



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**CITY LAND SALE WOULD ENABLE \$42M MIXED-USE COMPLEX
IN GRAND BOULEVARD**

A 27-unit, mixed-income, mixed-use apartment complex would be constructed in Grand Boulevard through a City-owned land sale proposed to City Council today by Mayor Brandon Johnson.

The \$42.2M project planned for 601-21 W. 47th St. by Bella Noir LLC would replace five vacant City lots consisting of .63 acres that would be combined with two adjacent lots owned by Bella Noir. Vacant for at least 25 years, the City lots would be sold for their collective market value of \$784,000.

The 100,000-square-foot building is planned to include 14,000 square feet of commercial space for a pharmacy, fitness center, medical offices, and office space for the non-profit Lyric Foundation, which provides youth scholarships for after-school education. Bella Noir is a foundation subsidiary that provides real estate development services.

The project will also include three affordable residential units for tenants earning up to 60% of the area's median income, in accordance with the City's Affordable Requirements Ordinance. Thirty-seven parking spaces will be available for building tenants and visitors.

The project is expected to create up to 250 construction jobs and 130 permanent jobs.

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CITY GRANT WOULD SUPPORT NEW LITTLE VILLAGE BUSINESS INCUBATOR



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A 135-year-old South Lawndale building would be rehabilitated as a \$4.6M business incubator through a City financing proposal introduced to City Council today by Mayor Brandon Johnson.

Little Village Business Incubator LLC would use a \$1.7M Neighborhood Opportunity Fund grant to rehabilitate the vacant, three-story building at 3523-25 W. 26th St. as the Xquina Business Incubator. The 13,000-square-foot facility would support local entrepreneurship with shared offices, a shared commercial kitchen, a bank, a minority-owned café, and bilingual business services.

The rehabilitation project was first proposed in 2018 but was delayed to pandemic-related timing and financing issues.

The Neighborhood Opportunity Fund allocates voluntary zoning fees from downtown construction projects to support neighborhood commercial corridors in low- to moderate-income communities on the South, Southwest, and West sides. Projects with grant amounts exceeding \$250,000 require City Council approval.

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LANDMARK STATUS PROPOSED FOR EDGEWATER'S FORMER EPWORTH CHURCH

The former Epworth United Methodist Church complex in Edgewater would be designated as an official Chicago landmark under a recommendation forwarded to City Council today by the Commission on Chicago Landmarks.

Located at 5253 N. Kenmore Ave., the complex includes a church building erected in 1891 and a three-story community house addition erected in 1930.

Considered a rare example of fieldstone architecture in Chicago, the church was designed by congregation member Frederick B. Townsend with an exterior comprised of granite boulders. Local firm Thielbar and Fugard designed the community house.

The final religious service was held in the church in 2022. Currently owned by a private company, the complex is expected to be converted to residential uses.

The landmark designation would protect all exterior elevations of the complex from alteration or demolition.

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PORTAGE PARK CHAMBER PROPOSED AS SPECIAL SERVICE AREA PROVIDER FOR SIX CORNERS

The Portage Park Chamber of Commerce would be designated as the Special Service Area (SSA) service provider for the Six Corners shopping district in Portage Park under a proposal introduced to City Council today by Mayor Brandon Johnson.

The designation of the chamber as the area's SSA provider would run through the end of 2023.

In October 2022, the Department of Planning and Development (DPD) terminated the service provider contract of the Six Corners Chamber of Commerce due to mismanagement issues. Since December, the Belmont-Central Chamber has provided temporary services, including snow plowing, litter abatement, and holiday decorations.

Founded in 1937, the Portage Park Chamber was selected from four responses to a DPD request for proposals issued earlier this year for a permanent service provider for the areas. Proposals were assessed on several criteria, including completeness and specificity of the proposal, experience, and capacity of the respondent, and respondent familiarity with the Six Corners area.

The SSA program strengthens neighborhood retail corridors by providing supplemental services beyond Chicago's general municipal services, such as customer attraction, public way aesthetics, business development, sustainability, and safety.

Fifty-seven SSAs exist citywide.

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