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Next Phase of Parkside of Old Town Approved for New Construction

More than 100 mixed-income housing units will be added to the Parkside of Old Town housing complex on the Near North Side through financial measures was approved today by City Council.

The measures, including \$27 million in bonds, \$10 million in Tax Increment Financing (TIF) assistance, a \$1.9 million loan, and \$3.6 million in tax credit equity will help Parkside Phase IIB LP build 106 apartments on the southeast corner of Division and Cleveland streets. The \$41 million project will consist of a nine-story, 94-unit building and a three-story, 12-unit building.

Parkside of Old Town is replacing the Chicago Housing Authority's (CHA) former Cabrini Green public housing complex. Phase IIB is planned to include 36 units of replacement housing for former Cabrini residents, 27 affordable units, and 43 market-rate units.

Other funding sources are proposed to include a \$12.4 million CHA loan and a private mortgage loan.

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Repair Grants Approved for West Englewood Homeowners

The City of Chicago's Neighborhood Improvement Program (NIP) will be expanded to a portion of West Englewood under a plan approved today by City Council, which was co-sponsored by Alderman Toni L. Foulkes, 15th Ward and Alderman JoAnn Thompson, 16th Ward.

The NIP program provides grants to help owners of one- to four-unit properties in select areas of the City make exterior repairs and limited interior improvements. More than \$970,000 will be made available in West Englewood through a special fund created in 1998 by CSX intermodal as part of a rail yard expansion project.

Qualifying owners will be eligible to receive a one-time grant of \$10,000 to cover repair work involving roofs, gutters, windows, entryways, porches and masonry. Up to 30 percent of each grant could be used for interior health and safety needs.

The NIP eligibility area is generally bounded by Hamilton Avenue, Garfield Boulevard, Damen Avenue and 64rd Street.

Neighborhood Housing Services of Chicago Inc. will administer the program.

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Park, Community Garden Improvements Approved for Northwest, South Sides

Improvements to two Northwest Side parks and a South Side community garden will move forward through financial measures approved today by City Council.

Kilbourn Park, 3501 N. Kilbourn Ave.

Tax Increment Financing (TIF) in the amount of \$350,000 will support renovations to the Kilbourn Park Organic Greenhouse in the Irving Park community. The project will replace the roof and sides of the 6,900-square-foot structure with polycarbonate panels that provide weather-tight closures, improved light infiltration, and more efficient environmental control. Opened in 1928 as a small conservatory, the facility today contains raised plant beds, a fruit free orchard and other vegetation used for educational programming.

Clark Park, 3400 N. Rockwell Ave.

TIF assistance in the amount of \$3.5 million will support the construction of a baseball stadium, soccer field, and javelin field at Clark Park in the North Center community. Planned by the City of Chicago, Chicago Park District, Chicago Public Schools, and the Chicago Cubs, project costs recently increased from \$5 million to \$8.5 million to address environmental conditions and enhanced recreational amenities. City Council previously approved \$1.5 million in TIF assistance for the project in May 2012.

62nd & Dorchester Community Garden, 1364 E. 62nd St.

City-owned land being used for a .72-acre community garden at 62nd Street and Dorchester Avenue in Woodlawn will be sold for \$1 to the NeighborSpace land trust, which will own and insure the property for continued use by local residents. The site features 103 gardening plots for individuals and families to grow flowers, fruits, and vegetables.

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Property Tax Renewal Approved for Southeast Side Food Processing Plant

A property tax incentive approved today by City Council will support the continued operation of a 230,000-square-foot industrial facility in South Deering.

The renewal of a Class 6(b) incentive for BHI Property, LLC, a related entity to Arro Corp. at 10459 S. Muskegon Ave. will help the company retain 160 manufacturing jobs by lowering its property taxes for the next 12 years. Total tax savings over the renewal period are estimated at \$1.7 million.

The original Class 6(b) incentive, issued in 2003, supported the \$10 million renovation of facility's four buildings.

Founded in 1986, Arro provides mixing and packaging services to major food companies, including Con Agra, Pillsbury, Quaker Oats, and Starbucks.

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Land Sale Will Support New South Side Retail and Car Wash

A small retail building and car wash will be built in the Fuller Park community through a City-owned land sale approved today by City Council.

Three vacant parcels at the northwest corner of 43rd and Wells streets will be sold for \$33,000 to Ultimate Gas & Mini Mart Inc., which operates a gas station and retail complex directly east of the site. The nearly quarter-acre of land will be used to construct a 6,100-square-foot commercial building and an automated car wash.

The \$822,000 project will create 19 full- and part-time positions.

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Zoning Changes Will Reflect New Uses for The 606 and Adjacent Properties

The 606 trail and park system on Chicago's Northwest Side will be rezoned to reflect its \$91 million redevelopment for recreational use under a zoning amendment approved today by City Council.

The amendment will change the zoning designation for the 2.7-mile trail to a Transportation (T) district and the zoning of four adjacent Chicago Park District properties to Public Open Space (POS).

The 606 is being constructed by the City of Chicago on top of a former railroad viaduct along Bloomingdale Avenue between Ridgeway and Ashland avenues. The adjacent Park District properties are being planned as access points to the trail.

The previous zoning for the trail and parks reflected a variety of manufacturing, business, and residential zoning district designations that no longer reflect their new uses for public recreation. The zoning amendment will also modify outdated district designations for select private properties along the line to more accurately reflect their current residential (R), manufacturing (M) and business (B) uses.

Named for the 606 prefix for all Chicago ZIP codes, The 606 construction is being funded by \$50 million in federal funds, \$36 million in private funds, and \$5 million in City of Chicago funds. Planned since 2004, the first phase of the project is expected to open for public access later this year.

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