



CITY OF CHICAGO • OFFICE OF THE MAYOR



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

West Englewood's Woods Mathematics and Science Academy will 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 approved today by City Council.

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

The approximately \$15 million project is being proposed 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.

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

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

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PARK AND GARDEN PROJECTS APPROVED FOR WEST AND SOUTH SIDES

Four open space improvement projects will move forward on the West and South sides through financial plans approved today by City Council.

Austin Town Hall Park, 5610 W. Lake St.

Tax Increment Financing (TIF) assistance in the amount of \$1.5 million will support improvements to the field house at Austin Town Hall Park in the Austin community. Upgrades will include ADA-compliant entrances, lobby and locker room renovations, and auditorium improvements. The TIF assistance will 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 will support the expansion of Donovan Park in Bridgeport onto 0.5 acres of nearby land. The funds will be used to remediate and redevelop land at 3609 S. Lituanica as passive open space. The TIF assistance will 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 will support renovations to the field house at West Pullman Park in the West Pullman community. Improvements will include roof and masonry repairs, new plumbing electrical and drainage systems, repairs to the swimming pool area, and auditorium upgrades. The TIF assistance will 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 will be sold for \$1 to the NeighborSpace land trust, which will provide liability insurance for the site's continued gardening use by the local block club. The 3,100-square-foot garden will be improved with play and nature areas, a community gathering space, and a walking path.

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

Property tax incentives approved by City Council today will support four industrial and commercial redevelopment projects across Chicago.



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

A Class 6(b) tax incentive will 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 will include 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 will 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 anticipated \$762,000 in tax savings through the 12-year period will help 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 will support the continued operation of a 42,000-square-foot industrial building in Hermosa by DLM Real Estate LLC, which uses the facility as warehouse and office space for its wholesale grocery and candy business, Stock 'n Save. The renewal will support \$119,000 in parking lot and masonry repairs. The estimated \$261,000 in tax savings through the 12-year renewal period will 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 will 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 will 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 will 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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NORTH LAWDALE LAND ACQUISITION WILL SUPPORT INVEST SOUTH/WEST

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

Located at 3410 W. Ogden Ave., the privately-owned lot is planned to 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 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 Lightfoot's INVEST South/West commercial corridor improvement strategy for the South and West sides.

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