



CITY OF CHICAGO • OFFICE OF THE MAYOR



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CALUMET HEIGHTS DINER GETS COOKING THROUGH NEIGHBORHOOD OPPORTUNITY FUND

Chicago's first Huddle House family restaurant will be developed in Calumet Heights through a \$1.1 million Neighborhood Opportunity Fund grant approved by City Council today.

The funds will be used by American Airwan Land LLC to build a one-story, 3,300-square-foot diner at 9401 S. Stony Island Ave. The \$2.9 million project creates up to 80 permanent and 50 construction jobs. The grant will be used to pay for development costs and local hiring efforts.

Huddle House was founded in 1964 in Decatur, GA, as a place for community members to gather and "huddle up" for a meal. The 24-hour chain serves freshly prepared, home-style food at more than 400 restaurants in 24 states.

The Neighborhood Opportunity Fund uses zoning fees from downtown construction projects to provide grants that support neighborhood commercial corridors on the South, Southwest, and West sides. Projects with grant amounts exceeding \$250,000 require City Council approval.

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LAND SALE WILL SUPPORT EXPANSION OF EL PASEO COMMUNITY GARDEN IN PILSEN

The El Paseo Community Garden in Pilsen will be expanded through a City-owned land sale approved by City Council today.

Located along the Sangamon Street right-of-way between Cullerton and 21st streets, the garden will be expanded onto approximately .5 acres of adjacent land at 947 W.



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Cullerton Ave. The land will be sold for \$1 to the NeighborSpace land trust, which will own the property and provide liability insurance for local gardeners.

Planted in 2009, the garden includes raised beds, an apiary, native plantings and room for community activities. It's located adjacent to the El Paseo trail, which is a planned pedestrian promenade that would connect the Pilsen and Little Village neighborhoods along a largely abandoned, at-grade, rail right-of-way.

A community-led planning process will help to design and build-out the garden over the next three years.

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LAND SALE TO SUPPORT NEW SCAFFOLDING COMPANY HQ IN NORTH LAWNDALE

The development of a new, 12,750-square-foot scaffolding company headquarters in the Roosevelt Cicero Industrial Corridor will be supported through a City-owned land sale approved by City Council today.

The vacant 1.5-acre site at 1319 S. Kilbourn Ave. will be sold to United Scaffolding Inc. for its appraised value of \$325,000 to facilitate construction of the \$1.1 million facility.

The headquarters will include a 2,400-square-foot, two-story office building, a 10,400-square-foot warehouse, and outdoor storage space. The project is expected to create 10 new permanent jobs while retaining 15 current positions that will be consolidated on site.

Vacant since 1951, the property has been owned by the City since 1999.

Founded in 2014, United Scaffolding rents and installs scaffolding, protection canopies, safety netting and other systems for a variety of worksite needs.

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LAND SALE WILL SUPPORT NEW AUBURN PARK METRA STATION

Parking and grand entry facilities for the planned Auburn Gresham Metra station will move forward through real estate transactions approved by City Council today.



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Planned for land adjacent to the station on the 600 block of West 79th Street, the facilities will be constructed through the assembly of three separate properties: .51 acres of private land for which the City will reimburse Metra \$51,700 for acquisition costs; .61 acres of City-owned land that will be sold to Metra for \$10; and a portion of South Lowe Street that will be vacated and combined with the other parcels.

The \$30 million station along Metra's Rock Island line will also include a boarding platform, benches, warming shelter, elevators, and other passenger amenities.

The station is expected to be completed in 2022.

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LANDMARK STATUS APPROVED FOR EAST SIDE SCHLITZ BREWERY TIED HOUSE

The 113-year-old former Schlitz brewery-tied house on the East Side was designated an official Chicago landmark by City Council today.

The Queen Anne and Tudor Revival-style structure at 9401 S. Ewing Ave. conveys the economic prominence of the U.S. brewery industry at the turn of the last century, including tied houses that primarily sold a brewer's exclusive brands. The Joseph Schlitz Brewing Co. was the most prolific builder of tied houses in Chicago, constructing at least 57 taverns from the 1890s to the early 1900s.

Designed by architect Charles Thisslew, the two-story structure is characterized by face brick, limestone accents, a metal cornice, flagstone masonry and a terra cotta Schlitz globe insignia in its facade.

The designation will protect the building's exterior features from demolition or significant alteration. It is the 10th tied house landmark in Chicago.

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ZONING UPDATE WILL ENHANCE SPECIAL CHARACTER OVERLAY DISTRICTS

Updates to the City's Special Character Overlay District ordinance will improve how design guidelines are created and implemented for architecturally unique neighborhoods, under a zoning text amendment approved by City Council today.



Special Character Overlay Districts are intended to enhance and preserve the unique physical character of properties within their boundaries, which are identified as overlays on the City's zoning map.

The ordinance improvements include new processes to create design standards that reflect and complement the physical features of a district. The improvements also require more information to be provided to the public about the potential visual impact of proposed projects prior to their construction.

The design standards for future overlay districts will be developed in conjunction with residents and property owners.

The City's 14 existing overlay districts will not be impacted by the guidelines.

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LAND ACQUISITION PROCESS AUTHORIZED FOR HISTORIC LARAMIE STATE BANK BUILDING AND ADJACENT LAND IN AUSTIN

The City Council today approved the City's acquisition authority for eight privately-owned parcels of land to support the mixed-use revitalization of a key Austin intersection.

The .79-acre site at the northwest corner of Chicago and Laramie avenues includes five vacant lots: a vacant, one-story building; and the 14,340 square-foot Laramie State Bank Building, a designated Chicago landmark.

The Department of Planning and Development (DPD) issued a request for proposals (RFP) to redevelop the site in August. The chosen respondent to the RFP will fund the site's acquisition costs. The City's acquisition authority would only be utilized in the event a selected developer is unable to finalize a purchase agreement with the site's private owners.

The Community Development Commission approved the City's acquisition authority this summer as part of the INVEST South/West initiative.

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