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Iconic Chicago Sausage Maker Would Relocate To Bridgeport Through TIF

A meat and specialty food company synonymous with Chicago-style hot dogs would relocate its manufacturing operations to the South Side under a financial proposal introduced to City Council today by Mayor Rahm Emanuel.

Vienna Beef Ltd. would be reimbursed with up to \$4.97 million in Tax Increment Financing (TIF) for expenses associated with its planned \$12.3 million purchase and renovation of a 103,000-square-foot factory at 1000 W. Pershing Road in Bridgeport.

Vienna's relocation would coincide with the City of Chicago's pending reconstruction of the intersection of Damen, Elston, and Fullerton avenues, which is adjacent to the company's current manufacturing plant at 2501 N. Damen Ave. The reconstruction project will reroute Elston through the southern portion of Vienna's property, impeding its business operations.

Under the terms of the TIF assistance, Vienna would be required to maintain at least 250 jobs at the Bridgeport facility for the next 15 years, among other requirements. The facility, located in the Stockyards Industrial Corridor, was previously occupied by Best Kosher Foods. The building renovation work would create up to 75 temporary construction jobs and be completed within the next 18 months.

Vienna's signature hot dog was created by Austro-Hungarian immigrants Emil Reichel and Sam Ladany and introduced at the 1893 at the World's Columbian Exposition in Chicago. The company also produces a variety of sausages, deli meats, soups and other food items.

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Landmark Designation Proposed for Former Town Hall Police Station

One of Chicago's oldest police stations was proposed to City Council today for official landmark status by Mayor Rahm Emanuel.

Located in the Lake View community at 3600 N. Halsted St., the 42nd Precinct/Town Hall Police Station was built in 1907 on the site of the former Lake View Township Town Hall. The two-story Classical Revival-style structure is characterized by a symmetrical facade, limestone base, and distinctive copper cornice. The architect is unknown.

The station closed in 2010 when a new Town Hall police headquarters opened nearby.

The building is owned by Heartland Housing Inc., which purchased it from the City earlier this year for \$1. Heartland plans to include the structure as part of \$27 million, 79-unit apartment complex for gay, lesbian, bisexual, and transgender seniors that's underway on adjacent land. Landmark status would protect the building's exterior elevations from significant alteration or demolition.

The designation was recommended by the Commission on Chicago Landmarks earlier this year.

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Two Social Service Agencies Would Expand Through City-Owned Land Sales

Two community organizations that offer social services to families and children would expand their operations through a pair of City land sales proposed to City Council today by Mayor Rahm Emanuel.

Uhlich Children's Advantage Network

The Uhlich Children's Advantage Network (UCAN) would relocate from the Irving Park community to North Lawndale through the sale of City-owned land at 1106-1112 S. Central Ave. The organization would purchase the 4,950-square-foot site, valued at \$13,000, for \$1. The land would be combined with five adjacent parcels to construct the Chicago Institute for Transforming Youth, a seven-acre campus for abused and neglected children and teens. Designed to accommodate up to 70 seven- to 18-year-olds, the \$34.4 million development would create 20 new jobs and retain 216 full-time positions.

The Blessed Child

The Blessed Child community outreach organization would purchase a vacant, City-owned commercial building at 10736 S. Michigan Ave. in Roseland and rehabilitate it for charitable services. The 2,100-square-foot structure, valued at \$25,000, would be sold for \$1. The new facility would provide permanent space for the storage and distribution of donated

items. The non-profit organization sponsors diaper, coat and toy giveaways to families in need.

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Open Space Enhancements Proposed for Six Chicago Neighborhoods

Financial measures introduced today to City Council by Mayor Rahm Emanuel would help expand and improve four community gardens and two park spaces on the North, Northwest and Southwest Sides.

Bucktown Community Garden

Vacant, City-owned land at 1724 N. Wilmot and 1716 N. Hoyne avenues in West Town would be redeveloped as the Bucktown Community Garden through a proposed sale to the NeighborSpace land trust, which would own and insure the property for community use. The proposed sale price is \$1. The 7,200-square-foot site would also receive \$90,000 in Open Space Impact Fees to complete environmental work and site preparation.

King Lockhart Park

King Lockhart Park at 10615 S. Western Ave. in Beverly would receive a memorial sculpture to honor fallen firefighters through \$62,000 in Open Space Impact Fees. The fees would help pay for the design and construction of the monument, which would feature concrete columns with fire ladders over the park's entranceway. The balance of the \$87,000 project would be paid by the Park District. The .5-acre park honors Chicago firefighters Anthony Lockhart and Patrick King who lost their lives battling a fire at a former tire repair shop on the site.

Hartigan Beach Park

Hartigan Beach Park along the Rogers Park lakefront would receive \$275,000 in Open Space Impact Fees to support its expansion onto adjacent Chicago Park District land at 1031 W. Albion Ave. The funding would be used to add landscaping, lighting, a pergola, seating and fencing to the .5-acre site. The park is named in honor of David L. Hartigan, a former alderman of the 49th Ward.

Dunning Community Garden

The Dunning Community Garden at 6532 W. Burteau Ave. would receive \$240,000 in Open Space Impact Fees for environmental work, a new fence, storage shed, water access, raised beds and related construction costs. Owned by the NeighborSpace land trust, the .6-acre site is maintained as a public garden by Dunning neighborhood residents.

Xochiquetzal Peace Garden

Xochiquetzal Peace Garden at 1901 W. 23rd St. in Little Village would receive \$45,000 in Open Space Impact Fees for environmental work and the demolition and removal of a unused garage. The garden is maintained by Friends of Whittier School. "Xochiquetzal" means place of the Quetzal, a bird found in western Mexico and Central America.

Burley School

Burley School at 1630 W. Barry Ave. in Lake View would receive \$128,000 in Open Space Impact Fees for the construction of a new school garden by Openlands conservation agency. The project would transform a .02-acre asphalt lot into green space with native plants, artwork, outdoor classroom seating and other amenities. The garden would be maintained by students, teachers and parents.

Open Space Impact Fees are collected by the City of Chicago from new residential developments to help expand the amount of open space in each of the city's 77 community areas.

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