



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

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**City Support Will Help Rehabilitate 200 Near West Side Apartments**

The rehabilitation of the Chicago Housing Authority's (CHA) Villages of Westhaven on the Near West Side will move forward through a financial plan approved today by City Council.

The \$63.5 million project by WHP Village LLC will create 200 renovated apartments in 27 townhome-style buildings in the area bounded by Leavitt and Lake streets and Seeley and Maypole avenues. Improvements will include new energy-efficient windows, furnaces, air conditioning units, appliances, insulation and roofs. Interior layouts will be revised to meet accessibility requirements and landscaping and parking amenities will be upgraded. The nearby Major Adams community center will also be renovated.

Ninety five units will be set aside for CHA tenants, 50 units will be leased at affordable rent levels and 55 units at market rates.

City assistance will include up to \$35 million in tax exempt bond proceeds for interim and permanent financing and \$1.6 million in Low Income Housing Tax Credits that will generate \$17.3 million in equity for the project. Additional funding sources will include \$6.9 million in donations tax credit equity from the City and the Illinois Housing Development Authority (IHDA) and a \$21.2 million CHA loan.

Up to 200 temporary construction and five permanent jobs will be created by the proposed project. Upon completion, the CHA will transfer ownership of the buildings to the developer and provide a 99-year lease for the land.

Originally constructed in 1999, Villages of Westhaven was the first phase in the redevelopment of the former Henry Horner Homes public housing complex.

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### **Additional 45 Vacant Lots Approved For Sale Under \$1 Large Lots Program**

Forty-five city-owned lots in Roseland and Pullman will be sold for \$1 each to local property owners under a plan approved today by City Council.

The lots were advertised for sale in September and October last year through the city of Chicago's Large Lots program, which makes vacant, city-owned lots available to qualifying property owners for \$1 each.

Ninety-five applications were received for about 300 available lots in Roseland and Pullman. The properties will be sold "as-is" via a quit claim deed. Zoned for residential use, most are being planned as green space or community gardens. Four additional lots will also be sold in the Austin community, where the sales of 69 lots were completed last year.

Launched in 2014, the Large Lots program has sold nearly 550 lots to date. The initiative is part of Mayor Emanuel's "Five Year Housing Plan," which aims to invest \$1.3 million to create, improve, and preserve 41,000 units of housing. Applicants are required to own property on the same block, be current on their property taxes and have no outstanding debt to the city, among other requirements. Up to two lots are available per application.

Applications are being accepted through April 15 for approximately 100 available lots in Auburn Gresham. The program is expected to be rolled out to other community areas later this year. Visit [LargeLots.org](http://LargeLots.org) for more information.

# # #

### **Restaurant, Banquet Hall Approved For Former Funeral Home Complex**

A former funeral home complex that was also used as the Chicago Public Library's Beverly branch will be converted into a banquet hall and restaurant that employs 90 people under a redevelopment plan approved today by City Council.

The \$1.8 million project by Barraco's Pizza Inc. will rehabilitate an 8,200-square-foot building at 2125 W. 95th St. as a banquet hall and catering facility, and a 2,800-square-foot building at 2105 W. 95th St. as a carry-out restaurant. The work will also include improvements to a 25-space parking lot that separates both structures. Owned by the city and valued at \$267,000, the entire .61-acre site will be sold for \$1.

As part of the agreement, Barraco's will lease a nearby city-owned parking lot at 9448 S. Pleasant Ave. for \$1 to accommodate overflow parking needs. Barraco's will purchase the lot at the end of the 10-year lease period.

The complex served as the neighborhood library from 1981 to 2009, when a new, larger facility opened nearby. It has been vacant and deteriorating ever since.

Founded in 1980, the family-owned Barraco's Pizza business has six locations in the City and southwest suburbs.

# # #

## **Land Sale Will Support Development of Recycling and Waste Processing Facility**

The development of a \$25 million material recycling facility in the Stockyards Industrial Corridor will be supported through a city-owned land sale approved today by City Council.

The .4 acres of city land near 1301 W. Exchange Ave. will be purchased by Lake Shore Recycling Systems (LRS) for the appraised value of \$95,000 and combined with approximately 20 acres of adjacent land already owned by the company. The site will be used for the construction of a 165,000-square-foot, enclosed recycling facility and municipal waste transfer station.

The complex will use state-of-the-art equipment and manual sorting to separate and recover usable and compostable material from the waste stream, including construction and demolition debris, single stream recyclables, landscape waste, organic waste, wood, asphalt shingles, glass, concrete, cardboard and mixed paper. It is expected to create up to 75 permanent jobs and recover up to 70 percent of the material for recycling.

Founded in 1999, LRS serves the waste disposal needs of private companies, the Chicago Public Schools system, and participates in the city's Blue Cart residential recycling program.

# # #

## **Property Tax Incentives Approved for Pair of Industrial Corridor Projects**

Property tax incentives approved today by City Council will support industrial expansion projects in Southwest and Northwest side industrial corridors.

### **Rockwell Properties LLC, 3057 N. Rockwell Ave.**

A Class 6(b) property tax incentive will support the purchase, rehabilitation and build-out of 135,000-square-feet of industrial space in the Addison Industrial Corridor by Rockwell Properties LLC. The \$11.2 million project will include remediation work, roof repairs and building system upgrades to 11 interconnected buildings. Up to 160 permanent food production and distribution jobs are anticipated to be created by future tenants of the building, along with 130 temporary construction jobs. The incentive will reduce taxes on the property by \$1.6 million over the next 12 years.

### **J.B. Hunt Transport Inc., 3642-50 W. 47th St.**

The renewal of a Class 6(b) tax incentive will support the continued operation of a 28-acre trucking and intermodal facility by J.B. Hunt Transport Inc. in the Stevenson Industrial Corridor. The original Class 6(b), issued in 1994 and previously renewed in 2006, supported \$4.9 million in development costs. The new renewal will support \$4.5 million in recently completed and planned improvements to a terminal building, parking lot and other facilities. The estimated \$3.1 million in tax savings over the 12-year renewal period will help the company retain 1,032 jobs and create 150 new jobs in 2016.

The Cook County Class 6(b) classification encourages industrial development by offering a reduced property tax assessment rate for 12 years for the development or revitalization of manufacturing or

industrial facilities.

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### **Land Sale Will Support New Mount Sinai Hospital Parking Lot**

A new, 290-space parking lot will be developed on the Mount Sinai Hospital campus in North Lawndale through a city-owned land sale approved today by City Council.

Eleven parcels of vacant City-owned land on the 1300 blocks of South Washtenaw and Fairfield avenues will be sold to Sinai Health System for \$1. The parcels' appraised value is collectively estimated at \$190,000.

The \$2.3 parking project will replace existing gravel lots with a single, paved surface and include fencing, lighting, landscaping, and a storm water drainage system. Part of the \$100 million "Sinai Tomorrow" campus expansion project, the additional spaces will ease congestion at the hospital's main parking garage.

Construction will be completed in late 2016.

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### **Former Leland School Will Support Charitable Organization in the South Austin Community**

Kidz Express, a not-for-profit 501c (3) charitable organization providing holistic solutions to the urban challenges of South Austin, plans to expand its programs following the sale of the former George Leland School located at 5221 W. Congress Parkway. The sale to Kidz Express was approved today by City Council after the sale was approved by the Board of Education on March 23, 2016.

Kidz Express has operated a Youth Center and Mentoring program in South Austin since 1997. Currently, the organization provides free after school and summer programs, tutoring, sports, job and computer training and mentoring programs in the community. Its plans are to expand its programs and reach out to other social service not for profit organizations that can provide adult education and early childhood programs in the former closed school building.

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