	-0.4	2.0
36	Cicero/Archer	Do Not Extend	-0.4	-2.5	2.1
37	Jefferson/Roosevelt	Do Not Extend	3.8	0.5	3.3
38	67th/Cicero	Do Not Extend	0.2	-3.3	3.4
39	Chicago/Kingsbury	Do Not Extend	6.5	2.5	4.0
40	Archer/Central	Do Not Extend	1.7	-2.4	4.2
41	West Irving Park	Do Not Extend	3.8	-0.4	4.2
42	Western Avenue South	Do Not Extend	8.0	2.6	5.3
43	River West	Do Not Extend	6.6	0.6	6.0
44	Peterson/Pulaski	Do Not Extend	5.6	-0.5	6.1
45	Michigan/Cermak	Do Not Extend	8.4	0.7	7.6
46	Edgewater/Ashland	Do Not Extend	5.3	-2.5	7.8
47	Ohio/Wabash	Do Not Extend	6.0	-2.4	8.4

***Extension previously approved by the ILGA**



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Kennedy Bartley
Chief External Affairs Officer, Mayor's Office

Date: 11/20/2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-09 Lee (11) TIF Expansion & Extension Criteria

The following information is provided in response to questions posed at our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alder Lee asked for a copy of the evaluation process and criteria used in deciding whether to expand a TIF.

DPD has provided the following information as an attachment to this memo:

1. A detailed white paper that describes the data analysis that was the basis for these recommendations, and
2. A presentation summarizing the recommendations

As always, please let me know if you have any further questions.

TIF DISTRICT EXTENSION FRAMEWORK

Updated: November 12, 2024

PURPOSE AND SCOPE

Through the end of 2027, 47 Tax Increment Financing (TIF) districts are set to expire, a shift that will profoundly change how the City uses and administers its TIF program. With so many expirations, the Department of Planning and Development (DPD) conducted a study to determine which TIF districts are the best candidates for extension. This framework identified districts that were both located in areas of high socioeconomic need as well as financially healthy. Based on this analysis, DPD recommends the extension of a total of 18 TIF districts. This recommendation ensures that sufficient funds will return to the City's general fund needed to support debt service for the Housing and Economic Development Bond (the Bond).

BACKGROUND

The City of Chicago's TIF program has begun a significant wind-down with 47 districts set to expire on or before December 31, 2027. This rapid decline is a result of a flurry of designations approved in the early 2000s which are now approaching the end of their 24-year life. While TIF districts are able to be extended for an additional 12 years,¹ the volume of pending expirations means it is simply not possible to extend all of them. This is due, in part, to the Illinois General Assembly (ILGA) being unwilling to consider more than four extensions per legislative session.

Discussions around the potential extension of TIF districts have always been important, but the approval of the \$1.25 billion Bond in April 2024 adds an additional layer of complexity. Specifically, the City intends to utilize incremental property taxes returning to the City from expiring TIF districts to fund necessary debt service. Without this revenue, the City would be required to either raise taxes or lower the amount of funding provided by the Bond. It is, therefore, imperative that a plurality of TIF districts be allowed to expire so their revenue can be returned to the taxing bodies and used as debt service for the Bond.

During the Bond's approval process, DPD was asked by City Council which TIF districts would be allowed to expire. DPD could not provide a detailed list at that time, in part because the approval of the bond would define DPD's extension strategy. However, a commitment was made by DPD to develop a data-driven study that would establish a rational and transparent framework to identify extension candidates. This was later codified in the Bond ordinance, with DPD required to report the City's overall approach to extensions and their financial impact to the Bond.

To uphold this commitment, DPD developed an analysis that identifies which of the expiring TIF districts are the best candidates for extension. In the past, decisions around TIF district extensions relied on some degree of data analysis, but decision-making was still largely done on

¹ An extension must be first authorized by the Illinois General Assembly and then subsequently approved by City Council.

an ad hoc basis. With so many districts expiring though, it is essential to take a systematic approach to find the best candidates for extension.

ANALYSIS AND METHODOLOGY

To identify which TIF districts should be recommended for an extension, DPD created a data analysis framework that compares each TIF districts' level of socioeconomic need and financial capacity. The framework was only used to analyze the 47 TIF districts that are scheduled to expire through the end of 2027. DPD intends to rely on this methodology on a move forward basis for districts expiring in 2028 and beyond and as new data is made available.

SOCIOECONOMIC NEED SCORE

DPD first determined each TIF districts' level of socioeconomic need to identify communities where City support is most essential. In these high-need communities – with above average poverty and unemployment – the private market alone does not sufficiently invest in community development projects, making TIF a critical economic development tool. To find the level of socioeconomic need, DPD evaluated ten metrics to establish the overall level of disadvantage for a given area – the Socioeconomic Need Score. This data largely came from the US Census' 2022 American Community Survey (ACS), but the specific data points are identified in [Table 1](#) below.

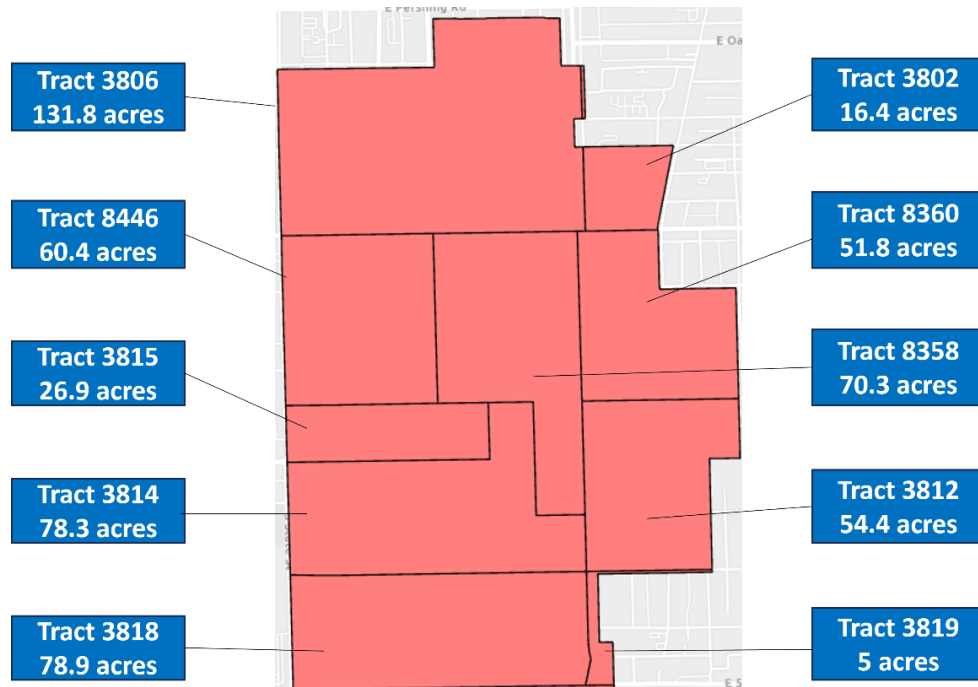
Table 1: Socioeconomic Need Data and Sources

Metrics from Part One	Data Source
Median home value	B25077: ACS, 2022 5-year rolling average
Median household income	DP03: ACS, 2022 5-year rolling average
Percent of the population without health insurance	B27001: ACS, 2022 5-year rolling average
Percent of households with earnings less than \$10,000 per year	DP03: ACS, 2022 5-year rolling average
Percent of households with earnings greater than \$200,000 per year	DP03: ACS, 2022 5-year rolling average
Percent of households with mortgages where housing costs are greater than 35% of all household costs	DP04: ACS, 2022 5-year rolling average
Percent of households without mortgages where housing costs are greater than 35% of all household costs	DP04: ACS, 2022 5-year rolling average
Unemployment rate	S1701: ACS, 2022 5-year rolling average
Poverty rate	B07012: ACS, 2022 5-year rolling average
City-owned parcels	City of Chicago GIS database

The use of ACS data generally required DPD to analyze data at the census tract level. Census tract borders do not match TIF district boundaries though, making it impossible to assign tract-level data to TIF districts one-for-one. To address this issue, DPD compiled data as weighted averages based on the relative size of the census tracts within the TIF district. These intersections, found using ArcGIS, are simply the percentage of how much of a given census

tract is within the expiring TIF district as a whole. The outcome of how this calculation was specifically determined for the 47th/King TIF District is shown in [Figure 1](#) below.

Figure 1: 47th/King TIF District and Census Tract Intersections



After determining the tract intersections, DPD calculated the weighted average of each metric for all 47 expiring TIF districts. First, DPD used the areas of the tract intersections to determine the weights, or the ratio between the area of the tract intersection and the overall area of the TIF district. For instance, if the tract intersection is one acre and the total area of the TIF district is 4 acres, the weight is 25 percent. Then, the weights were multiplied by the metrics to find the weighted value. Finally, all the weighted values are summed to find the weighted average of the metric being measured for the TIF district.

This is the most accurate approach because, in many cases, two neighboring tracts are vastly different. By finding the weighted averages, such differences are reflected proportionately. Therefore, outlier cases do not skew the results, especially if they come from a tract that occupies a small area of the TIF district. [Table 2](#) below shows how the weighted average for median household income was calculated for the 47th/King Drive TIF District.

DPD then calculated the difference as a percentage between the districts’ weighted averages and the citywide averages for each metric. Large differences in percentage – either positive or negative – indicate the weighted average is significantly different from the Chicago average. For example, a difference of -0.55 shows the weighted average is 55 percent less than the Chicago average. This methodology was used because it allowed DPD to create a stable basis for comparison across data points that may otherwise been an incongruent or unrelated comparison, such as between median home value and poverty rate.

Table 2: Weighted Average of Median Household Income for 47th/King TIF District

Tract	Area within TIF	Median Household Income	Weighted Value
3806	22.90%	\$25,455	\$5,829
3818	13.70%	\$46,813	\$6,413
3814	13.60%	\$34,300	\$4,664
8358	12.20%	\$79,868	\$9,743
8446	10.50%	\$54,565	\$5,729
3812	9.40%	\$44,757	\$4,207
8360	9.00%	\$77,292	\$6,956
3815	4.70%	\$23,288	\$1,094
3802	2.80%	\$25,167	\$704
3819	0.90%	\$58,803	\$529
Weighted Average²			\$45,916

The Socioeconomic Need Score was then calculated by adding the percentage differences for all ten metrics. In some cases, the metrics reflected a negative social condition – such as poverty rate – so was necessary to multiply this figure by -1. This allowed all the percentage differences to be added together regardless of whether they are a positive or negative indicator.

FINANCIAL CAPACITY SCORE

In addition to the socioeconomic indicators, DPD created a Financial Capacity Score to reflect the general financial health and overall use of funds in the expiring TIF districts. This was determined by two metrics: incremental property taxes generated by the TIF district in Tax Year 2023 and the total funding allocation of projects between 2019 and 2023. These criteria together identify a well-utilized TIF district that is able to fund economic development projects.

DPD took a similar approach to find the Financial Capacity Score as it did to find the Socioeconomic Need Score. The average incremental property tax revenue generated by all 122 TIF districts in Chicago was calculated. Then, DPD calculated the percentage difference between the 47 TIF districts’ revenue and the citywide average. These steps were repeated to find the percentage difference between the expiring TIF districts’ funding allocation and the citywide average. Ultimately, both percentage differences were added together to finalize the Financial Capacity Score with a higher score indicating a well-funded TIF district that successfully allocates its funding.

RESULTS AND RECOMMENDATIONS

To establish a final score and ranking for these districts, DPD simply combined the Socioeconomic Need Score and the Financial Capacity Score to create the final “Combined

² Several intersecting tracts with areas less than 0.1 percent were excluded from Table 2, but were included in the calculation.

Score.” The full list of all 47 TIF districts with their corresponding scores can be found as an attachment to this document. Ultimately, DPD recommends extending the TIF districts with Combined Scores ranked in the top one-third (in reverse order) as well as those that were previously approved for extension by the ILGA. This cutoff selected as the point where the maximum amount of TIF districts can be extended while ensuring enough expiring funds are made available to pay for the Bond.

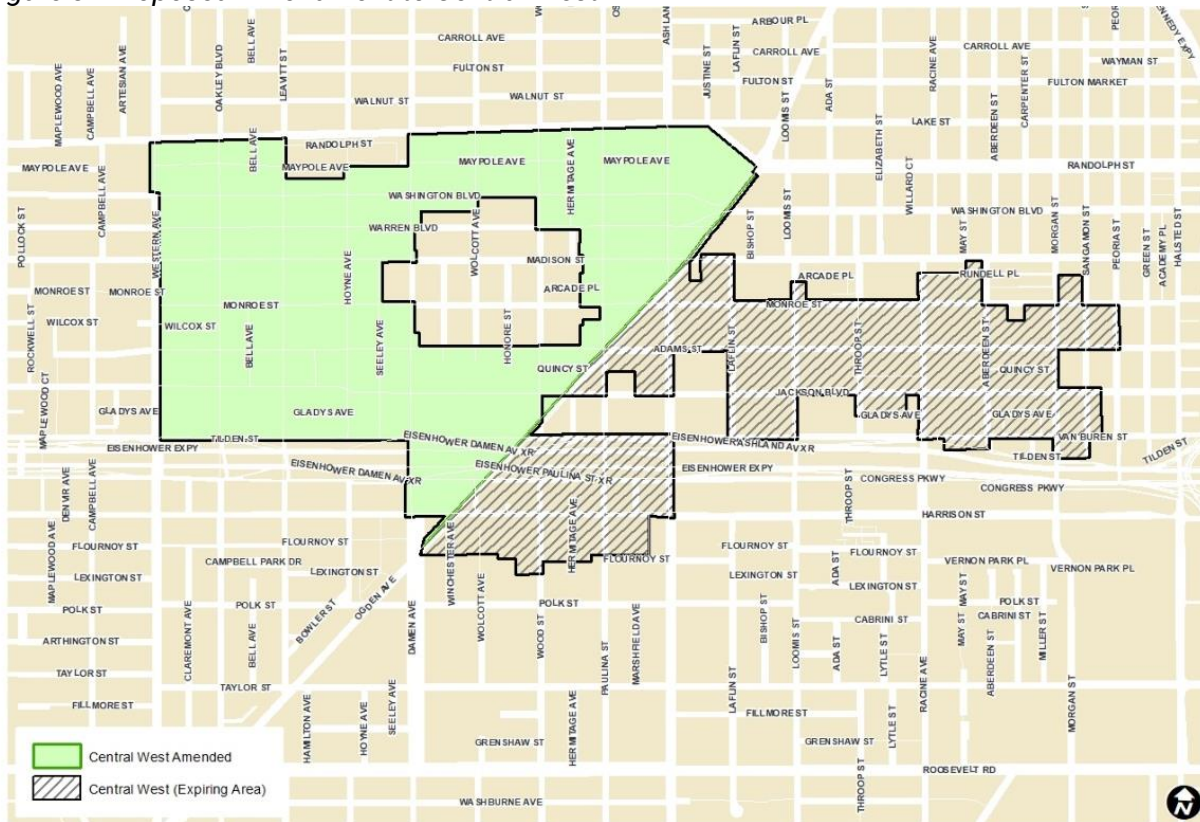
SPECIAL CASES

In three cases, DPD’s recommendations deviate from the overall rankings of the final score. For all three, there were special circumstances that DPD believed warranted not data analysis framework. Those are described below for each of the impacted TIF districts.

Central West

The Central West TIF district is unique in that it has two distinct areas that are roughly separated by Ogden Avenue. The eastern portion includes a number of high-value West Loop development sites; the western portion, however, contains areas of high need. Given that, DPD bifurcated this request for this analysis and considered the score for the current boundaries of the district as well as a score for the district with revised boundaries shown in [Figure 3](#). While the score for the current boundaries did not warrant an extension, the revised boundaries demonstrated a clear need. For that reason, DPD is recommending that Central West be extended but that it be reduced in size in order to allow the portions of the district within the West Loop to return their tax base to the general fund.

Figure 3: Proposed Amendment to Central West



Englewood Mall

Although it ranked second overall, DPD is not recommending that Englewood Mall be extended for a second time. Instead, DPD will seek to expand the Englewood Neighborhood TIF in order to absorb the eligible portions of the existing Englewood Mall into a single, larger TIF district. DPD believes this represents a better operational practice because it will not require continued porting from Englewood Neighborhood into Englewood Mall.

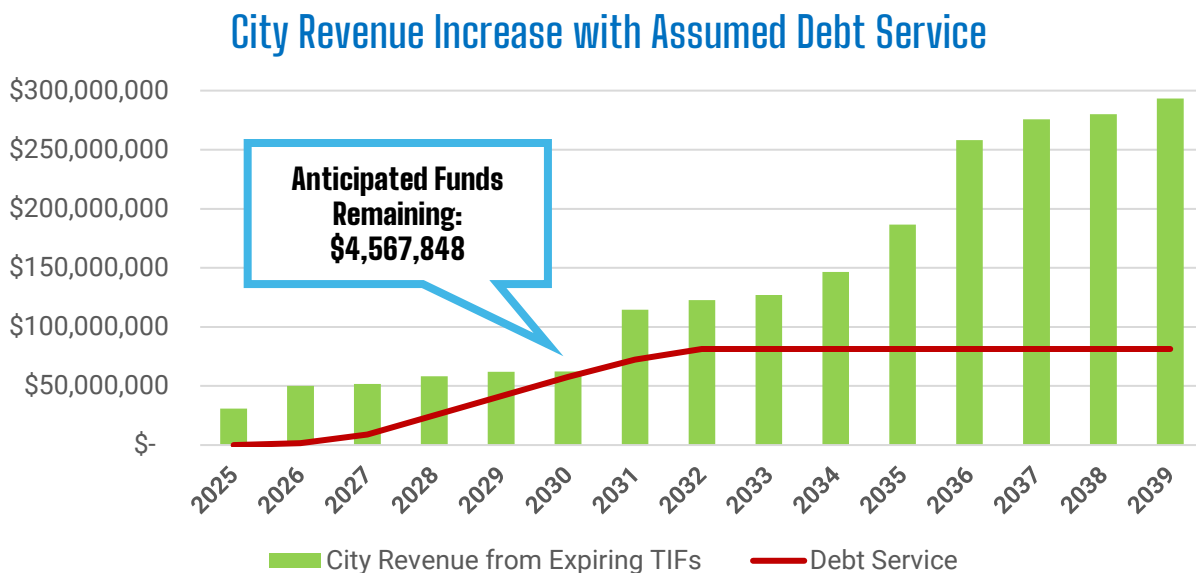
Wilson Yards

Despite scoring relatively highly, DPD is recommending that Wilson Yard not be extended. This is because the overall area has significantly improved since its designation in 2000 and it has now largely met the Redevelopment Plan's primary goal of redeveloping the CTA's former Wilson Yard site. The district also had a number of successful redevelopment projects in the past few years, including the Double Door Theater, the Chicago Market Co-op, and Sarah's on Sheridan. Additionally, Wilson Yards generates a high amount of incremental property taxes and those funds are needed to support the Bond. If the TIF remained in place, the estimated low point between returning IPT and estimated debt service would shrink to a little more than \$1.0 million – an unreasonably narrow margin of error. Given that, DPD believes that allowing the district to expire would result in the greatest impact to the City as a whole.

IMPACT ON THE HOUSING AND ECONOMIC DEVELOPMENT BOND

With the approval of the Bond, the City is responsible for paying \$1.25 billion of debt service with funds slated to come from expiring TIF districts. Given the anticipated expirations and return of TIF funds to the general levy, the narrowest gap between debt service and returning revenue occurs in 2030 (Figure 4 below). If no districts are extended, that gap is anticipated to be \$21.8 million. Under DPD's recommended extension plan, that gap would be less – a total of \$4.6 million in 2030 – but still an acceptable margin of error.

Figure 4: Revised Bond Fund Model with TIF Extension Recommendations



IMMEDIATE NEXT STEPS

Based on this analysis, DPD intends to advance the TIF districts identified in this document through the extension process.

Most immediately, that would involve seeking City Council approval of the extension of the eight TIF districts identified in [Table 3](#) below at the December 2024 meeting of City Council. Six of these districts have previously had extensions authorized by the ILGA; two districts – Central West and Lawrence/Broadway – still need an extension authorized by the ILGA. DPD is already in coordination with the Intergovernmental Affairs (IGA) staff in Springfield to ensure those items move forward.

Table 3, TIF Districts Recommended for Extension by City Council in December 2024

TIF District	Current Expiration Date	ILGA Authorization Approved
63rd/Pulaski	12/31/2024	Yes
Belmont/Central	12/31/2024	Yes
Central West	12/31/2024	No
Lake Calumet	12/31/2024	Yes
Lawrence/Kedzie	12/31/2024	Yes
South Chicago	12/31/2024	Yes
Englewood Neighborhood	12/31/2025	Yes
Lawrence/Broadway	12/31/2025	No

In 2025, DPD intends to utilize the framework and recommendations in this document to advance the extension of the remaining 10 TIF districts. This will require securing the approval for an extension from both the ILGA and City Council. It is expected that this will occur as a phased approach with three to five extensions being annually approved through the end of 2027.

DPD also intends to utilize this framework for TIF districts that expire in 2028 and beyond. Meaning DPD intends to maintain this framework but update it as new information is released or made available. This will allow DPD to establish a Combined Score for TIF districts that have not yet been evaluated.

APPENDIX

Exhibit 1: Scorecard and Extension Recommendations

Rank	TIF District	Recommendation	Census Score	Funding Score	Combined Score
1	Englewood Neighborhood*	Extend	-8.3	1.1	-9.4
2	Englewood Mall	Do Not Extend	-8.4	-0.2	-8.2
3	Chicago/Central Park	Extend	-5.3	2.5	-7.8
4	47th/King	Extend	-3.7	2.7	-6.4
5	Lake Calumet*	Extend	-5.1	1.0	-6.2
6	47th/Halsted	Extend	-5.1	0.9	-6.0
7	South Chicago*	Extend	-6.4	-1.1	-5.3
8	Commercial Avenue	Extend	-4.7	0.2	-4.9
9	87th/Cottage Grove	Extend	-6.0	-1.3	-4.7
10	47th/Ashland	Extend	-4.0	0.3	-4.3
11	Central West (Amended)	Extend	-2.3	1.9	-4.2
12	Avalon Park/South Shore	Extend	-4.1	-0.6	-3.5
13	Wilson Yard	Do Not Extend	-1.2	2.2	-3.4
14	Lawrence/Broadway	Extend	-1.3	1.8	-3.2
15	Roseland/Michigan	Extend	-5.5	-2.5	-3.0
16	119th/Halsted	Extend	-5.3	-2.7	-2.6
17	Belmont/Central*	ILGA Approval	-0.1	2.1	-2.1
18	53rd Street	Do Not Extend	0.0	1.8	-1.7
19	Lawrence/Kedzie*	ILGA Approval	0.7	2.4	-1.8
20	Sanitary & Ship Canal	Do Not Extend	-2.5	-0.9	-1.7
21	119th/I57	Do Not Extend	-2.7	-1.2	-1.6
-	Central West (Original)	-	1.9	3.5	-1.6
22	Fullerton/Milwaukee	Do Not Extend	1.8	3.1	-1.4

Rank	TIF District	Recommendation	Census Score	Funding Score	Combined Score
23	105th/Vincennes	Do Not Extend	-1.8	-1.2	-0.6
24	79th/Southwest Hwy	Do Not Extend	-1.2	-0.7	-0.5
25	51st/Archer	Do Not Extend	-0.5	-0.1	-0.4
26	63rd/Pulaski*	ILGA Approval	-0.3	-0.4	0.0
27	Midway Industrial	Do Not Extend	0.6	0.1	0.5
28	Humboldt Park	Do Not Extend	1.7	1.1	0.6
29	Lakefront	Do Not Extend	-2.7	-3.4	0.6
30	Diversey/Narragansett	Do Not Extend	1.8	0.5	1.3
31	Western Avenue North	Do Not Extend	4.2	2.8	1.3
32	Belmont/Cicero	Do Not Extend	-0.1	-1.4	1.3
33	Greater Southwest West	Do Not Extend	-0.5	-2.1	1.6
34	Lawrence/Pulaski	Do Not Extend	1.8	-0.2	2.0
35	Division/Homan*	ILGA Approval	1.6	-0.4	2.0
36	Cicero/Archer	Do Not Extend	-0.4	-2.5	2.1
37	Jefferson/Roosevelt	Do Not Extend	3.8	0.5	3.3
38	67th/Cicero	Do Not Extend	0.2	-3.3	3.4
39	Chicago/Kingsbury	Do Not Extend	6.5	2.5	4.0
40	Archer/Central	Do Not Extend	1.7	-2.4	4.2
41	West Irving Park	Do Not Extend	3.8	-0.4	4.2
42	Western Avenue South	Do Not Extend	8.0	2.6	5.3
43	River West	Do Not Extend	6.6	0.6	6.0
44	Peterson/Pulaski	Do Not Extend	5.6	-0.5	6.1
45	Michigan/Cermak	Do Not Extend	8.4	0.7	7.6
46	Edgewater/Ashland	Do Not Extend	5.3	-2.5	7.8
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38	67th/Cicero	Do Not Extend	0.2	-3.3	3.4
39	Chicago/Kingsbury	Do Not Extend	6.5	2.5	4.0
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43	River West	Do Not Extend	6.6	0.6	6.0
44	Peterson/Pulaski	Do Not Extend	5.6	-0.5	6.1
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***Extension previously approved by the ILGA**



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: **Kennedy Bartley**
Chief External Affairs Officer, Mayor’s Office

Date: 11/20/24

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-10 Lee (11) TIF Sunsets, Expansions, and New TIFs

The following information is provided in response to questions posed at our department’s hearing on 11/8/2024 to discuss the proposed 2025 budget.

Alder Lee asked for a list of TIF districts that are anticipated to expire at the end of 2024, including the anticipated amount of property taxes they will return to the City; TIF districts being expanded; or proposed new designation of TIF districts.

Information for each of these is provided below.

Pending Expirations with Estimated Funds Returned to the City

TIF District	Expiration	Estimated IPT Returned to the City
51st/Archer	12/31/2024	\$446,064
Archer/Central	12/31/2024	\$164,515
Belmont/Cicero	12/31/2024	\$401,039
Chicago/Kingsbury	12/31/2024	\$8,892,294
Cicero/Archer	12/31/2024	\$230,304
Greater Southwest West	12/31/2024	\$42,962
Jefferson/Roosevelt	12/31/2024	\$3,152,750
Midway Industrial	12/31/2024	\$1,110,198
Ohio/Wabash	12/31/2024	\$474,869
Peterson/Pulaski	12/31/2024	\$426,569
West Irving Park	12/31/2024	\$472,363
Western Avenue North	12/31/2024	\$3,300,612

TIF District	Expiration	Estimated IPT Returned to the City
Western Avenue South	12/31/2024	\$2,801,285
Total		\$21,915,824

Pending Expansions

Currently, DPD is only pursuing the expansion of two TIF districts: the Diversey/Chicago River and Pilsen TIF districts.

Planned Designations

DPD is not pursuing the designation of any new TIF districts at this time.

As always, please let me know if you have any further questions.



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

To: The Honorable Jason Ervin
Chairman, Committee on the Budget and Government Operations

From: Ciere Boatright
Commissioner
Department of Planning and Development

CC: Mayor's Office of Intergovernmental Affairs

Date: December 11, 2024

Re: Request for Information from Annual Appropriation Committee Hearing

ID#: 054-11 Taylor (20) DPD Efforts to Assist Residents with Becoming Developers

The following information is provided in response to a question posed after our department's hearing on 11/8/2024 to discuss the proposed 2025 budget.

Ald. Taylor asked what has the Department of Planning and Development done in the past year to increase opportunities to assist residents with becoming developers ready to work with the city of Chicago.

In terms of financial assistance, DPD is launching a bond-funded Pre-Development Grant program that is designed to advance projects that have strong conceptual ideas but lack pre-construction funding for architecture and related soft costs. Initial funding recipients are expected to be announced before the end of the year.

Additionally, DPD conducts extensive public outreach, including in-person engagement, in advance of Community Development Grant (CDG) application rounds. The outreach provides insight on submission requirements and related information that makes applications successful. Following project selections, DPD responds to all rejected applicants with denial details and provides contact information for staff that can help identify ways to improve future submissions. DPD also intends to publish an application guide for the CDG-M and CDG-L programs that further clarifies key components for successful applications.

To help businesses and entrepreneurs navigate departmental processes, DPD provides concept review meetings to provide input and feedback on early concepts. DPD staff also participate in outside events held to support emerging developers such as the Diverse Developers conference, Black Developers Summit, and DPD-led events such as City Civics Day.

In terms of City land being made available for emerging entrepreneurs, DPD in 2024 listed approximately 291 parcels for market rate development through the ChiBlockBuilder web portal. On October 1, 2024, DPD launched the Missing Middle Infill Housing initiative to sell 44 city-owned lots for \$1 each with up to \$150,000 of financial assistance per unit from the Housing and Economic Development Bond. For many of these CBB and Missing Middle land sale applications, residents and community organizations also can and have formed joint ventures with more experienced developers.

Eleven City and privately-owned parcels have been supported in recent years by DPD as POP! plazas, which provide opportunities for community gathering, passive recreation and community cohesion within highly designed public settings at strategic locations. DPD assistance includes \$500,000 in grant funding or more for design, construction, programming, and maintenance costs through partnerships with local development teams and artists.

As always, please let me know if you have any further questions.