



OFFICE OF THE MAYOR
CITY OF CHICAGO

FOR IMMEDIATE RELEASE

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CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

UNOCCUPIED SPACE TO BE USED BY NON-PROFIT ORGANIZATION

Office Space at 4314 S. Cottage Grove to be Temporarily Utilized by the Hadiya's Foundation

Mayor Rahm Emanuel introduced an ordinance that will authorize the execution of an agreement between the City of Chicago and the Hadiya Pendleton Foundation to utilize available space located at 4314 South Cottage Grove. The agreement will provide the Foundation with access to unused offices within the Martin Luther King, Jr. Community Center.

"As an honor student, Hadiya was on her way toward realizing that bright future before it was stolen from her," said Mayor Rahm Emanuel. "By supporting the Hadiya Pendleton Foundation with office space, as a City, we are helping make Hadiya's vision a reality, her dreams were not so different from the dreams of our own children, or the dreams we have for them."

The Hadiya Pendleton Foundation is a 501 (c)(3) not-for-profit corporation that will honor the memory of Hadiya Pendleton by offering constructive after-school programs and activities for young people. The Foundation was established by the family and friends of Hadiya Pendleton.

The Foundation will temporarily occupy two rooms at 4314 South Cottage Grove Avenue as office space. The Foundation will eventually identify a different location from which to provide services to the community. Once the Foundation secures a permanent community service location, they will move their offices to that site. The use of the temporary offices will allow the Foundation to focus on the establishment of a community center.

The proposed Use Agreement will allow the Foundation to occupy the space at 4314 South Cottage Grove Avenue for \$1.00 for the term of the lease. The Foundation will secure their own equipment within the space and will be responsible for their own custodial services. The City will continue to provide engineering, utility, and security services to the building. The agreement will begin upon execution following City Council approval and will expire on December 31, 2016. The agreement may be canceled by the Foundation or the City at any time with a 60- day notice.

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

Department of Housing and Economic Development (HED)
(312) 744-9267

Park and School Garden Projects Proposed for West, North Sides

A variety of park, garden, and green space improvement projects would move forward across the Near West, West, and North sides through financial proposals introduced to City Council today by Mayor Rahm Emanuel.

"Parks and gardens, no matter how big or small, can make a world of difference to the livability of local neighborhoods," Mayor Emanuel said. "Each of these projects will reinforce what it means to be a Chicagoan and the many ways that people experience the city outside their homes, schools, and work places."

Westhaven Park

A new park would be developed on 1.75 acres of land at 1900 W. Washington St. through \$3.1 million in Tax Increment Financing (TIF) assistance. Owned by the Chicago Housing Authority, the vacant, Near West Side site would be transferred to the Chicago Park District, which would use the funds to add a playground, landscaping, walkways, benches and lighting. The park would serve as an open space amenity for the CHA's Westhaven residential complex, a mix-income development that is replacing the former Henry Horner Homes public housing project.

Penn and LaSalle II Magnet Elementary School Gardens

Vegetable and flower gardens would be developed on the grounds of North Lawndale's Penn School and West Town's LaSalle II School through \$307,000 in Open Space Impact Fees (OSIF). Approximately \$187,000 of the fees would be allocated to transform a .09 acre asphalt lot into a growing area at Penn, 1616 S. Avers Ave. The remaining \$120,000 would be used to create a garden on a .25-acre site at LaSalle II, 1148 N. Honore St. Both gardens would be constructed by Openlands conservation agency and be maintained by students, teachers, parents, and community residents. The OSIF program collects fees associated with the construction of new residential projects to apply to the open space needs of surrounding neighborhoods.

Jacob Playlot Park

Lincoln Square's Jacob Playlot would be expanded onto .26 acres of adjacent land at 4658 N.

Virginia Ave. through \$206,000 in Open Space Impact Fees. The funds would pay for site preparation, new fencing and landscaping costs. Last year, the Park District purchased the vacant parcel, located next to the Brown Line commuter rail tracks, from the Chicago Transit Authority.

Skinner Park

An additional \$195,000 in Open Space Impact Fees would support the conversion of a vacant lot at 1358 W. Monroe St. on the Near West Side into a .40-acre dog-friendly extension of Skinner Park, located across the street. Last year, the City Council approved \$525,000 in TIF assistance and \$250,000 in OSIF to pay for soil improvements, fencing, and other features. The additional funding would support site improvement costs.

Ellen Gates Starr Park

An outdated playground at Starr Park, 2306 W. Maypole Ave., would be replaced with ADA-compliant equipment and surfaces. The project would be entirely financed with \$730,000 in TIF assistance.

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Third Phase Proposed for Woodlawn Affordable Housing Project

The third redevelopment phase of Woodlawn's Grove Parc apartment complex would move forward under a financial proposal introduced to City Council today by Mayor Rahm Emanuel.

Planned by Preservation of Affordable Housing Inc. (POAH) at 6116-44 S. Cottage Grove Ave., the \$24.3 million project would create 64 apartments for seniors. City financial assistance would include a \$2.8 million loan and \$1.4 million in Low Income Housing Tax Credits that would generate \$14.4 million in equity for the project.

"This is another great residential facility for the seniors of Woodlawn and another step forward for the entire community," Mayor Emanuel said.

Additional financing includes a \$5.1 million Choice grant from the U.S. Department of Housing and Urban Development (HUD) and \$500,000 in energy grants from the State of Illinois, among other sources.

The five-story "Woodlawn Park Senior Apartments" building would include one- and two-bedroom units, an onsite management office, community resource center, and laundry facilities on each floor. All of the apartments would involve project-based Section 8 vouchers and be made available to seniors earning 60 percent or less of the area median income.

Grove Parc was a 504-unit, HUD-assisted housing development built in the 1960s on the 6100 to 6300 blocks of South Cottage Grove Avenue. It is being demolished in phases and rebuilt as a mixed-income development known as Woodlawn Park. Sixty seven units were completed in 2011

as part of the Woodlawn Center South Apartments and 33 units recently opened at The Grant at Woodlawn Park.

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Tax Incentive Proposed for Rehab of Historic Michigan Ave. Skyscraper

A historic Michigan Avenue skyscraper would undergo a \$47 million rehabilitation project through a property tax incentive proposed to City Council today by Mayor Rahm Emanuel.

333 Building Corp. would use the Class L incentive to help offset the costs of rehabbing the 35-story, Art Deco-style building at 333 N. Michigan Ave. Designed by Holabird & Roche, the property was completed in 1928. It was designated a Chicago Landmark in 1997.

Intended to improve the 363,000-square-foot building's commercial viability, the planned exterior work would include cleaning and masonry repair, a reconfigured entrance on Michigan, roof repairs and the installation of accent lighting. The interior work would include lobby and elevator improvements, building system upgrades, and the installation of new sprinklers.

Exclusively available for landmarks designated by City Council, the Class L incentive would reduce property taxes on the property by \$ 5.5 million over the next 12 years.

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Enterprise Zone Expansion Proposed for Near West Side

A proposal introduced today to City Council by Mayor Rahm Emanuel would expand the boundaries of Enterprise Zone 1 to include additional commercial areas on the Near West Side.

The expansion would add .21 square miles to the 10.55-square-mile zone, which encompasses much of the North and South Lawndale communities.

Companies and other organizations located within designated Enterprise Zones are eligible for sales tax savings on building supply purchases, among other incentives.

The expanded Zone 1 boundaries would support the development of "The Maxwell," a 239,000-square-foot shopping center under construction at Roosevelt Road and Canal Street. The \$86 million project by the Bond Cos. is planned to include Dick's Sporting Goods, Nordstrom Rack, Burlington Coat Factory and Pot Belly's, creating 625 permanent and 800 temporary construction jobs. It is expected to generate approximately \$1.8 million in annual real estate taxes and \$825,000 in sales tax revenue during the first year.

The expansion would also support the continued operation of United Parcel Service (UPS) shipping facility near Roosevelt and Jefferson Street. UPS would use the incentive for additional capital

investments to their 296,000-square-foot distribution facility, which employs more than 2,600 people.

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TIF Proposed for New Hyde Park Mixed-Use Project

A new retail and apartment complex in Hyde Park would move forward through a \$11.3 million Tax Increment Financing (TIF) proposal introduced to City Council today by Mayor Rahm Emanuel.

Planned for a 2.08 acre site on the southwest corner of Hyde Park Boulevard and Lake Park Avenue, the proposed \$115 million City Hyde Park development would include 120,000 square feet of retail space, underground parking for 350 cars and 180 apartments with 36 units rented at affordable rates. The retail portion would be anchored by a 30,000-square-foot Whole Foods Market.

The TIF assistance would be provided to the developer, 1525 HP LLC, in annual installments following project completion and the fulfillment of all TIF requirements, including ongoing employment and occupancy requirements.

The complex would create approximately 200 permanent retail jobs and more than 200 temporary construction jobs. Construction would begin in 2014.

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