



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

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Mayor's Press Office  
(312) 744-3334  
[press@cityofchicago.org](mailto:press@cityofchicago.org)

Department of Planning and Development (DPD)  
(312) 744-9267

**Property Tax Incentives Approved for Two Southwest Side Industrial Projects**

Property tax incentives approved by City Council today would support a pair of industrial redevelopment projects on the Southwest Side.

**Berkshire Refrigerated Warehousing LLC, 4550 S. Packers Ave.**

The renewal of a Class 6(b) property tax incentive will support the continued operation of a 135,000-square-foot cold storage facility in New City by Berkshire Refrigerated Warehousing LLC. The estimated \$2.1 million in tax savings through the 12-year renewal period will support the retention of 84 full-time jobs. The original Class 6(b) supported the \$18 million reconstruction of the building for the company's operation as a temperature-controlled warehousing and food distribution business after a severe storm damaged it in 2005.

**MRC Polymers Inc., 3535 W. 31st. St.**

MRC Polymers will renew a 6(b) property tax incentive to support the continued operation of its 65,000-square-foot industrial building in South Lawndale for a projected savings of \$1.1 million over the next 12 years. The company employs 74 people and converts post-consumer resins and industrial plastics into pellets for various manufacturing applications. The original Class 6(b) incentive was issued in 2003.

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**Senior, Family Housing Approved for Two West Side Communities**

Financial measures approved by City Council today will support 196 units of affordable housing in North Lawndale and the Near West Side.

**Montclare Senior Residences SLF of Lawndale, 4339-47 W. 18th Place**

A \$27.6 million supportive living facility for seniors will move forward through a \$3 million loan, \$2 million in Tax Increment Financing (TIF), and \$1.1 million in Low Income Housing Tax Credits that will generate \$10.2 million in equity for the project. City assistance will also include the sale of two parcels of vacant City-owned land, valued at \$220,000 for \$1. The 120-unit project planned by Montclare Senior Residences SLF of Lawndale LLC will cater to residents earning up to 60 percent of area median income. The five-story, L-shaped building will include a mix of studios and one-bedroom units as well as activity rooms, wellness center, laundry room, beauty shop, an outdoor

patio, landscaped courtyard with walking paths and on-site parking. Residents will receive help with personal care and activities of daily living, including housekeeping, meals, and recreational programming and health and wellness services. Additional funding sources will include a \$12.2 million HUD loan and a state grant.

**City Gardens, 320 S Maplewood Ave.**

A \$28.7 million mixed-income affordable housing project will move forward through \$3.2 million in TIF and \$1.7 million in Low Income Housing Tax Credits that will generate \$17.2 million in equity for the project. Being developed by Maple Jack LLC, the complex will include 76 apartments in seven, three-story walk-up buildings. Twenty five units will be reserved for CHA residents, 30 will be rented at affordable rents, and 21 will be offered at market rents. The campus-style complex will include a 3,100-square-foot community building in the center of the development surrounded by a community garden, children’s play area, picnic area, open green space, recycling center and onsite parking. Other funding sources will include a \$7.3 million loan from the Chicago Housing Authority and a private mortgage loan. City Gardens represents the third phase in the redevelopment of the former Rockwell Gardens public housing complex.

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**TIF Approved for Improvements to North Side High School**

An ordinance approved today by City Council will allocate \$2.6 million in Tax Increment Financing (TIF) for improvements to Roald Amundsen High School at 5110 N. Damen Ave. in Lincoln Square.

The improvements will include new gymnasium flooring and bleachers in addition to enhanced fitness rooms and shower facilities.

TIF assistance will contribute to the cost of the Chicago Board of Education project, which is expected to be completed this spring.

###

**City Land Sales Will Support New South Side Arts Venues**

New community arts venues led by Chicago-based artist Theaster Gates Jr. will be developed in Washington Park and Greater Grand Crossing through City-owned land sales approved today by City Council.

The sale of a 16,000-square-foot parcel at 1245-57 E. 72nd Place for its appraised value of \$88,000 will support the development of a sculpture garden by 7200 S. Kimbark LLC. The project will be an extension of Gates’ adjacent Kimbark Studios, a 25,000-square-foot art studio with a gallery, cinema, event space and workspace. Garden features will include landscaped open spaces and off-street parking. Total project cost is \$189,000. The garden will be open for public use and include one full-time and five part-time positions.

A 6,000-square-foot parcel at the southwest corner of Garfield Boulevard and Prairie Avenue will be sold for its appraised value of \$36,000 to 264 East Garfield LLC for construction of an outdoor performance venue. The Gates-affiliated organization will improve the site with landscaping, moveable umbrellas and a shade tent for community arts and cultural programs led by local and

visiting artists. Total project cost is \$400,000. The operation of the venue will include one full-time and approximately 30 part-time positions.

A visual arts professor at the University of Chicago, Gates has exhibited and performed at the Studio Museum in Harlem, New York; Whitechapel Gallery, London; Punta della Dogana, Venice; Museum of Contemporary Art, Chicago; Santa Barbara Museum of Art; and Documenta 13, Kassel, Germany; among others.

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### **Park Expansion Project Approved for South Side**

An ordinance approved today by City Council will support improvements to Kennicott Park in Kenwood.

Located at 4434 S. Lake Park Ave., the park is being expanded through \$290,000 in Open Space Impact Fees onto an adjacent, half-acre parcel owned by the Chicago Park District. The funds will be used by the Park District for reimbursement of land acquisition costs, site preparation, landscaping, lighting, fencing and benches. The Park District purchased the site from a private owner in 2001.

Open Space Impact Fees are collected by the City from new residential developments to help expand the amount of open space in each of Chicago's 77 community areas.

The 2.5-acre park is named for Dr. Johnathon A. Kennicott, who founded Kenwood in 1856.

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### **Land Sale Approved for Community Garden in Grand Boulevard**

A new community garden will be developed in Grand Boulevard through a City-owned land sale approved today by City Council.

The 6,200-square-foot site at 4200 S. Vincennes Ave. will be sold for \$1 to the NeighborSpace land trust, which will preserve the property for use by the 400 East Block Club and local residents.

Construction plans call for raised plant beds to accommodate a variety of shade-tolerant plants and herbs, as well as bird houses and bird feeders.

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