



Lincoln Yards

Zoning and Tax Increment Financing



Rahm Emanuel
Mayor



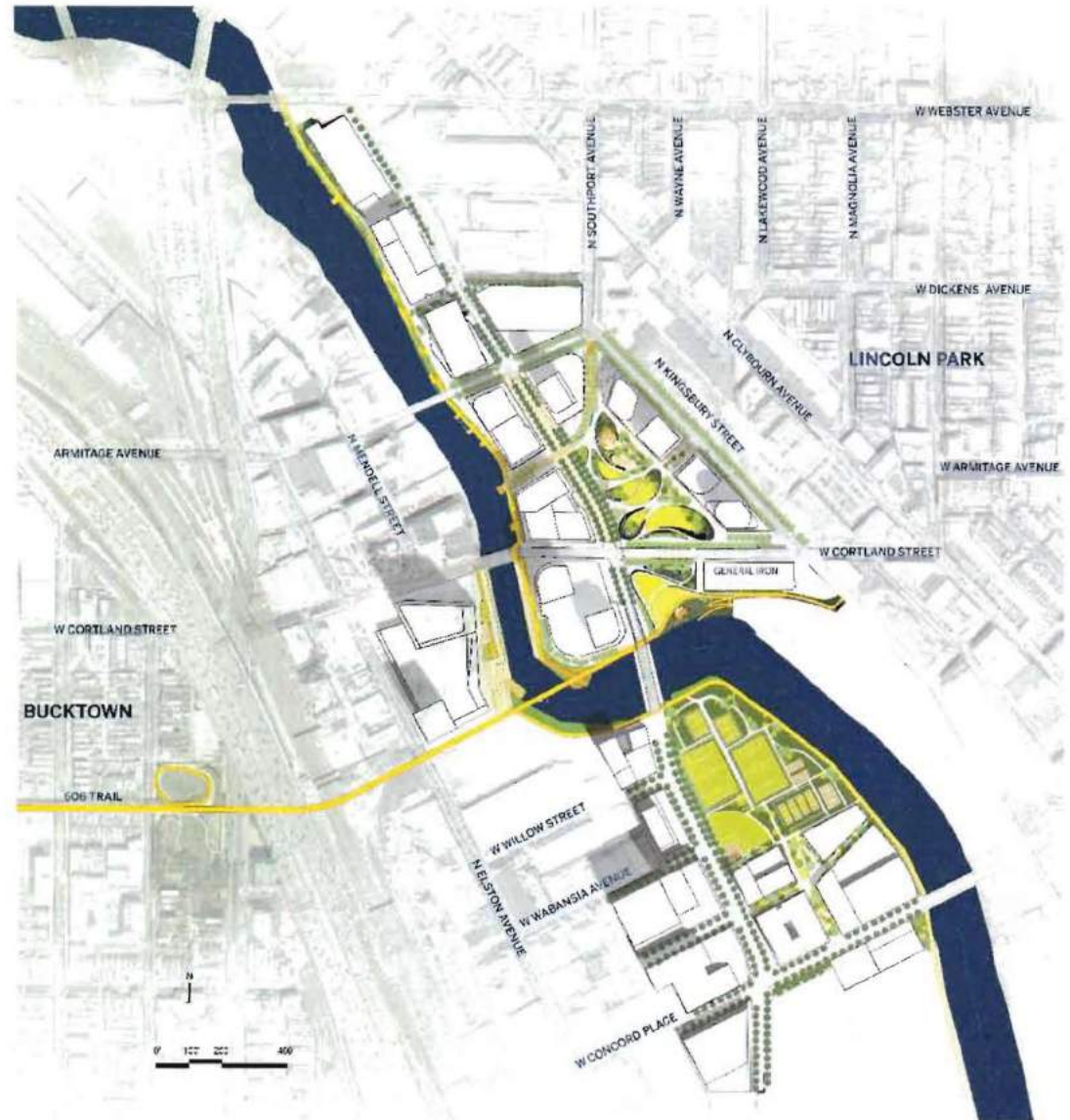
CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

David Reifman
Commissioner

Lincoln Yards is a proposed, \$6 billion private investment by Sterling Bay that would revitalize 54 acres of the 760-acre North Branch Industrial Corridor with a mix of commercial, retail and residential uses. The site is largely vacant today.

CITYWIDE BENEFITS

- 24,000 new permanent jobs
- 10,000+ new construction jobs with substantial M/WBE component
- Up to 1,200 new affordable housing units (20 percent of 6,000 units)
- 21+ acres of publicly accessible open space within PD
- One mile of new river trail
- \$64 million North Branch Corridor Bonus payment for local improvements
- \$56 million Industrial Corridor Fund for citywide projects



TIMELINE

Lincoln Yards, along with the guiding North Branch Framework Plan, have been subject to more than 60 public meetings attended by hundreds of stakeholders since May 2016. Key dates include:

May 2016 <ul style="list-style-type: none">• 2nd Ward North Branch Design Charette	March 2017 <ul style="list-style-type: none">• Two DPD Open Houses	February 2018 <ul style="list-style-type: none">• Sterling Bay acquires Fleet property	January 2019 <ul style="list-style-type: none">• Final LY Master Plan• Plan Commission Public Hearing
June 2016 <ul style="list-style-type: none">• Three DPD North Branch Framework Kick-offs	April 2017 <ul style="list-style-type: none">• Three DPD Open Houses• Wrightwood Neighbors Assoc. meeting	July 2018 <ul style="list-style-type: none">• LY Community Meeting• 2nd Ward community survey	February 2019 <ul style="list-style-type: none">• CDC Public Hearing
August 2016 <ul style="list-style-type: none">• DPD Initial Land-Use Assessments	May 2017 <ul style="list-style-type: none">• 2nd Ward CAC Meeting• Plan Commission Presentation	August 2018 <ul style="list-style-type: none">• North Branch Advisory Committee Meeting• 2nd Ward block meetings• Meetings with seven stakeholder groups	
September 2016 <ul style="list-style-type: none">• DPD Community Presentation	July 2017 <ul style="list-style-type: none">• NB Advisory Committee Meeting• CAC Meeting• Plan Commission Meeting• Committee on Zoning/Finance• City Council adopts zoning recommendations	October/November 2018 <ul style="list-style-type: none">• Meetings with seven stakeholder Groups	
December 2016 <ul style="list-style-type: none">• DPD Community Presentation		November 2018 <ul style="list-style-type: none">• LY Community Meeting	
February 2017 <ul style="list-style-type: none">• DPD Community Presentation			

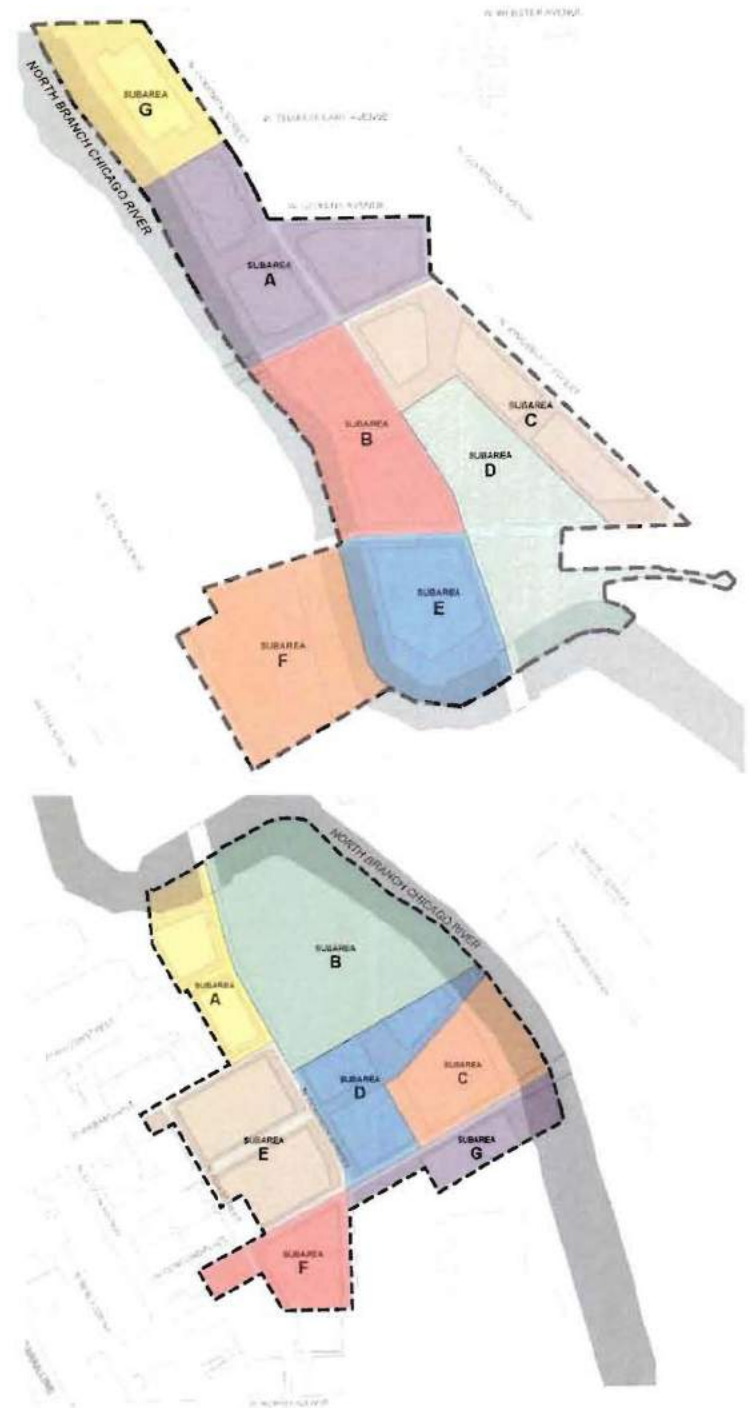
PLANNED DEVELOPMENT DESIGNATIONS

Lincoln Yards North

Total Planned Development		
Gross Site Area	1,855,105.66 sf	42.59 acres
Area of Public Rights-of-Way	482,445.57 sf*	11.08 acres*
Net Site Area	1,372,660.09 sf	31.51 acres
Maximum Dwelling Units	3,500 units	
Maximum FAR	6.5	

Lincoln Yards South

Total Planned Development		
Gross Site Area	1,371,766.82 sf	31.49 acres
Area of Public Rights-of-Way	429,902.21 sf*	9.87 acres*
Net Site Area	941,864.61 sf	21.62 acres
Maximum Dwelling Units	2,500 units	
Maximum FAR	6.5	



PARKS & OPEN SPACE

Total Park Space	11.18 acres
Lincoln Yards North Park	4.96 acres
North of Cortland Street	3.15 acres
South of Cortland Street	1.81 acres
Lincoln Yards South Park	6.22 acres
Hardscaped Open Space	6.27 acres
Riverwalk	3.55 acres
Total Parks and Open Space	21.00 acres (39%)

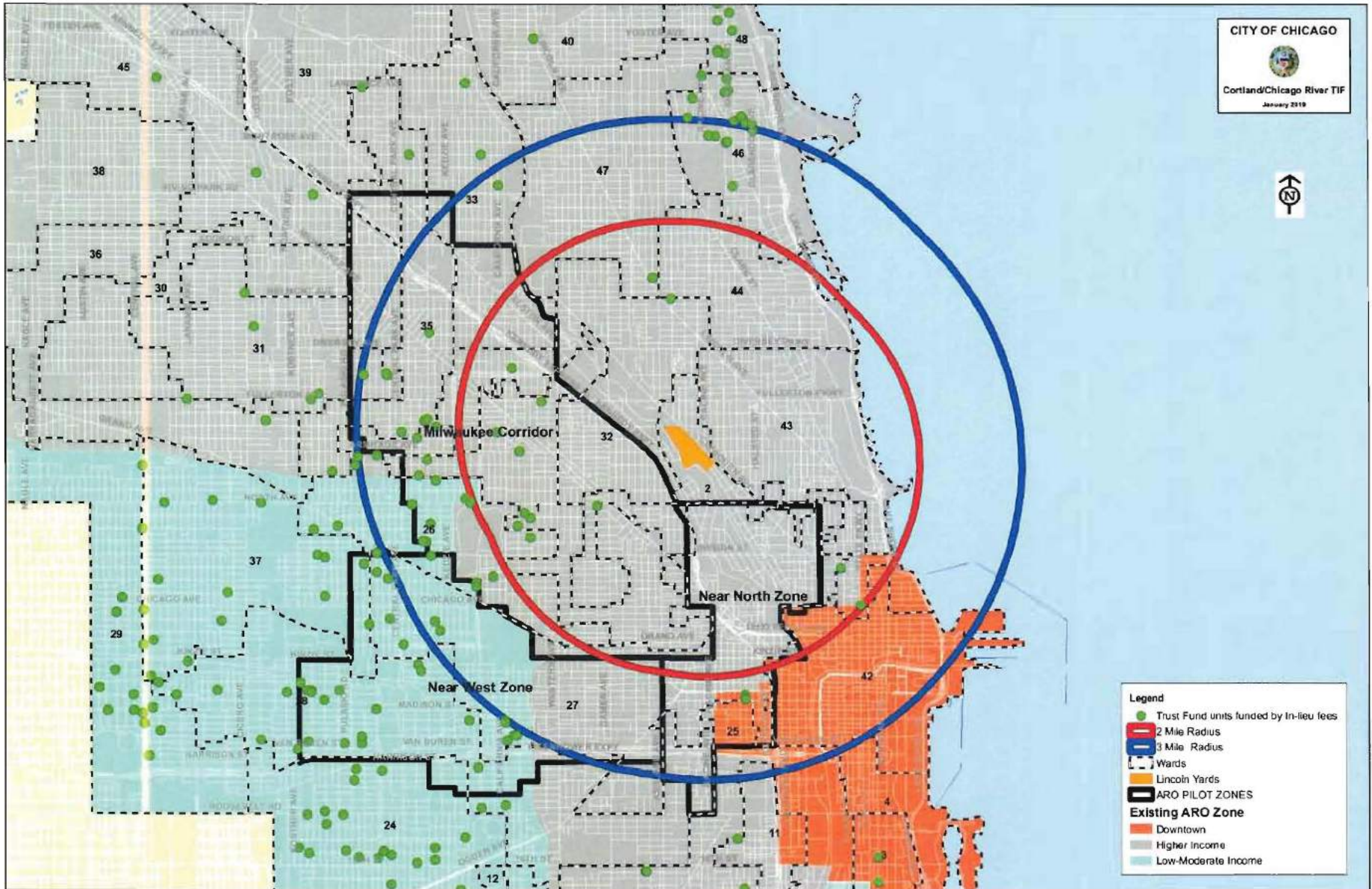


ENHANCED AFFORDABILITY REQUIREMENTS

Lincoln Yards is one of the largest on-site affordable housing commitments by a single project to date under the City's Affordable Requirements Ordinance (ARO).







	ARO Requirement	Original PD	Proposed Changes
On-Site	None required	At least 5% (300 units)	At least 10% (600 units)
Affordable Housing Opportunity Fund (AHOF) payment	Up to 15% (900 units) <ul style="list-style-type: none"> On-site; or Off-site within two miles; or AHOF in-lieu payment 	At least 5% (\$39 million) to AHOF <ul style="list-style-type: none"> 50% provides rental subsidies for households earning \$25,000/unit or less; 50% funds affordable units and programs via the Department of Housing 	
Flex	5% (300 units) required to be built <ul style="list-style-type: none"> On-site; OR Off-site within two (2) miles 	Up to 10% (600 units) <ul style="list-style-type: none"> On-site; or Off-site within three (3) miles; or AHOF payment 	Up to 5% (300 units) either: <ul style="list-style-type: none"> On-site; or Off-site within three (3) miles; or AHOF payment
Credits	None	None	<ul style="list-style-type: none"> Family-sized units Off-site units in affordable housing developments – for-sale units can be located anywhere in the City

OFF-SITE UNITS



CORTLAND/CHICAGO RIVER TIF

INITIAL PUBLIC INFRASTRUCTURE IMPROVEMENTS

	Elston/ Armitage Intersection	\$110 M
	New roadways	\$96 M
	New bridges	\$160 M
	Roadway Improvements	\$54 M
	606 Extension (partial, within TIF)	\$25 M
	Riverwall (50%)	\$45 M

TOTAL INFRASTRUCTURE (PRINCIPAL COSTS) \$490 M

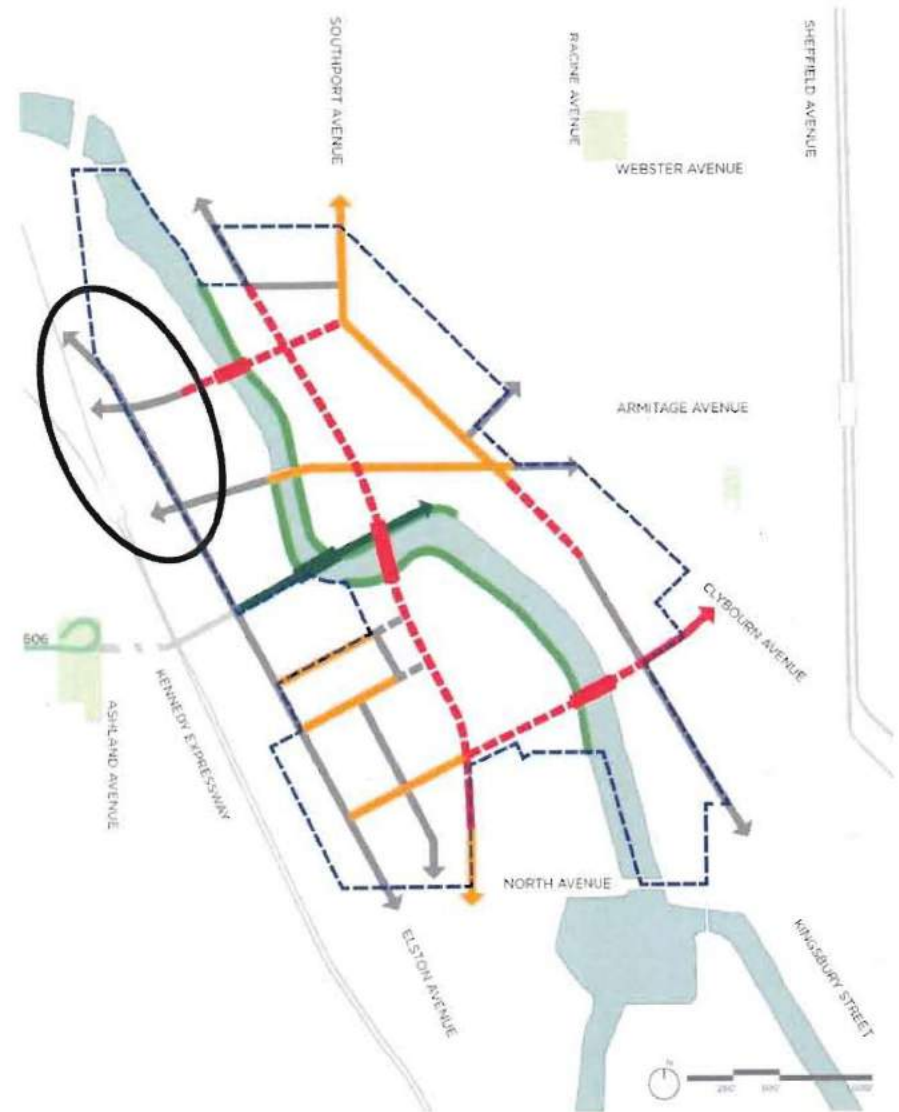
POTENTIAL FUTURE IMPROVEMENTS

Clybourn Metra Station

Transit Way

Public open space (not including 21 acres provided by Lincoln Yards PD)

Other public infrastructure and improvements



COMMUNITY-INITIATED UPDATES

Lincoln Yards has been modified in response to input by stakeholders and advocacy groups. Refinements are ongoing.

Affordable Housing

Lincoln Yard's 20% affordable housing obligation, or 1,200 units, was modified to double the amount of on-site units from 300 to 600. The obligation will also be fulfilled with 300 units within three miles and a \$39 million payment to the Affordable Housing Opportunity Fund.

Stadium

Proposed 20,000-seat soccer facility was eliminated at the request of area stakeholders. With its removal, public open space is now planned for 39% of the entire Lincoln Yards site.

Venues

A proposed entertainment district was eliminated to disperse potential venues throughout Lincoln Yards and establish capacity limits within each PD.

- Venue capacity in the north PD is limited to 3,000 people with a maximum individual capacity of 1,500.
- Venue capacity in the south PD is limited to 7,000 people with a maximum individual capacity of 1,500, except in sub-area C, which allows up to 4,500 people.

Height and Density

Since the project was initially proposed, more than 100 stories of building heights have been eliminated. Community discussions are continuing.



LINCOLN YARDS SUPPORTERS (to date)

African American Contractors Association

Black Contractors United

Black Contractors, Owners and Executives

Bickerdike Redevelopment Corp.

Brinshore

Business Leadership Council

Chatham Business Association

Chicago & Cook County Building & Construction Trades Council

Chicago Federation of Labor

Chicago Low-Income Housing Trust Fund

Chicago Metropolitan Housing Development Corp.

The Chicago Minority Supplier Development Council

Chicago Neighborhood Initiatives

Chicago United

Chicago Urban League

Chicago Women in Trades

Chicagoland Associated General Contractors

Community Investment Corp.

Concrete Contractors Association of Greater Chicago

Construction Industry Service Corp.

Enterprise Community Partners

Great Regions Organizing Committee

Great Lakes Regional Organizing Community

Illinois Housing Council

Illinois Road and Transportation Builders Association

Local 134 IBEW

Local 399 Operating Engineers

Local Core Labor Unions Living

Metropolitan Planning Council

Old Veteran Construction, Inc.

The LGBT Chamber of Illinois

The Women's Business Development Council

The Federation of Women Contractors

The Hispanic American Construction Industry Association

The Illinois Hispanic Chamber of Commerce

The Resurrection Project

United States Minority Contractors Association