



OFFICE OF THE MAYOR  
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**FOR IMMEDIATE RELEASE**

July 6, 2011

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**MAYOR EMANUEL INTRODUCES ORDINANCES SUPPORTING NEIGHBORHOOD AMENITIES,  
HISTORIC PRESERVATION, AFFORDABLE HOUSING AND BUSINESS EXPANSION**

Mayor Rahm Emanuel today introduced eight ordinances supporting neighborhood amenities, business development, affordable housing and historic preservation.

"Our goal is to develop and maintain a prosperous economy by working to create jobs, providing affordable housing and building stronger communities," Emanuel said. "We remain committed to economic development that is sustainable and to sound municipal management that reaches every corner of our City."

**Negotiated Sale of Property at 11914 S. Peoria St.**

Also introduced was an ordinance authorizing the negotiated sale of industrial property at 11914 S. Peoria St. for future development as a food manufacturing business in the West Pullman community.

The property, vacant since 2004, consists of a 52,000 square foot masonry two-story building located in the West Pullman Industrial TIF District. The City will sell the structure with an appraised value of \$130,000 for \$1.

Reneau Commercial Properties, LLC will purchase the building and lease it to Margie's Brands Inc., who will spend \$1.5 million to improve the facility and manufacture and distribute its fruit spreads, jams, syrups and salad dressings from the location in the 34<sup>th</sup> Ward. The products, currently manufactured by contract out of state, are sold in most grocery store chains throughout the country. The project will initially create 20 full-time jobs and 20 temporary construction jobs.

**IGA with PBC for Edgewater Branch Library**

The first ordinance authorizes an intergovernmental agreement with the Public Building Commission to provide TIF financing for the construction of the Edgewater Branch Library at 1210 W. Elmdale Ave. in the 48<sup>th</sup> Ward.

TIF funds in the amount of \$1.13 million will be provided to support the project from the Hollywood/Sheridan TIF District.

### **Creation of Ewing Avenue SBIF Program**

An ordinance was also introduced that authorizes the creation of a Small Business Improvement Fund (SBIF) program in parts of the East Side and Hegewisch communities, providing \$300,000 in TIF funding to help owners of commercial and industrial buildings make improvements to their properties in the Ewing Avenue TIF District.

The Ewing Avenue SBIF program will be funded with TIF assistance from the nearby Lake Calumet TIF District.

The SBIF program encourages commercial and industrial business owners to invest in their property by making TIF funds available for building improvements. Eligible participants include business owners who have operated in the area for many years.

Applicants can receive reimbursement grants of up to \$150,000 for both exterior and interior improvements such as windows, floors, green and conventional roofs, heating and air conditioning systems and other energy-saving or green improvements.

SBIF currently operates in 78 TIF areas. The Ewing Avenue TIF District is bounded by 93<sup>rd</sup> Court, 130<sup>th</sup> Street, Indianapolis Boulevard and Buffalo Avenue in the 10<sup>th</sup> Ward.

### **Pullman Suites L.P.**

The next ordinance authorizes a loan agreement, the conveyance of two City-owned parcels and fee waivers for the construction of Pullman Suites Senior Apartments in the City's Roseland community.

The developer, Pullman Suites L.P., plans to build the proposed development at 17-29 E. 112<sup>th</sup> Pl in the 9<sup>th</sup> Ward.

Pullman Suites Senior Apartments will bring 60 units of affordable rental housing for independent seniors in a five-story building. The units will be available to renters earning up to 50 percent of area median income.

The 36,000-square-foot development will include various green design elements, including a green roof, Energy Star appliances energy efficient lighting, permeable concrete paving and rain gardens to reduce storm water runoff.

The City will invest up to \$7.4 million in loans, \$800,000 in low-income housing tax credits that will generate \$6.4 million in equity and \$127,500 in donations tax credit equity. The project is eligible for donations tax credits because of the donation of City-owned land valued at \$300,000.

### **Zapata Apartments**

The next ordinance designates the developer and authorizes a TIF redevelopment agreement and fee waivers for the construction of Zapata Apartments on four scattered sites in the Logan Square community.

The partnership known as Zapata Apartments LP will redevelop vacant parcels at 3230 and 3503 W. Armitage Ave., 1955 N. St Louis Ave. and 3734 W. Cortland St. into 61 affordable apartments in four buildings with a mix of one- to three-bedrooms and 3,700 feet of commercial space to the 26<sup>th</sup>

and 35<sup>th</sup> Wards. The apartments in the proposed \$25 million development will range in size from 600 to 1,300 square feet and be affordable to households earning up to 60 percent of area median income.

Zapata Apartments will include off-street parking, laundry facilities and wiring for cable and high-speed internet.

The City will invest \$4.6 million in TIF financing from the Fullerton/Milwaukee TIF District to support construction of the development.

### **Landmark Designation for Ebenezer Baptist Church**

Introduced also was an ordinance designating Ebenezer Missionary Baptist Church in the City's Grand Boulevard community a Chicago Landmark.

Located at 4501 S. Vincennes Ave., the structure, originally Isaiah Temple synagogue was completed in 1899 in the refined Classical Revival style of that period. The building, which was purchased by the church in 1931, played an important role in the social and cultural evolution of the African American community over several generations in the greater area that is referred to as Bronzeville. In that same year, the first modern gospel choir was formed there, initiating the new style of American gospel music.

Many of gospel's greatest musicians, composers and choral directors are associated with the church, including Thomas Andrew Dorsey, known as the "The Father of Gospel Music." The church played a central role in establishing the careers of singers such as Mahalia Jackson, Sally Martin, Ruth Jones and Dinah Washington.

The building contains a 1,200-seat auditorium, admired for its fine acoustics, and a two-story classroom annex designed by architect Dankmar Adler, a leading figure in the Chicago School of Architecture and partner of Louis Sullivan.

The architecture reflects many ancient Greek and Roman architectural forms.

The building's prominent entrance with its Ionic columns opens into the auditorium with a vaulted ceiling and horseshoe gallery. It is also distinguished by its Joliet limestone foundation and wood-framed roof with prominent gables and arched entrances.

A raised dais and half-domed apse serve as the interior's focal point. The interior provides seating in rows curved in an arc, free of columns and obstructions with a vaulted ceiling and recessed coffers and beams designed to control volume and diffuse sound within the space, reflecting the architect's expertise as an engineer.

The designation concludes a process that began in February when an application for designation was accepted and a final recommendation for landmark status was approved on June 2, 2011 by the Commission on Chicago Landmarks.

### **IGA with CPD for Minuteman Park**

Another ordinance was also introduced authorizing an intergovernmental agreement with the Chicago Park District to use \$340,000 in TIF funds for upgrades to the playground at Minuteman Park in the City's Clearing community.

Planned improvements to the nine-acre park, located at 5940 S. Central Ave., include the construction of a new ADA accessible playground. The new playground replaces an old play area that was in disrepair and did not meet ADA accessibility standards. The playground will be

designed to allow children of all abilities to play inclusively with multiple types of ADA-compliant accessible surfaces and equipment. The anticipated cost will be \$553,000.

TIF funds will come from the Archer/Central TIF District and the Park District will provide the remainder of the financing.

**Near West TIF Budget Amendment**

The next ordinance authorizes an amendment to expand the Near West TIF District budget to \$66.3 million from \$48.5 million.

The amendment updates the budget to reflect new increment collections. The budget increase allows for future redevelopment and revitalization of the area, including infrastructure improvements and the Rush Transformation Project, a comprehensive project to build new and renovate existing buildings at Rush University Medical Center.

The new increase would also allow for the remaining debt service payments on the new Mark T. Skinner West school building, which is part of the Modern Schools Across Chicago initiative to fund new school construction and renovation and the proposed redevelopment of a vacant parcel at Halsted and Monroe streets.

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