



OFFICE OF THE MAYOR
CITY OF CHICAGO

FOR IMMEDIATE RELEASE

November 5, 2014

Mayor's Press Office
(312) 744-3334
press@cityofchicago.org

Department Planning and Development (DPD)
(312) 744-9267

TIF, Land Transfer Would Support Morgan Park-Beverly Sports Center

Financing for an \$18.2 million ice rink and gymnastics complex in Morgan Park would be finalized through a Tax Increment Financing (TIF) and land sale proposal introduced to City Council today by Mayor Rahm Emanuel.

Under construction at 11505 S. Western Ave., the Morgan Park-Beverly Sports Center is planned to include 64,000 square feet of space for recreational, club level, and competitive athletes of all ages. TIF assistance in the amount of \$10 million would be allocated toward its development cost.

"The Morgan Park- Beverly Sports Center will provide a much needed recreational resource on the Far South Side and provide year-long opportunities for athletes and patrons to polish their skills and enjoy physical activity," Mayor Emanuel said.

The ice rink will offer competitive hockey, figure and recreational skating and include bleacher seating for 850 spectators. The gymnastics center will provide space for training and USA Gymnastics-sanctioned competitions for youth and adults. Amenities will include skate rentals, concession areas, meeting and party rooms, viewing areas, offices, restrooms, team locker rooms and parking.

"We've been working for a long time on this project, which will serve as a tremendous community asset," said Alderman Matt O'Shea. "This is a great example of government coming together to meet the needs of the people we serve; this investment will benefit current and future generations of children."

A portion of 115th Street east of Western Avenue was vacated and combined with two parcels of adjacent, City-owned land to accommodate the complex. The parcels would be formally sold to the Park District for \$1 each.

Additional project funding includes a \$4.2 million grant from the State of Illinois and \$4 million from the Park District.

The facility is being planned as the second indoor ice rink and ninth gymnastic facility operated by the Park District. Construction could be completed in 2015.

#

South Side Fire Station Would be Converted into Culinary Business Incubator

A former fire station in Grand Boulevard would be sold and converted into a food business incubator through a proposal introduced today to City Council by Mayor Rahm Emanuel.

Sparks Shared Kitchen LLC would purchase and renovate the vacant, two-story structure at 4005 S. Dearborn St. as a shared commercial kitchen that provides mentoring services to start-up food businesses.

The first floor of the 2,600-square-foot building would be rehabilitated as a main cooking and production room. The second floor would house additional production spaces, a dining and presentation room, walk-in freezer, and offices. Total project cost is estimated at \$725,000.

Built in the 1930s by the Chicago Fire Department for Engine Co. 16, the masonry building closed in 2012 after a new, larger fire station was constructed nearby. Appraised at \$60,000, the property would be sold for \$15,000.

The Department of Planning and Development (DPD) issued a request for proposals (RFP) for the structure earlier this year. Six proposals were received, primarily for residential and commercial uses.

Sparks' current Grand Boulevard facility provides production and support space for 60 full- and part-time employees affiliated with mostly minority and women-owned businesses. The new location would increase capacity for another 40 full- and part-time workers.

#

Mayor Emanuel, Alderman Hairston Propose Land Acquisition for South Side Retail Complex

Mayor Emanuel and Alderman Leslie Hairston today introduced a measure that would approve authority for the City of Chicago to begin the process of taking ownership of a South Shore shopping center under a land acquisition proposal.

The retail center, a 113,000-square-foot Jeffrey Plaza shopping center at 2101 E. 71st St. In the South Shore neighborhood includes a 64,000-square-foot space vacated by Dominick's grocery store in December 2013. The vacant store is the last remaining of the Chicago stores vacated when the company closed its stores. Acquisition by the City is part of a proactive effort to find a new grocer for the location and bring fresh and healthy food options to the area.

"Since Dominick's closed its 15 stores in the city last year, every location but this one has been re-occupied by a new tenant. The acquisition will enable more aggressive steps toward a new grocery store than the current owner has been willing or able to do," said Mayor Emanuel.

City officials and representatives of Mayor Emanuel's Grocery Store Task Force have met with the owner, Jeffrey Plaza Investment LLC, and potential tenants on numerous occasions in the past year to help facilitate a new store, but potential operators have indicated that proposed leasing terms far exceed market rates.

“Residents in South Shore have waited too long for an owner who is not even local to bring a much-needed grocery store back to this area,” said Alderman Hairston. “I’m happy to move this forward so that that we can make sure that fresh, healthy and affordable food options are available for residents of the South Shore sooner, rather than later.”

The purchase price of the shopping center has not been determined.

The Community Development Commission approved the acquisition in October.

###