



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

February 13, 2013

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**Veterans Housing Project Approved for Englewood**

Financial measures approved by City Council today will support construction of a 73-unit affordable apartment complex for former members of the U.S. military and their families.

The \$23 million Hope Manor II Apartments, planned for a 2.3-acre site on the southwest corner of 60<sup>th</sup> and Halsted streets in Englewood, will include a mix of studios, one-, two-, three-, and four-bedroom apartments for veterans earning up to 60 percent of area median income.

"Thanks to multiple levels of governmental cooperation and a strong effort by the community, this project will provide affordable and attractive homes and resources for local veterans to re-establish their lives in the neighborhood among family and friends," Mayor Emanuel said.

The campus-style complex, to be developed by Volunteers of America of Illinois, will include six six-flats, five townhomes, and a three-story main building containing a community room and social services. Services will include job training, substance abuse treatment, legal assistance and mental health counseling.

City financial support will include the sale of 25 parcels of City-owned land for \$1 each, a \$1.9 million loan, and \$1.6 million in Low Income Housing Tax Credits that will generate \$16.7 million in equity for the project.

Hope Manor II is being built as a follow-up to Hope Manor I, which opened last year and provides housing and social services for 50 formerly homeless veterans in Humboldt Park.

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**Microbrewery On Tap For Motor Row**

The former Federal Motor Car Co. showroom in Chicago's Motor Row Historic District will be rehabilitated into a microbrewery under a Tax Increment Financing (TIF) plan approved today by City Council.

121 NORTH LASALLE STREET, ROOM 507, CHICAGO, ILLINOIS 60602

The \$2.5 million Broad Shoulders Brewery project, to be located at 2337 S. Michigan Ave., will be assisted with up to \$628,000 in TIF for interior and exterior repairs.

“This project will help Motor Row fulfill its role as an important link between the South Loop and the Near South Side,” Mayor Emanuel said.

Being developed by BSB Holdings LLC, the 8,700-square-foot project will include brewing operations, distribution space, and a tasting room on the building’s first floor. Support and office space will be housed on the second and third floors.

The project will create four full-time positions and 25 temporary jobs.

Chicago’s Historic Motor Row was home to more than 100 different automobile-related businesses in the early decades of the 20<sup>th</sup> century. Stretching primarily along the 2200 to 2600 blocks of South Michigan Avenue, Motor Row was designated a Chicago Landmark District in 2000.

The former Federal Motor Car Co. showroom was built in 1910.

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### **Garden Project Will Highlight City’s Oldest Puerto Rican Mural**

A community garden at 2425 W. North Ave. will be sold to the adjacent Puerto Rican Cultural Center for continued public use under a plan approved today by City Council.

Featuring a plaza, plant beds, benches and grass, the 3,000-square-foot site has been owned by the City since 2004. Its location is adjacent to the oldest Puerto Rican mural in Chicago, "La Crucifixion de Don Pedro Albizu Campos," which was painted on a cultural center wall in 1971.

The cultural center, which restored the mural in 2010, will maintain and upgrade the site as a passive space where community residents, school groups and cultural enthusiasts can learn about the history of the Puerto Rican community.

The sale price for the garden is \$1.

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### **Tax Incentives Approved For Three Industrial Projects**

A trio of Class 6(b) property tax incentives will support industrial expansion projects in Humboldt Park, the Near West Side, and the Lower West Side under plans approved today by City Council.

#### **Chicago Oriental Wholesale Market, Inc.**

Chicago Oriental Wholesale Market Inc. will construct a 50,000-square-foot distribution warehouse at 1902 S. Lumber St. through a property tax incentive valued at \$699,000 over the next 12 years. The company, which employs 35 workers, distributes wholesale groceries and specialty items to

independent grocers and restaurants. The \$7.6 million project will enable the company to add 25 full-time positions.

**Freedman Seating Co.**

Freedman Seating Co. will renew an earlier property tax incentive for a 165,000-square-foot industrial building at 4545 W. Augusta Blvd., saving an additional \$1.3 million over the next 12 years. The 112-year-old company employs 550 people and makes vehicle seating and related products. It recently invested \$17 million in the property.

**Ogden Partners**

Ogden Partners' \$1.7 million acquisition and rehabilitation of industrial properties at 1621-25 W. Carroll St. will be supported by a tax incentive valued at \$140,000 over the next 12 years. The flower and gifts distribution firm recently added eight new jobs at the location.

Made available through Cook County, the Class 6(b) incentive encourages industrial development by offering reduced property tax rates for eligible rehabilitation and construction projects.

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**TIF Approved for New Chinatown Branch Library**

Efforts to build a new Chicago Public Library branch in Chinatown entered a new chapter today with the City Council's approval of a plan to contribute \$15.6 million in Tax Increment Financing (TIF) toward project development costs.

The financial assistance will enable the Public Building Commission to acquire land and construct the library on the 2100 block of South Archer Avenue. The new facility will be 50 percent larger than the existing branch and serve as a gateway to both the newer and older sections of the Chinatown community.

"A new branch would improve access and expand all the important library resources that area students and residents expect and deserve," Mayor Emanuel said.

The current Chinatown branch has been located in leased space at 2353 S. Wentworth Ave. since 1990.

The new branch will have 18,000 square feet of space on two floors. Amenities will include enhanced collections spaces, technology upgrades, designated areas for children and teens, a community room, and on-site parking.

The Chicago Public Library will contribute \$346,000 in bonds toward project costs.

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