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CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

Department of Planning and Development

312.744.9267

Pilsen TIF Amendment Proposed to Support Local Businesses, Property Owners

The Pilsen Industrial Corridor Tax Increment Financing (TIF) district would be expanded to increase financial support for Lower West Side property owners and small businesses under a proposal introduced to City Council today by Mayor Brandon Johnson.

The expanded boundaries would add 685 acres to the 907-acre district, enabling TIF support for the community's main commercial and residential areas for the first time. The proposed expansion area incorporates approximately 6,140 properties, including more than 100 city blocks generally bounded by 16th Street, Western Avenue, Desplaines Street, and portions of Blue Island Avenue and 21st Street.

The Pilsen TIF was established in 1998 primarily to support business and public infrastructure located within the Pilsen Industrial Corridor and on adjacent blocks.

The TIF amendment would directly address affordability and displacement concerns involving the neighborhood's primarily Mexican-American residents and businesses through a redevelopment plan budget increase from \$115 million to \$980 million, which would be allocated through programs such as the Department of Planning and Development's Small Business Improvement Fund and the Department of Housing's Neighborhood Improvement Program, among other measures. The funding increase would also be made available for job training, day care services, public works improvements, and other eligible costs.

In 2022, the district's 24-year term was extended for an additional 12 years.

The City's TIF program uses incremental property growth within a district's boundaries to support private and public improvements.

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Development Grant Would Support 'Circular Economy' Headquarters Buildout

Plant Chicago would renovate a former firehouse at 4459 S. Marshfield Ave. as its mixed-use headquarters through an \$825,000 Neighborhood Opportunity Fund (NOF) grant proposed to City Council today by Mayor Brandon Johnson.

The “circular-economy” organization would use the funding as part of a \$1.8 million project to renovate the two-story, 125-year-old building for sustainable indoor gardening, workspaces, and retail sales operations. The grant would cover eligible buildout and worker training costs.

Plant Chicago is a 13-year-old not-for-profit that undertakes a variety of production-oriented projects that maximize the proximity of codependent uses. It currently uses the building for limited headquarters operations.

The Neighborhood Opportunity Fund allocates fees paid by downtown construction projects to support neighborhood investment on the South, Southwest and West sides.

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Land Sale, TIF Funding Would Support New Fieldhouse at Kells Park

The Chicago Park District would construct a new fieldhouse in Kells Park through a land transfer and Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Brandon Johnson.

Consisting of three City parcels totaling .54 acres at 714-26 N. Kedzie Ave. in Humboldt Park, the land would be sold for \$1 per parcel to the Park District. Up to \$16.4 million in TIF for eligible construction costs would be made available from the Chicago/Central Park TIF district.

A former fire station on one of the parcels would be razed to accommodate the new structure, which is expected to include a gym, meeting rooms, and restrooms.

The project is expected to be completed by the end of 2026.

###

Landmark Status Proposed for Pilsen’s St. Adalbert Parish

The former St. Adalbert Parish complex in Pilsen would be designated as an official Chicago landmark under a proposal introduced to City Council today by Mayor Brandon Johnson.

Located at 1633-59 W. 16th St. and 1622-58 W. 17th St., the cream-colored complex consists of four buildings constructed between 1908 and 1928: a Henry J. Schlacks-designed church with twin 185-foot belltowers, a rectory, a convent, and a school building.

In addition to serving as a center of worship for thousands of Polish and Mexican immigrants until being closed by the archdiocese in 2019, the campus survives as a showcase for early 20th century ecclesiastical architecture.

The landmark designation would protect the exteriors of all four buildings.

###

Landmark Status Proposed for Remarkable Ramova Makeover

The recently restored Ramova Theater complex in Bridgeport would be designated as an official Chicago landmark under a proposal introduced to City Council today by Mayor Brandon Johnson.

Located at 3508-18 S. Halsted St., the Ramova complex includes a former Spanish Baroque movie house that dates to 1929 and a two-story commercial building that dates to 1912.

The properties were joined through a recent \$38 million renovation by Our Revival Chicago that includes a live musical hall, banquet space, brewery and restaurant.

The landmark designation would protect all exterior elevations of the complex, including the theater's blade sign and marquee.

###

Landmark Status Proposed for South Lawndale Warehouse

The former Jackson Storage and Van Co. warehouse in South Lawndale would be designated as an official Chicago landmark under a proposal introduced to City Council today by Mayor Brandon Johnson.

Located at 3611 W. Cermak Road, the facility was originally constructed in 1890 to provide two floors of commercial storage for a rapidly growing neighborhood. In 1927, the warehouse was rebuilt with five stories fronted by a rare Venetian Gothic facade inspired by Venice's Doge's Palace, among other upgrades.

The landmark designation would protect all exterior elevations and a Batchelder tile water fountain inside the building.

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Four Open Space Projects Proposed for City Support

Four open space projects would receive more than \$2 million in funding from the Chicago Department of Planning and Development's Open Space Impact Fee (OSIF) program under proposals introduced to City Council today by Mayor Brandon Johnson.

- Larrabee Gateway Plaza, located on City land at 1560 N. Larrabee Ave. on the Near North Side, would receive \$844,000 in OSIF support to support passive recreation improvements that connect to the adjacent Park No. 598. The Chicago Department of Transportation would construct and maintain the improvements.
- Goose Island Overlook, located on City land at 1111 N. Elston Ave. in West Town, would receive up to \$800,000 in OSIF support for environmental remediation improvements. The property is intended to be transferred to the Chicago Park District once site prep work is completed.
- Gray Elementary School, at 3730 N. Laramie Ave. in Portage Park, would receive \$287,751 in OSIF support for construction of a 6,300-square-foot play area. Additional funding for the \$500,000 project would come from Chicago Public Schools and the 30th Ward office.
- Stone Scholastic Academy, at 6239 N. Leavitt St. in West Ridge, would receive \$137,367 in OSIF support for construction of a 2,500-square-foot nature play area. Additional funding for the \$140,000 project would come from Friends of Stone Academy.

The OSIF program allocates fees paid by residential construction projects for open space improvements that offset the impact of new residents on community parks and related resources.

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Tax Incentive Proposed for New Ashburn Supermarket

The developer of Ashburn's new Pete's Fresh Market store would utilize a Cook County Class 7(d) property tax incentive to help offset construction costs under a proposal introduced to City Council today by Mayor Brandon Johnson.

Opened in May at 3250 W. 87th St., the \$15 million, 88,000-square-foot structure by 87th and Kedzie West LLC replaced an Ultra Foods store that closed in 2017. 87th and Kedzie West LLC is an entity of Pete's Fresh Market.

The incentive would reduce taxes on the property by an estimated \$4.6 million during the 12-year term.

The Class 7(d) incentive is intended to encourage grocery stores investments in areas challenged by economic conditions.

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Property Tax Incentives Proposed for Three West Side Business Projects

A denim manufacturer, warehouse developer and landscape décor company would utilize Cook County Class 6(b) property tax incentives proposed to City Council today for planned and recently completed construction projects on the West Side.

- Dearborn Denim & Apparel would use the incentive for \$1.6 million in recently completed improvements to a 25,000-square-foot industrial building at 4901 W. Arthington St. in Austin that now serves as its headquarters. The incentive would reduce taxes on the property by an estimated \$1.1 million during the 12-year term.
- 2525 W Taylor LLC would use the incentive for a planned \$7.9 million, 42,750-square-foot warehouse project at 2525 W. Taylor St. on the Near West Side. The incentive would reduce taxes on the property by an estimated \$2 million during the 12-year term.
- IGS HQ LLC would use the incentive for a planned \$2 million acquisition and renovation at 1474 W. Hubbard St. in West Town that would provide 13,500 square feet for décor-related manufacturing and storage space. The incentive would reduce taxes on the property by an estimated \$101,788 during the 12-year term.

The Class 6(b) incentive is intended to encourage industrial retention and attraction involving underutilized buildings and property.

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Tax Incentive Proposed for Redeveloped Lake View Site

HSG Belmont Clark LLC would receive a Cook County Class C property tax incentive to support its recently completed commercial structure in Lake View under a proposal introduced to City Council today by Mayor Brandon Johnson.

The two-story, \$29.9 million project replaced a parking lot and bank at 3179 N. Clark St. and included extensive environmental remediation.

The incentive would reduce taxes on the property by an estimated \$2.9 million during the 12-year term.

The Class C property tax incentive is intended to facilitate commercial and industrial investment on properties that have substantial environmental contamination.

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