



CITY OF CHICAGO • OFFICE OF THE MAYOR



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LANDMARK STATUS APPROVED FOR TILL AND PERKINS-NORDINE HOMES

The former Woodlawn home of civil rights catalysts Emmett and Mamie Till and the former Edgewater home of spoken word artist Ken Nordine were designated as official Chicago Landmarks by Council today.

Emmett Till and Mamie Till-Mobley House, 6427 S. St. Lawrence Ave.

The brick two-flat was the home of 14-year-old Emmett Till when he was brutally murdered by racists while visiting rural Mississippi in 1955. Upon his body's return to Chicago, Till's mother, Mamie, held an open-casket funeral to show the world the horrifying violence her son had suffered. Though two men were acquitted on murder charges, Till's death became a rallying cry for the civil rights movement. Mamie Till-Mobley continued to live in a three-bedroom apartment on the home's second floor until 1962 while she worked to honor the legacy of her only child by devoting her life to eradicating racism and improving the quality of life for people of color. The 2,400-square-foot structure was constructed in 1895.

Perkins-Nordine House, 6106 N. Kenmore Ave.

Completed in 1903 for industrialist Herbert Farrington Perkins, the Arts and Crafts home was the residence and home office of voice-over and recording artist Ken Nordine from 1951 until his death in 2019. Nordine used a studio in the home to record a series of spoken word albums highlighting a unique mix of poetry and jazz called "Word Jazz," including the Grammy-nominated "Stare with Your Ears." Designed by the architectural firm of Pond and Pond, the three-story building is one of the last surviving mansions from the area's nascent years as a suburban-style residential neighborhood.

The designations will protect the exterior elevations of both structures, including rooflines, from significant alteration or demolition.

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LANDMARK DESIGNATION, TAX INCENTIVE APPROVED FOR ILLINOIS BELL BUILDING

A Loop skyscraper that once served as the regional headquarters for the former Bell Telephone Co. was designated an official Chicago Landmark by City Council today.

Completed in 1966, the Illinois Bell Building at 225 W. Randolph St. is considered a rare example of a commercial building with characteristic elements of New Formalism. Designed by the Chicago firm of Holabird & Root, the 31-story tower features a curtain wall of black glass and projecting marble-clad columns; a roofline with a prominent horizontal marble slab; a recessed first floor with oversized windows; and a row of square, black, granite planters at the plaza level.

Illinois Bell played a major role in the advancement of telephone technology including the introduction of touch-tone dialing, microwave transmission systems, call waiting, speed calling, call forwarding and three-way calling.

Currently occupied by AT&T, the 853,000-square-foot building is under contract to be purchased for \$188 million by 225 West Randolph Owner LLC, which plans to implement a \$154 million commercial rehabilitation project. The work, which will create an estimated 2,500 permanent and temporary jobs, would be supported by Cook County's Class L property tax incentive program. Total tax savings are estimated at \$69.7 million over the next 12 years.

Under the landmark designation, all exterior elevations including rooflines, the first-floor lobby, and exterior plazas would be protected.

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PAIR OF OPEN SPACE PROJECTS APPROVED FOR NORTH AND SOUTH SIDES

A pair of open space projects will be made possible through financial measures approved by City Council today.

Indian Ridge Marsh

The last private lots within the Indian Ridge Marsh nature preserve in South Deering will be acquired by the City and made available for public use. Consisting of .86 acres, the 12 lots on the 11700 block of S. Calhoun Ave. will be acquired from the Openlands conservation agency, to which they were donated from a private owner. The transaction costs of \$19,000 will be paid through the City's Open Space Impact



Fee program. The lots will be managed by the Chicago Park District, which maintains the 154-acre preserve through a lease with the City.

Open Space Impact Fees are generated by new residential development projects to help improve and expand public open spaces within the City's 77 community areas.

Ainslie Arts Plaza

A new public arts plaza in Lincoln Square will be partly funded through a financial plan approved today by City Council. The Ainslie Arts Plaza will use \$57,000 in Open Space Impact Fees to enhance an underutilized, half block-stretch of Lincoln Avenue between Gunnison and Ainslie Streets. The plaza will include planters, a festival tent, storage shed, fencing, picnic tables, murals, movable seating, hammocks, landscaping, lighting and other features. The balance of the \$87,000 project will be funded by the Lincoln Square Ravenswood Chamber of Commerce, which will maintain the site for use by local residents.

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LAND ACQUISITION AUTHORITY AUTHORIZED FOR COMMERCIAL PARCELS IN SOUTH CHICAGO

City Council today approved the City's acquisition authority for four private properties on an underutilized commercial block in South Chicago.

The properties, which include three vacant buildings and an empty lot, are part of a Request for Proposals (RFP) issued by the Department of Planning and Development last November for the northwest corner of 89th Street and Commercial Avenue. The chosen developer for the RFP will fund the properties' acquisition costs. The City will use the acquisition authority only if the developer is unable to finalize purchase agreements on its own. The selected respondent to the RFP is expected by summer 2021.

The 25,000-square-foot RFP site is part of Mayor Lightfoot's INVEST South/West initiative, which is leveraging resources from public, private, and nonprofit sectors to revitalize portions of 12 commercial corridors in 10 South and West side neighborhoods.

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PROPERTY TAX INCENTIVES APPROVED FOR FOUR NEW INDUSTRIAL AND COMMERCIAL PROJECTS



Property tax incentives approved by City Council today will support four industrial and commercial development projects on the West and Southwest sides.

The Will Group, 825 S. Kilpatrick Ave.

A Class 6(b) incentive will enable the development of a \$6.7 million electrical equipment production facility in Austin. The 60,000-square-foot facility will be built and operated by The Will Group to manufacture smart LED light fixtures, solar panels, transformers, and other electrical products for utilities, government agencies, and private clients. The estimated \$468,000 in property tax savings over the 12-year incentive period will support the creation of up to 35 permanent positions and 58 construction jobs. The vacant, 3.3-acre site within the Roosevelt Cicero Industrial Corridor was sold by the City for \$333,000 in a deal approved by City Council in 2019.

The Cook County Class 6(b) incentive encourages industrial investment by providing reduced property tax rates for qualifying rehabilitation and construction projects.

Chicago Anodizing Co., 4118-38 W. Lake St.

A Class 6(b) incentive will help Chicago Anodizing Co. construct an approximately 21,000-square-foot addition to an existing building at 4112 W. Lake St. in the Northwest Industrial Corridor. The \$2.2 million project includes expanded warehouse and office space to increase operational efficiencies for anodizing operations that apply protective coatings to aluminum products. The estimated \$172,000 in tax savings over the 12-year incentive period will support the retention of 60 and the creation of six full-time jobs.

Marina Crossing JV LLC, 2075 W. 43rd St.

A Class 6(b) tax incentive will support the recently completed construction of a new, 633,000-square-foot industrial building by Marina Crossing JV LLC in New City. The \$32 million project is today occupied by two tenants that employ 70 people. The remaining space will be leased to light industrial firms employing up to 220 additional people. Total tax savings over the 12-year incentive period are estimated at \$9.8 million.

The GKA Group LLC, 6521 S. Cicero Ave. A Class 7(a) incentive will facilitate construction of a Culver's restaurant on .73 acres of vacant land at 6521 S. Cicero Ave. in Clearing. To be developed by the GKA Group LLC, the \$1.8 million project will include a 4,000-square-foot building with a dining area, patio, and drive-thru. The estimated \$371,000 in tax savings over the five-year incentive period will support the creation of 60 permanent positions and 55 construction jobs.



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The Cook County Class 7(a) incentive encourages commercial real estate investment by providing reduced property tax rates for qualifying projects.

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