



## LITTLE ITALY LIBRARY AND TAYLOR STREET APARTMENTS PROJECT SUMMARY SHEET

<b>Project:</b>	Little Italy Library and Taylor Street Apartments, 1336-1346 W. Taylor Street		
<b>Ward / Ald. / CA:</b>	28th Ward / Alderman Jason Ervin / Near West Community Area		
<b>Owner / Developer:</b>	Taylor Street LA LLC / Related Midwest		
<b>Architect:</b>	SOM	<b>General Contractor:</b>	W.E. O'Neil
<b>Investor:</b>	Hudson Housing Capital	<b>Lender:</b>	BMO Harris
<b>Property Manager:</b>	Related Midwest		
<b>Construction Start:</b>	March 2018		
<b>Date:</b>	February 5, 2019		

**Project Narrative:** The Taylor Street Library and Apartments project is a mixed-use, mixed-income project located at the northwest corner of Taylor and Ada Streets in the Little Italy neighborhood. The first floor contains the new approximately 16,000 sq. ft. Little Italy Library. The library includes an early learning area for children, a YOUmedia Digital lab, and community meeting and study rooms. Taylor Street Apartments is comprised of 73 total residential units including 37 CHA units. The library opened in January 2019, the apartments will be completed in March 2019. The residential unit mix includes 46 one bedroom units and 27 two bedrooms. Related Midwest plans to provide up to 37 public housing units, 27 affordable units and 7 market rate units. The affordable units will be available to residents earning up to 60% AMI.

**Financing:**

Sources:

\$ 15,740,000	CHA Loan
\$ 7,000,000	TIF Loan
\$ 13,515,000	LIHTC Equity
\$ 1,200,000	Donation Tax Credit
\$ 565,000	Deferred Developer Fee/ Special Limited Partner/GP Capital Contribution

**Uses:**

\$ 29,650,000	Construction
\$ 5,555,000	Soft Costs
\$ 2,440,000	Developer Fee
\$ 375,000	Reserves

**Schedule:**

Construction start:	March 2018
Library completion:	January 2019
Residential completion expected:	March 2019



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## New Taylor Street Library Won't Be Built Without CHA Units, Developer Says

By Ariel Cheung (/www.dnainfo.com/chicago/about-us/our-team/editorial-team/ariel-cheung)  
 | August 9, 2017 8:57am

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New Renderings Revealed For Roosevelt Library Mixed-Use Building

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LITTLE ITALY — It's a question developer Jacques Sandberg has been asked since the CHA released its earliest plans to build a library at the base of a CHA apartment building on Taylor Street: Can't we just have a library?

In short? No way.

Sandberg and city officials laid out the financial reasoning behind plans for the new Roosevelt Library, which will anchor a seven-story mixed-income building for Chicago Housing Authority low-income renters, affordable housing and market-rate apartments, during a community meeting last week.

They also shared updated renderings of the project, which are still subject to change as developers consider the needs of the neighborhood, they said.

The library would be twice as large and both a draw for the community and a boon for the people who live above it, officials said.

But during a meeting packed with grumbling neighbors, some appeared convinced the project would spell trouble for Little Italy, as low-income tenants return to the area. Some neighbors worry that the project could cause crime to increase in the area and property values to plummet.



One person at the meeting asked how many people were opposed to the "monstrous" building, while others cheered at the proposition of selling off the land to private developers or asked about a name change for the library.

The planned building at 1350 W. Taylor St. is part of a massive redevelopment of the former ABLA public housing site (<https://www.dnainfo.com/chicago/20151217/little-italy/new-plan-for-stalled-roosevelt-square-could-transform-near-west-side>), now dubbed Roosevelt Square. The entire project will erect mixed-income apartments, town houses and other residential units, along with the proposed library and the Addams Park Sports Complex, where the razed homes once stood.



Redevelopment plans show the proposed layout of Roosevelt Square. [Skidmore, Owings & Merrill]

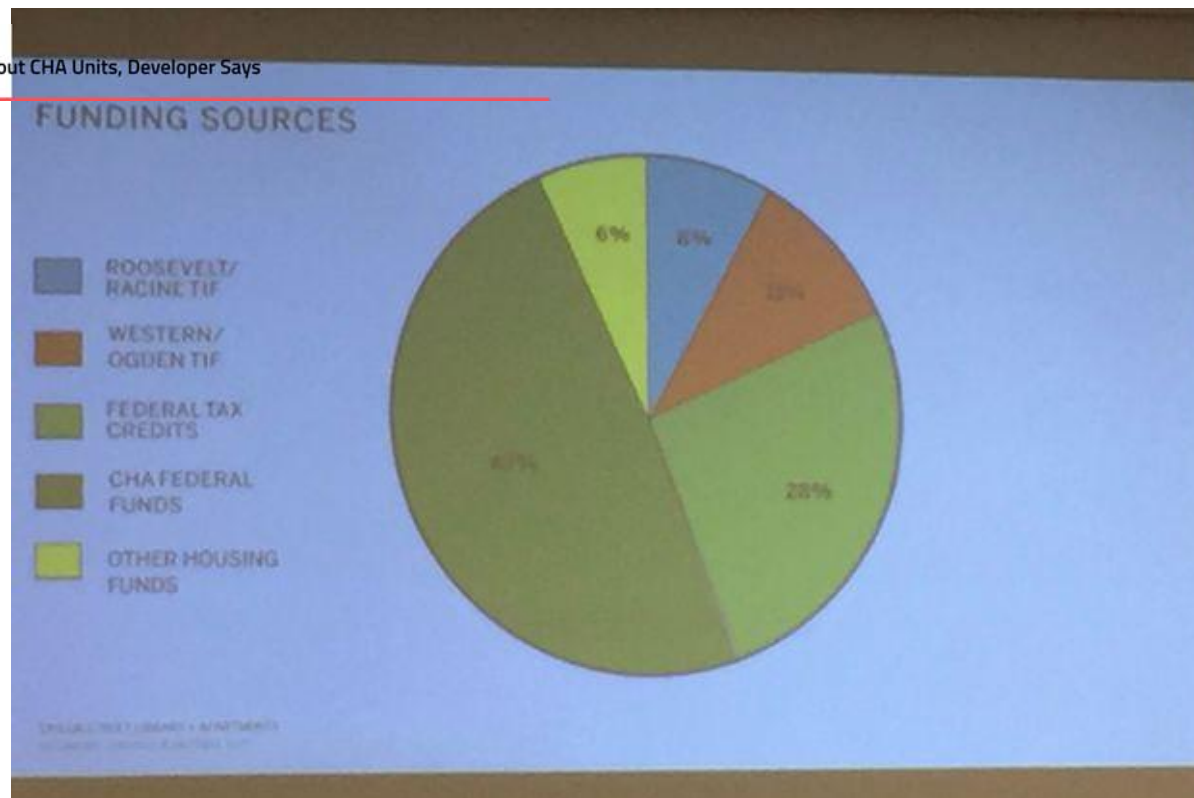
The city doesn't have enough money to build a standalone Roosevelt Library, said Sandberg, a developer with Related Midwest, the company that will also manage the property once it is complete.

"It would be impossible to build this library without it being a component of a mixed-use project," Sandberg said. "Chicago Public Library is not flush with cash, and the city is strapped, so really, we're looking at an empty bucket."

The 2015 Chinatown branch was built exclusively with \$20 million in tax-increment financing ([https://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/tax\\_increment\\_financingprogram.html](https://www.cityofchicago.org/city/en/depts/dcd/supp_info/tax_increment_financingprogram.html)), which siphons money from a district's property tax growth over a 23-year period to pay for infrastructure and other development in Chicago.

While Ald. Jason Ervin (28th) signed off on the use of two other pools of TIF money for the Roosevelt library, both accounted for about one-third of the financing needed to build it, officials said.

By adding the housing component, the project qualifies for money from federal tax credits, the U.S. Department of Housing and Urban Development and other government housing funds, Sandberg said. The money from HUD would provide half the needed funds for the project alone.



A chart breaking down the funding sources for the new Roosevelt Library, with 47 percent coming from federal funds for CHA, 28 percent from federal tax credits, 13 percent from the Western/Odgen tax-increment financing district, eight percent from the Roosevelt/Racine TIF district and six percent from other housing funds. [Skidmore, Owings & Merrill]

Officials did not say how much the Taylor Street site as a whole would cost, and CHA did not immediately have that number available upon request.

It also means the library pays nothing for the land, which is tangled up in 80 years of agreements between the city and federal housing department that make it very difficult to sell to private buyers, officials said.

There's also the issue of the city's court-ordered obligation to revive the public housing stock which once occupied many blocks of land both north and south of Roosevelt Road and which in part led to the creation of the CHA's 2000 Plan for Transformation (<http://www.thecha.org/about/plan-for-transformation/>).

Dennis O'Neill, executive director of Connecting4Communities (<https://connecting4communities.org>), said the requirement rendered renewed resistance to public housing in Roosevelt Square as largely "irrelevant."

"That [court] order cannot, in any appreciable way, be changed," O'Neill said. "Nothing can be done." He said if fewer low-income units are included in the library building, they will have to be replaced elsewhere in the project.

O'Neill, who also elaborated on the situation in a blog post (<https://connecting4communities.org/2017/07/31/28th-ward-community-meeting-new-roosevelt-branch-library-proposal/>), is in favor of the latest building design, and said he felt architects adequately responded to community concerns over preliminary renderings depicting a flat facade that would overshadow Taylor Street.

Architects have refined the initially "clunky" design of what began as a six-story building that project designer Brian Lee said "frankly, almost looks like a motel sitting on top of a nicely scaled library."



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 New Taylor Street Library Won't Be Built Without CHA Units, Developer Says



*Architects wanted to avoid the flat, shadow-casting facade from earlier renderings and create a more eye-appealing mass, as seen in this updated rendering. [Provided/Connecting4Communities]*

To keep from blocking sunlight and break up the flat facade, Lee and his firm set the upper levels back and raised the height to 73 feet with an additional story to compensate for the adjustment, although only five will be visible from the street, Lee said.

"It helps immeasurably to add more light, and it gives the library a strong presence," Lee said.

There will be 26 parking spaces for both the library and the housing. Nine are meant for library patron use, up from five at the existing library, said Andrea Telli, Chicago Public Library's assistant commissioner of neighborhood services.

To keep street parking freed up for neighbors, 25 spaces on Ada Street will become permit parking, Ervin said.

The 73 apartments above the new Roosevelt Library will be half CHA low-income housing, 40 percent affordable housing and 10 percent market-rate apartments.



*Architects wanted to avoid the flat, shadow-casting facade from earlier renderings and create a more eye-appealing mass, as seen in this updated rendering. [Provided/Connecting4Communities]*

That figure is part of the overall Roosevelt Square plan to have the total 2,941 units be split one-third each into CHA housing, affordable homes and market-rate residential units, although each building on its own is not tied to that exact breakdown.

All adults living in CHA low-income housing must be working 30 hours per week or enrolled in school. Applicants undergo criminal background and credit checks, Sanchez said.

"We go through a pretty elaborate screening process to make sure we're getting good folks," Sanchez said.

To qualify for an "affordable" housing unit, a person must make 60 percent or less of the area's median income if renting a home, or roughly \$33,000 for a two-person household. For a working family with two incomes, that rises to around \$40,000 per year.

During an at-times tense question-and-answer session, one person asked for a single example of a CHA project that coincided with a boost in the community. Tracy Sanchez of the Chicago Housing Authority managed to name two: new development where Cabrini-Green and Robert Taylor Homes once stood.

Both "had tremendous impact on the communities, with a number of success stories," Sanchez said. "Cabrini-Green used to be Skid Row, and today you have a thriving community and very tall, dense buildings."



Since the meeting, several residents have posted concerns on the Next Door website that the plans could result in an increase in crime in the neighborhood and hurt property values. Others started a petition asking for a delay in approving the plans for the building.

The petition requests that approval of the project "be postponed until the community has an opportunity to understand what plans CHA has for the area and an opportunity to present alternatives."

The Roosevelt Library will be one of three co-located libraries placed inside CHA mixed-income housing developments that Mayor Rahm Emanuel announced in October 2016 ([https://www.cityofchicago.org/city/en/depts/mayor/press\\_room/press\\_releases/2016/october/Co-Located-Housing-and-New-Libraries.html](https://www.cityofchicago.org/city/en/depts/mayor/press_room/press_releases/2016/october/Co-Located-Housing-and-New-Libraries.html)).

Along with senior housing in West Ridge (<https://www.dnainfo.com/chicago/20170628/west-ridge/west-ridge-library-cha-senior-housing-building-chicago-housing-authoritie-perkins-will>) and a new Independence Library anchoring a mixed-income development in Irving Park (<https://www.dnainfo.com/chicago/20170519/irving-park/race-is-on-build-independence-library-before-funding-door-slams-shut>), the three CHA buildings will be among the first in the nation to co-locate public housing with other municipal facilities.

"Libraries play a vital role in making knowledge and learning accessible, as well as offer a common space where the community comes together," said library Commissioner Brian Bannon. "Partnering with CHA is an innovative approach that better positions both of us to build a stronger foundation for our communities."

In the fall, Related Midwest will break ground on 50 market-rate, family-sized town houses (<https://www.dnainfo.com/chicago/20170607/little-italy/roosevelt-square-cha-massive-development-50-townhomes>) on West Grenshaw Street between South Loomis and South Lytle as part of the Roosevelt Square redevelopment, which was first announced in 2000 and later updated in January 2016.



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Work will begin this fall on Roosevelt Square town houses, which will all be leased at market rate. [Skidmore, Owings & Merrill]

The new town homes will be the first market-rate units developed in Roosevelt Square since 2005-2006, when the housing market crashed.

**RELATED: 50 New Homes Will Restart Huge Project On Near West Side**

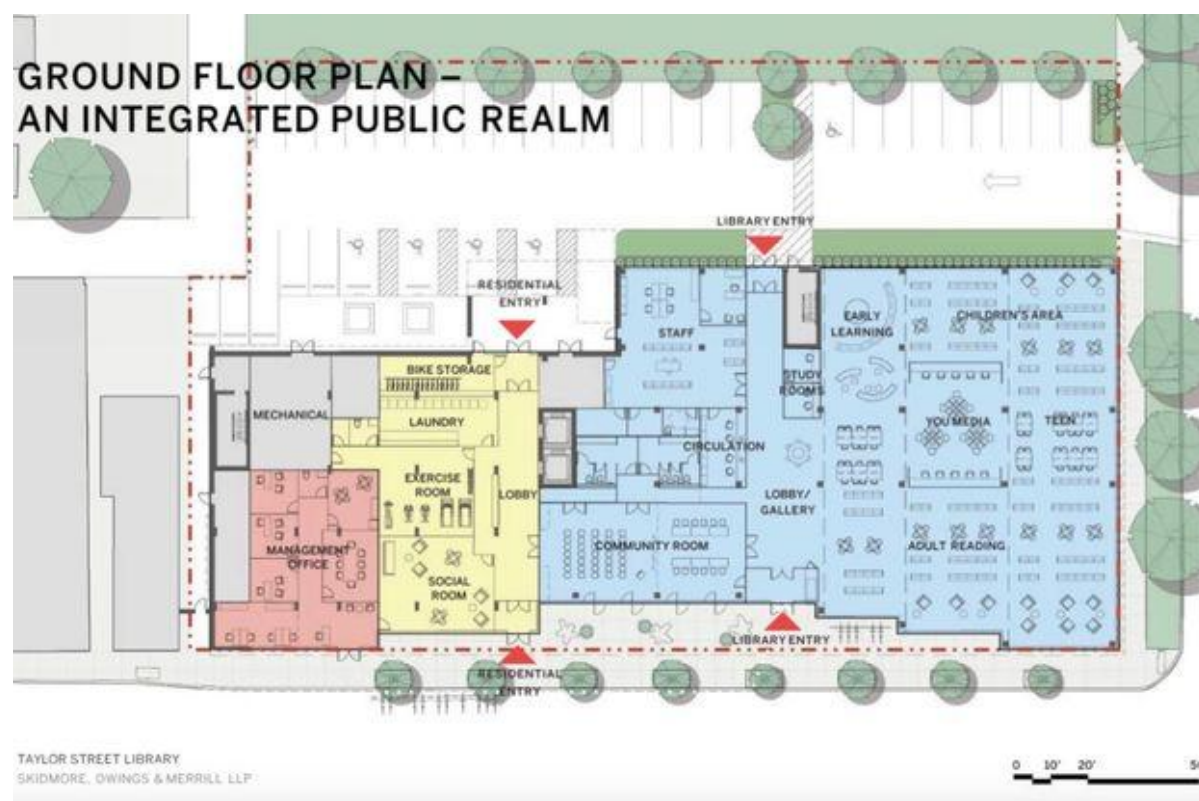
(<https://www.dnainfo.com/chicago/20170607/little-italy/roosevelt-square-cha-massive-development-50-townhomes>)

As for the library, it will be twice as large as the current Roosevelt Library, which is 7,000 square feet and housed inside a former bank building, Telli said.

Telli's mother and grandmother grew up on Taylor Street, which she said added a sentimental element to her work on the new Roosevelt Library.

The proposed library would have community and study rooms, a children's area, a media center for teenagers and a brand-new \$300,000 collection on its opening day, Telli said.

"We wanted to get away from this idea of a library as shelves, shelves, shelves and some cafeteria-style tables," Telli said.



The proposed layout for the library. [Provided/Connecting4Communities]

Reading nooks are tucked away all around the new library, "where people can be surrounded and enveloped by books," she said.



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The teen area in particular is meant to become somewhat of a second home for teenagers, who will be able to play video games or test out 3D printers and vinyl cutters before getting to homework or some light reading.



Preliminary concept designs for the new Roosevelt Library, which will continue to adapt with community input, officials said. [Provided/Connecting4Communities]

Telli drew comparisons to the Chinatown branch, which opened in 2015 and was named one of the most beautiful libraries in the world (<https://www.wired.com/2016/09/settle-10-beautiful-libraries-earth/>). Like in Chinatown, the Roosevelt Library will have art and design elements to reflect its location in Little Italy.

After the Community Development Commission approved the land use Tuesday, officials hope to see the proposal move through City Council by late fall, they said.

**Chicago DPD**  
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CDC approves plan to build a @theCHAtweets @chipublib joint project at 1328-50 W. Taylor that includes \$7 million in tax increment financing

6 3:05 PM - Aug 8, 2017

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Recommended





City officials opened the new Little Italy library branch at 1336 W. Taylor St. Tuesday.

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# New Little Italy Library Branch With CHA Housing 'The Renaissance Of Taylor Street,' Ald. Ervin Says (PHOTOS)

The building — which sparked controversy in the neighborhood when it was announced — will include a mix of CHA affordable and market-rate apartments.

PHOTOGRAPH BY MAURICIO PEÑA



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Pilsen, Little Village and West Loop reporter [mauricio@blockclubchi.org](mailto:mauricio@blockclubchi.org)

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LITTLE ITALY — A new joint library and public housing development in Little Italy — a project that sparked controversy in the neighborhood — is being hailed as “the renaissance of Taylor Street” by Ald. Jason Ervin (28th).



Ervin joined Mayor Rahm Emanuel and other city officials to unveil the new neighborhood library Tuesday afternoon in Little Italy library branch at 1336 W. Taylor St.

“Taylor [Street] has had its challenges, but this library will bring the people, the foot traffic,” Ervin said. “I look and see some of the businesses that have shuttered, and I think this library will be the key point that will turn things around.”

The single-level library will be topped with the Taylor Street Apartments, a 73-unit apartment development — 37 units of which will be set aside for the Chicago Housing Authority, 29 will be affordable units and seven will be market-rate units.

The Taylor Street Apartments are expected to open this spring. The entire building is seven stories tall.

The new library includes a children’s area and a YOUmedia space, which will allow teens to learn digital design, music and recording, and 3-D technology.



The new Taylor Street library includes a children’s area and a YOUmedia space.

**MAURICIO PEÑA/ BLOCK CLUB CHICAGO**

In a statement, Mayor Rahm Emanuel said the city was “breaking the mold and uniting the strengths of our neighborhood libraries” with accessible affordable housing.

“Bringing ...world-class libraries together with housing builds strong neighborhoods and provides a place for all community residents to gather, share and succeed,” Emanuel said.

Emanuel said leaders from other cities like Houston and New York City have taken note of Chicago’s combination library-affordable housing developments and are attempting to replicate the concept.

The mayor said the concept for a multi-use development like the Taylor Street came after a library in Back of the Yards burned down, and a new neighborhood library in that neighborhood was built on the first floor of a high school.

City officials [first announced plans](#) to build a new Taylor Street library in 2017. The inclusion of CHA housing in the development was controversial, and some residents complained that the development would spell trouble for Little Italy, as low-income tenants returned to the area.

At a community meeting in August 2017, [some neighbors said that the project](#) could cause crime to increase in the area and property values to plummet. And more 560 neighbors signed a petition asking the city to delay votes on the project so their concerns over the height of the building, breakdown of the mixed-income housing units and parking could be heard.

At the time, the library's developer said it would be impossible to build the library without the housing.

The [project was approved](#) later than year.



The new Taylor Street library includes a children's area and a YOUmedia space.

**MAURICIO PEÑA/ BLOCK CLUB CHICAGO**

Little Italy's library was previously located at 1101 W. Taylor St.

The Taylor Street library designed by Skidmore, Owings and Merrill (SOM) and built through a partnership with the Chicago Housing Authority, Related Midwest and the Bowa Construction Group.

City officials also cut the ribbon [at the Independence Branch Library in Irving Park](#) Tuesday. The two libraries are among three libraries that were developed jointly by Chicago Public Libraries and the Chicago Housing Authority that includes affordable housing and a branch library.



The city is currently constructing a similar library and affordable housing development at 6800 N. Western Ave. in West Ridge. That project is expected to be completed this year.



The new Little Italy library is located at 1336 W. Taylor St.  
**MAURICIO PEÑA/ BLOCK CLUB CHICAGO**

Calling it a “historic day,” Chicago Housing Authority CEO Eugene Jones Jr. said they looked “forward to the opening of the apartments soon.”

“Our investment in these innovative developments will serve neighborhood residents well for years to come,” Jones said.

Library Commissioner Bannon said joint library and affordable housing development represented the “future of how we should be thinking about investment in neighborhoods, investment in communities, and doing those investments through our public libraries.”

The Little Italy Branch is open Monday and Wednesday from noon-8 p.m., Tuesday and Thursday from 10 a.m.-6 p.m., and Friday and Saturday from 9 a.m.-5 p.m.



Inside the new Taylor Street library.