



# TIFormation



January 2007

## University Selects Developer Team for 53rd & Harper

At the November 2006 53d St. TIF Advisory Council meeting Hank Webber, Vice President of Community Affairs and Government Relations for the University of Chicago announced the selection of Brinshore Development and Baum Brothers to redevelop the 53rd &

Harper property (*pictured at right*).

The proposed concept (*pictured below*) features the preservation of the 53rd Street façade and the construction of 15,000 SF of ground floor retail space, with the potential for additional 2nd

floor retail and/or office space.

Brinshore and Baum bring award winning experience in successful urban retail development projects.

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***“This represents a big, positive step in the establishment of 53rd Street as a retail and entertainment destination.”***

***Hank Webber,  
University of Chicago***

## Cleanslate on 53rd Street in 2007

***“Cleanslate is just what 53rd Street needs.”*** said Jane Comiskey (*pictured at left*), Co-chair of the Neighborhood and Business Environment Committee, after Eric Weinheimer, Cleanslate President, explained the **Cleanslate** program.

With approval to use TIF funds from the Department of Planning and Development and the Mayor’s

Office of Workforce Development, **Cleanslate** expects to begin work in Hyde Park in March 2007.

**Cleanslate** is a neighborhood beautification business that provides public way maintenance services to communities. **Cleanslate** establishes a positive presence on the street. Program participants are trained to greet 100 persons daily.

Perhaps more importantly, **Cleanslate** provides a bridge to permanent employment for at risk individuals through its on-the-job-training.

**Cleanslate** plans to expand its Chicago program to include South Shore in 2007 and will continue to service the Quad Communities, Illinois Medical District, Uptown and Auburn-Gresham.



## 53rd & Harper Redevelopment *(continued)*

**“Hyde Park is underrepresented in terms of destination retailers and there is significant unmet demand.”**

**David Baum, Baum Realty**

*(Continued from page 1)*

Brinshore/ Baum plan a high quality neighborhood retail destination for Hyde Park, with dining and fashion tenants. Recognizing that residents often leave the area for apparel shopping, they believe this development will give residents a new reason to shop on 53rd Street.

The development team

stressed their commitment to the inclusion of local and national retailers, sustainable design and minority participation.

Over the past several years the TIF Council has provided the University with valuable input on community process, the development objectives, scale and desired uses for the redevelopment of the 53rd & Harper property. Since 2001 when the University initially ac-

quired the property, the Council has provided a forum for public discussion of the site’s redevelopment.

The University will continue to update the Council on its progress and will also share its plans with the TIF Council’s Planning and Development Committee for review and comment.

Construction is scheduled to begin in July 2007 and be completed in 2008.



**Community leaders board buses for the tour of new mixed income communities in the 4th Ward.**

### This is Affordable Housing?

This past July, over 120 people toured the new mixed-income communities of the 4th Ward like Oakwood Shores, pictured at right.

Alderman Preckwinkle sponsored and organized the tour to educate community leaders about what constitutes affordable housing in 2006.

Tour participants discov-

ered that the ‘affordable’ units were indistinguishable from market rate units. Pat Wilcoxon, of Interfaith Open Communities said she is pleased that that the TIF Council recognizes that “affordable

housing is important to preserving the economic diversity of Hyde Park.”



### Eligible TIF Expenses

- **Public Works**
- **Rehabilitation**
- **Property Assembly**
- **Professional Services**
- **Relocation**
- **Job Training**
- **Day Care**
- **Interest Costs**

### What is the 53rd Street TIF District?

A TIF (Tax Increment Financing) district is a development finance tool used to stimulate development in a specific geographic area.

The incremental property tax revenues resulting from any new development and the tax revenues resulting from the appreciation of existing property values in the district, are available for use within the district.

The 53rd Street TIF

is unique for two distinct reasons:

**Governance:** A 13-person Advisory Council appointed by Alderman Toni Preckwinkle (4th Ward) serves as a community forum for all projects in the district.

**Public Purpose:** It was established with the primary purpose of using TIF revenues for public improvements to address:

- **Parking needs for 53rd Street, and**
- **Cantor Middle School’s expansion and renovation needs.**

The City of Chicago’s 2005 Annual Report for the 53rd St. TIF district indicates that the 53rd St. TIF has **\$1,719,838** available for TIF eligible expenses, as of the end of the 2005 calendar year.

# Introducing TED (Transportation Enhancement District)

The Parking Committee of the 53rd Street TIF Council chaired by Ilene Jo Reizner, has recommended the creation of a **Transportation Enhancement District (TED)** formerly known as PID (Parking Improvement District).

**TED** is an innovative tool that can help finance local programs, help manage the parking inventory and generate additional revenue for the City of Chicago.

Aldermen Preckwinkle (4th), Flores (1st) and Colon (35th) introduced a resolution to City Council that requests the Department of Planning and Development along with several other city agencies :

*"to develop and design a program for the establishment of pilot Transportation Enhancement Districts*

*(TEDs) in Hyde Park and Logan Square."*

### How would a TED work?

Within a geographically defined area, the City and the community agree to increase parking meter rates to stimulate more turnover in the spaces. The parking revenues are then *shared between the city and the local community.*

Communities can then use **TED** revenue to support and promote:

- Pedestrian mobility and safety,
- Public way maintenance, beautification and improvement,
- Use of alternative modes of transportation, and
- Parking facilities and

improvements.

In addition, the increase in curbside rates leads to the availability of more spaces for customers.

### Governance

Typically a local organization will work with the City and key stakeholders to establish a district, which will require City Council approval. Each TED will be locally managed by a Commission appointed by the Mayor. The Commission will develop an annual budget and program. It will contract with a local service provider for the implementation of the program.

### Next Steps

The TIF Council and the SECC will be meeting with property owners, businesses and residents to discuss potential uses of revenue.



***"TED presents a fortuitous opportunity to create more parking on 53rd St. and generate revenue for needed local programs "***

***Toni Preckwinkle,  
Alderman, 4th Ward***



## Committee Members Take to the Street

*"As soon as my awning went up, more customers came into the store."* said Kimberly Stampley, owner of **Stamp'lays Executive Salon**, 1371 E. 53rd St.

The brightly striped awning is exactly what caught the attention of the **Neighborhood and Business Environment Committee**, on their October walk-through of 53rd Street. Committee members entered **Stamp'lays** to discover a stylish salon that also features women's apparel and accessories.

James Poueymirou, President of the Hyde Park Chamber of Commerce and Committee member applauded Stampley's improvements because, **"It demonstrates that strategic enhancements to a store's appearance will**



**increase sales and foot traffic."**

The group surveyed each block of 53rd St. documenting maintenance and housekeeping issues to report to Alderman Preckwinkle's office for follow-up or to discuss with property owners. For example, committee members point out the lack of a tree grate and weeds in the picture to the left..



***Kimberly Stampley outside her shop at 1371 E. 53rd Street.***

*Photo by Marc Monaghan*

***Kudos to Hyde Park Bank for their award winning restoration of their main banking floor. Check it out!***

## 53rd Street Tax Increment Financing (TIF) District

c/o South East Chicago Commission  
 1511 East 53rd Street  
 Chicago, IL 60615  
 Phone: 773-324-6926 Fax: 773-324-6685  
[www.hydeparksecc.com](http://www.hydeparksecc.com)

### 53rd Street TIF Advisory Council

#### Council Members

Howard Males, Chair  
 Ilene Jo Reizner, Vice Chair  
 Ginny Vaske, Secretary  
 Andre Bromfeld  
 Jane Comiskey  
 Antoinette McAllister  
 Charles Newsome  
 Trushar Patel  
 Rod Sawyer  
 Steve Soble  
 Laurel Stradford  
 Chuck Thurow  
 Tony Wilkins

#### From the Chair:

*"The fruits of the TIF Council's labor will be visible in 2007 with the upcoming \$4 million renovation of the 53rd and 55th Street viaducts and the launching of the Cleanslate program."*

*Howard Males, Chair,  
 53rd St. TIF Council*

#### Council Operations

The 53rd St. TIF Council meets on the 2nd Monday of January, March, May, June, September and November at 7 PM at the Hyde Park Neighborhood Club. All meetings are open to the public. Council meeting Minutes are available from the SECC.

The Council works for the benefit of the community and welcomes the participation of residents and businesses. The Council has three standing committees: Parking, Planning & Development, and Streetscape.

For more information on TIF Council activities contact the SECC at 773-324-926.

#### Credits

**Special thanks** to the Hyde Park Neighborhood Club for generously making its facilities available to the 53rd St. TIF Council and to the SECC for its generous administrative support of the Council.

The South East Chicago Commission (SECC) provides technical and administrative support for all Council activities.

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