



CITY OF CHICAGO • OFFICE OF THE MAYOR



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PARK AND GARDEN PROJECTS PROPOSED FOR THE WEST AND SOUTH SIDES

Four open space improvement projects would move forward on the West and South sides through financial proposals introduced to City Council today by Mayor Lori E. Lightfoot.

Austin Town Hall Park, 5610 W. Lake St.

TIF assistance in the amount of \$1.5 million would support improvements to the fieldhouse at Austin Town Hall Park in the Austin community. Upgrades would include ADA-compliant entrances, lobby and locker room renovations, and auditorium improvements. The TIF assistance would reimburse the Chicago Park District for the entire cost of the project.

John Donovan Park, 3620 S. Lituanica Ave.

TIF assistance in the amount of \$850,000 would support the expansion of Donovan Park in Bridgeport onto 0.5 acres of nearby land. The funds would be used to remediate and redevelop land at 3609 S. Lituanica as passive open space. The TIF assistance would reimburse the Chicago Park District for the entire cost of the project.

West Pullman Park, 401 W. 123rd St.

TIF assistance in the amount of \$1.4 million would support renovations to the fieldhouse at West Pullman Park in the West Pullman community. Improvements would include roof and masonry repairs, new plumbing electrical and drainage systems, repairs to the swimming pool area, and auditorium upgrades. The TIF assistance would reimburse the Chicago Park District for the entire cost of the project.

Mason Community Garden, 1114 S. Mason Ave.

City-owned land being used for the Mason Community Garden in Austin would be sold for \$1 to the NeighborSpace land trust, which will provide liability insurance



for continued use by community residents. The 3,100-square-foot garden would be improved with play and nature areas, a community gathering space, and a walking path. The site would continue to be managed as a public garden by the local block club.

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CITY'S ACQUISITION OF A FORMER WEST ENGLEWOOD SCHOOL BUILDING WOULD SUPPORT RE-USE FOR JOB TRAINING, TRANSITIONAL HOUSING

West Englewood's Woods Mathematics and Science Academy would be acquired by the Chicago Department of Planning and Development (DPD) to facilitate its proposed adaptive reuse as a community center, through an intergovernmental agreement introduced to City Council today by Mayor Lori E. Lightfoot.

As a community center, the three-story, 65,000-square-foot building at 6206 S. Racine Ave. would provide transitional housing, life coaching, job training and health clinic services for area residents.

The approximately \$15 million proposal would be developed by the Inner-City Muslim Action Network (IMAN), Teamwork Englewood, Residents Association of Greater Englewood (R.A.G.E.), and E.G. Woode to compliment the community-driven "Go Green on Racine" sustainable development initiative.

Part of Mayor Lightfoot's INVEST South/West revitalization strategy for Greater Englewood, the future sale of the property by DPD for the proposed center would be subject to a redevelopment agreement between the developer and the City. Terms are yet to be determined and would require City Council approval.

Currently owned by the Chicago Board of Education, the former elementary school closed in 2013. Its value was recently appraised at \$75,000.

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NORTH LAWDALE LAND ACQUISITION WOULD SUPPORT INVEST SOUTH/WEST

A vacant, 2,600-square-foot lot in North Lawndale would be authorized for acquisition by the Department of Planning and Development (DPD) under a proposal introduced to City Council today.

Located at 3410 W. Ogden Ave., the privately-owned lot would be combined with adjacent City-owned land to support a [Request for Proposals \(RFP\)](#) issued by DPD



late last year. Developer responses to the RFP are due on March 30, 2021. A selected developer is expected to be announced later this year.

The City's acquisition authority would only be utilized if the selected developer is unable to finalize a purchase agreement with the site's owners.

The Community Development Commission approved the City's acquisition authority last fall as part of mayor Light's INVEST South/West commercial corridor improvement strategy for the South and West sides.

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PROPERTY TAX INCENTIVES WOULD SUPPORT COMMERCIAL AND INDUSTRIAL PROJECTS ON THE NORTH, NORTHWEST, AND SOUTH SIDES

Property tax incentives introduced to City Council would support four industrial and commercial redevelopment projects across Chicago.

NP Avenue O LLC, 3408 E. 118th St.

A Class 6(b) tax incentive would support the development of a \$30.1 million speculative industrial building on 16.2 acres of vacant land in Hegewisch by NP Avenue O LLC. Designed to house manufacturing and distribution tenants, the 300,000 square-foot complex would feature an adjacent 6.7-acre stormwater management facility. As a speculative project, the building is expected to generate up to 150 temporary and 90 permanent jobs when fully occupied. Total tax savings over the 12-year incentive period are estimated at \$3 million.

The Cook County Class 6(b) incentive encourages industrial development by providing reduced property tax rates for qualifying rehabilitation and construction projects.

Pullman Huron Investments LLC, 1321 W. 119th St.

A Class 6(b) tax incentive would support the recently completed construction of a 68,000-square-foot addition to an existing 60,000-square-foot building in West Pullman on behalf of MIFAB Inc. The \$4.5 million project included expanded warehouse and distribution space for the manufacturer of commercial plumbing and drainage products. The projected \$762,000 in tax savings through the 12-year period would add 20 new jobs to the company's current 68-person workforce.

DLM Real Estate LLC, 4545 W. Armitage Ave.

The renewal of a Class 6(b) tax incentive would support the continued operation of a 42,000-square-foot industrial building in Hermosa by DLM Real Estate LLC, which



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uses the facility as warehouse and office space for its adjacent wholesale grocery and candy business, Stock 'n Save. The renewal would support \$119,000 in parking lot and masonry repairs. The estimated \$261,000 in tax savings through the 12-year renewal period would help the company retain seven existing jobs and create seven new positions. A previous tax incentive was issued on the property in 2008.

1534 S. Western LLC, 1534 S. Western Ave.

A Class 7(b) tax incentive would help facilitate the \$1.7 million renovation of a vacant, 65,000-square-foot industrial building on the Near West Side by 1534 S. Western LLC. Upgrades to the four-story building would include facade and interior improvements to accommodate a restaurant and microbrewery, among other uses. The estimated \$824,000 in tax savings over the incentive period would support 40 permanent jobs and 50 temporary construction jobs.

The Cook County Class 7(b) tax incentive lowers property taxes for 12 years on qualified commercial development projects.

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