



CITY OF CHICAGO • OFFICE OF THE MAYOR



FOR IMMEDIATE RELEASE

May 20, 2020

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CITY ASSISTANCE APPROVED FOR PORTAGE PARK RETAIL AND STORAGE COMPLEX

CHICAGO – A \$12.5 million mixed-use development in Portage Park will move forward through \$3.3 million in Tax Increment Financing (TIF) assistance approved today by City Council.

The 122,300-square-foot complex at the southeast corner of Central and Waveland avenues will include a four-story, self-storage warehouse and 12,000-square-feet of ground-floor retail space. Currently vacant, the site was last occupied by a Dominick's grocery store in 2004.

The project is expected to generate an estimated 22 permanent jobs and up to 60 temporary construction jobs.

According to the assistance terms, \$2.5 million in TIF will be provided to developer Portage Park Capital LLC in the first year after project completion in two equal installments. The remaining \$800,000 will be provided in equal annual installments until the termination of the Belmont/Central TIF district in 2024.

Additional City support will include a Class 7(b) property tax incentive valued at \$3.2 million over 12 years. The tax incentive lowers property taxes on qualified commercial properties from the standard Cook County rate of 25% to 10% for 10 years, 15% for the 11th year, and 20% for the 12th year.

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TIF ASSISTANCE APPROVED FOR PARK IMPROVEMENT PROJECTS

CHICAGO – Field houses at four North and Northwest side parks will be improved through Tax Increment Financing (TIF) assistance approved by City Council today.

Clarendon Community Center Park, 4501 N. Clarendon Ave.



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TIF in the amount of \$6.9 million will support renovations to Clarendon Park field house in Uptown. Improvements will include concrete and masonry restoration, new interior finishes, new plumbing, mechanical, and electrical systems, and ADA-access upgrades. The balance of the \$13 million project will be financed with \$4.6 million from Montrose Clarendon Partners LLC, which developed the nearby 811 Uptown apartment complex, and \$1.6 million from the Chicago Park District.

Avondale Park, 3516 W. School St.

TIF in the amount of \$2.9 million will support renovations to the Avondale Park field house in Avondale. Improvements will include a new roof, new windows, masonry repairs, and ADA-access upgrades. TIF will finance the cost of the entire project.

Chopin Park, 3420 N. Long Ave.

TIF in the amount of \$700,000 will support renovations to Chopin Park field house in Portage Park. Improvements will include a new roof and gutters. TIF will finance the cost of the entire project.

Blackhawk Park, 2318 N. Lavergne Ave.

TIF assistance in the amount of \$3 million will support improvements to the Blackhawk Park field house in Belmont Cragin. Improvements will include masonry restoration, window and door renovations, a new roof and gutters, interior renovations, and ADA-access upgrades. TIF will finance the cost of the entire project.

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TIF APPROVED FOR NORTH SIDE SCHOOL IMPROVEMENT PROJECT

CHICAGO – A North Side elementary school will be improved through Tax Increment Financing (TIF) plans approved by City Council today.

Lyman A. Budlong Elementary School at 2701 W. Foster Ave. in Lincoln Square will receive \$300,000 in TIF to install a new synthetic surface on an existing recreation field.

The TIF assistance will reimburse Chicago Public Schools for the entire cost of the project. Construction could start next year.

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LANDMARK STATUS APPROVED FOR NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT



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CHICAGO – Fifteen Near North Side residential buildings constructed shortly after the Great Chicago Fire were approved as an official Chicago Landmark District by City Council today.

The Near North Side Multiple Property District includes a noncontiguous group of single-family homes, row houses and apartment buildings that represent the early redevelopment of the Near North Side after it was largely decimated by fire in 1871.

Generally bounded by Chicago Avenue, LaSalle Drive, Grand Avenue and Fairbanks Court, the properties are among the area’s last examples of post-fire construction that haven’t been replaced by new construction or parking lots.

The buildings represent Italianate designs, as well as Second Empire, Queen Anne, Romanesque Revival, and Colonial Revival styles. Their architects include Treat and Foltz, which designed a range of high-quality homes, factories and schools; Burling & Whitehouse, which designed many post-fire buildings; and prolific architect Henry Ives Cobb, who also occupied one of the structures as his personal residence. Individual property addresses include:

- 642 N. Dearborn St.
- 17 E. Erie St.
- 14 W. Erie St.
- 110 W. Grand Ave.
- 671 N. State St.
- 1 E. Huron St.
- 9 E. Huron St.
- 10 E. Huron St.
- 16 W. Ontario St.
- 18 W. Ontario St.
- 212 E. Ontario St.
- 222 E. Ontario St.
- 716 N. Rush St.
- 42 E. Superior St.
- 44 and 46 E. Superior St.

The district received a final recommendation for landmark status by the Commission on Chicago Landmarks in February 2020. The designation will protect the exterior elevations of all the buildings from significant alteration or demolition.

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ROMANESQUE CHURCH IN BRONZEVILLE APPROVED FOR LANDMARK STATUS



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CHICAGO – The 134-year-old Blackwell-Israel Samuel A.M.E. Zion Church building in Grand Boulevard was designated an official Chicago landmark by City Council today.

Designed by the prominent architectural firm of Edbrooke and Burnham, the Romanesque Revival-style building at 3956 S. Langley Ave. was originally home to the Oakland Methodist Episcopal Church before housing the current congregation in 1929. Its exterior features a rusticated limestone facade, a towering pyramidal roof with projecting gables, and arched windows, doors, portico, and belfry.

The building played a continuous role as a cultural, educational, and social hub for the area’s African-American community, hosting national organizations, clubs, lectures, conferences, and civil rights gatherings. Users included the Women’s Christian Temperance Union, the African Methodist Episcopal Zion Conference and National Council, and the National Association for the Advancement of Colored People (NAACP).

The property received a final recommendation for landmark status by the Commission on Chicago Landmarks in February 2020.

The landmark designation will protect all exterior elevations, the sanctuary, and entrance vestibule from significant alteration or demolition.

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