



CITY OF CHICAGO • OFFICE OF THE MAYOR



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CITY ACQUISITION OF PILSEN SITE WILL ENSURE ITS REDEVELOPMENT FOR AFFORDABLE HOUSING

The City of Chicago will acquire 6.3 acres of vacant land in the Pilsen neighborhood and make it available for affordable, mixed-use redevelopment through a measure approved by City Council today.

Comprised of former industrial land on the 1600 and 1700 blocks of South Peoria Street, the property will be purchased for \$12 million from PMG Investments LLC. In conjunction with the purchase, the Chicago Department of Housing (DOH) will initiate community engagement activities to solicit stakeholder input on a future Request for Proposals (RFP) for one or more mixed-use projects that could include more than 280 affordable housing units.

The purchase agreement was negotiated with PMG in 2021 by multiple City departments through Mayor Lightfoot's commitments to affordable housing and the equitable use of Tax Increment Financing (TIF) revenues. Land acquisition costs will be paid for with funds from the Pilsen Industrial Corridor TIF district.

Consisting of 28 individual lots, the site is a nexus of community concerns about gentrification, displacement and the potential impact of hundreds of new residential units being built. In 2015, PMG proposed a 500-unit, mixed-use building on the property that was prevented from moving forward by a 2016 zoning change.

Environmental cleanup to enable a future residential project on the site is estimated to cost up to \$1.5 million, which will be paid for by DOH after the City acquires the property.

Community engagement efforts will start later this year to determine a community vision for the RFP. The visioning process will consider design, unit sizes, rental rates and public amenities, including direct connections to the long-planned El Paseo promenade.



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"This is the first step in turning the single largest grouping of vacant land in Pilsen into a vibrant development that will provide much-needed affordable housing in a community that has lost more than a quarter of its Latino population," DOH Commissioner Marisa Novara said. "We look forward to the next steps, including how this land can serve its long-term residents and the surrounding neighborhood."

The acquisition could be completed early this year. Cleanup work is expected to conclude by the end of 2022

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CHICAGO PARK DISTRICT IMPROVEMENT PROJECTS RECEIVE \$10.7 MILLION IN TIF FUNDING

The Chicago Park District will complete seven park improvement projects through \$6.4 million in Tax Increment Financing (TIF) assistance approved by City Council today.

- Clarendon Park, at 4501 N. Clarendon Ave. in Uptown, will receive \$3.46 million toward a \$13 million fieldhouse rehabilitation. The balance of project costs will be funded through previously approved public and private sources.
- Wilson Park, at 4630 N. Milwaukee Ave. in Portage Park, will receive \$500,000 from the Jefferson Park TIF for ballfield improvements, lighting upgrades, and playground updates. The project will be entirely funded by TIF.
- Jefferson Park, at 4822 N. Long Ave. in Jefferson Park, will receive \$500,000 from the Jefferson Park TIF for ballfield improvements, lighting upgrades, and playground updates. The project will be entirely funded by TIF.
- Burnside Park, at 9400 S. Greenwood Ave. in Burnside, will receive \$800,000 from the Stony Island/Burnside TIF for the construction of a new comfort station, spray feature renovation and other improvements including ballfield and basketball court restoration. The project will be entirely funded by TIF.
- Fernwood Park, at 10436 S. Wallace St. in Roseland, will receive \$650,000 from the 105th/Vincennes TIF for fieldhouse stabilization and mechanical improvements. The project will be entirely funded by TIF.
- Metcalfe Park, at 4134 S. State St. in Grand Boulevard, will receive \$350,000 from the 47th/Halsted TIF for comfort station renovations and additional site work. The project will be entirely funded by TIF.
- Bickerdike Square Park, at 1461 W. Ohio St. in West Town, will receive \$135,000 from the Kenzie Industrial TIF to establish a water connection for garden bed maintenance and to improve lighting, garden fencing and signage. The project will be entirely funded by TIF.



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Chicago's TIF program allocates property tax growth within designated TIF districts for public improvement projects, affordable housing, economic development, and other goals.

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DPD OBTAINS AUTHORITY TO ACQUIRE WEST GARFIELD PARK ALDI SITE

The Department of Planning and Development (DPD) was authorized by City Council today to purchase a former grocery building in West Garfield Park to foster its reuse for food-related sales.

DPD would purchase the property if the current owner's efforts to sell the building do not result in its re-use as a grocery store. In that event, DPD can intervene through its authority to purchase and control the site for a grocery store or related use that serves community needs.

Located at 3811-41 W. Madison St., the 15,050-square-foot building was constructed by Aldi Grocery Stores in the early 1990s and includes an adjacent 63-space parking lot. Aldi abruptly closed the store in October 2021 and is marketing it for sale for \$700,000.

The store's closure eliminated a convenient source of food for approximately 15,000 residents while also creating a void within the Madison Street commercial corridor.

DPD's potential efforts to locate a new grocery could be solicited through a community-driven Request for Proposals (RFP) process or related effort. Acquisition funding would be provided through the Madison/Austin Tax Increment Financing district.

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CITY APPROVES LANDMARK DESIGNATION FOR SETH WARNER HOUSE

The Seth P. Warner House, the oldest house in the Austin community, was approved for official landmark status by City Council today.

The house, at 631 N. Central Ave., was constructed in 1869 as a family home for Seth P. Warner, a blacksmith, abolitionist, and patron of the arts who was one of Chicago's earliest settlers. Though the architect is not known, the house is an excellent example of the "cube and cupola" typology within the Italianate style of architecture.



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The Warner House predates the Chicago Fire of 1871, one of only 13 Chicago landmarks that carries that distinction.

As a designated landmark, its facades and rooflines are protected from significant alterations and demolition.

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TAX INCENTIVE WILL SUPPORT UPGRADES TO BRIGHTON PARK STEEL FACILITY

A property tax incentive approved by City Council today will enable a long-time Brighton Park steel producer to maintain its plant on the 4700 and 4800 block of South Kedzie Avenue.

Siegal Steel will use the Cook County Class 6(b) property tax incentive to help offset the cost of its \$2.8 million investment in its facility, where it has manufactured metal components for lawnmowers, harvesting equipment and other products for more than 60 years and currently employs 49 people.

The incentive will reduce property taxes on the site by approximately \$540,110 over the term of the 12-year incentive period.

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