



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**18 NEW HOUSING UNITS, INCLUDING TOWNHOMES AND CONDOMINIUMS  
APPROVED FOR WOODLAWN**

City Council today passed an amendment to a Redevelopment Agreement (RDA) with KMW Communities, LLC that will provide 18 units of new housing units would in the Woodlawn community. The amended RDA allows for the establishment of an environmental escrow to cover the costs for the removal of an underground fuel tank and remediation to make way for the construction of 14 new townhomes in the 6200 block of South Woodlawn for Phase 3 of the redevelopment, one of which will be affordable through the Chicago Community Land Trust (CCLT). The amended RDA also outlines the sale of parcels for a four-unit condominium building for Phase 4 by the developer.

Environmental Scans for the parcels indicate a high probability that the site contains a buried fuel tank dating back to the 1920s when the site contained a hotel. Cost of remediation is the equivalent of the sales price, with remediation on the vacant City-owned land necessary for any new development on the site which has been in various states of vacancy since 1984. Through the amended RDA the sales proceeds, \$188,500, will be placed in an escrow account and the cost of the tank removal and remediation to be paid from the account. The estimated cost for tank removal and remediation and other measures to ensure that the site is not contaminated is \$184,500. Any remaining funds will be transferred to the general fund, and any cost for removal and remediation above the sales price will be the responsibility of the developer.

KMW Communities, LLC constructed nine new single-family homes as part of phases 1 and 2. 14 new townhomes will be constructed in Phase 3, and an additional four-unit condominium building will be built in Phase 4. This would account for a total of 27 new housing units to the Woodlawn Community.

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