

FOR IMMEDIATE RELEASE

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**TIF DISTRICT DESIGNATION WOULD SUPPORT MIXED-USE DEVELOPMENT IN
GARFIELD RIDGE**

A new Tax Increment Financing (TIF) district proposed to City Council today by Mayor Lori E. Lightfoot would support new mixed-income housing, retail, and public works projects in Garfield Ridge.

Planned for 65 acres of blighted land on the 4400 and 4500 blocks of South Cicero Avenue, the Cicero-Stevenson TIF district would allocate up to \$80 million in future property tax growth within its boundaries to support eligible improvement costs over the next 24 years.

From 1950 to 2011, land within the proposed district was home to the Chicago Housing Authority's LeClaire Courts public housing project, which was demolished due to obsolescence. The site has been vacant for the last 10 years.

A pending \$350 million redevelopment project within the proposed district includes more than 600 mixed-income units, a new grocery store, job training center, daycare, community center, and other public amenities. TIF support for the project would be subject to a separate review and approval process.

The proposed district was recommended for approval by the Joint Review Board and the Community Development Commission this spring. If designated by City Council, the district would expire at the end of 2046.

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\$46 MILLION IN TIF PROPOSED FOR CHICAGO TRANSIT AUTHORITY PROJECTS

Four rapid transit improvement projects would be completed by the CTA through \$46 million in Tax Increment Financing (TIF) assistance under proposals made to City Council today by Mayor Lori E. Lightfoot. The projects include:

Western Avenue Brown Line Station

The rail station improvement project at 4648 N. Western Ave. would use \$8 million from the Western Avenue North TIF district to replace two elevators and upgrade lighting,

mechanical equipment, signage, and passenger platforms. The project would also repair the station's public plaza and adjacent bus turn-around. The balance of the \$30 million project would be paid by the CTA with completion expected in 2026.

California Avenue Blue Line Station

The rail station improvement project at 2211 N. California Ave. would use \$5.67 million from the Fullerton/Milwaukee TIF district to upgrade elevators, ramped walkways, power-assisted doors, lighting, and communications equipment. The balance of the \$35.9 million Blue Line project would be paid by the Rebuild Illinois Capital Program with completion expected in 2025.

43rd Street Green Line Station

The station improvement project at 314 E. 43rd St. would use \$1.98 million from the 47th/King TIF District to replace the station's canopy, upgrade lighting, improve signage, and perform other enhancements. The balance of the \$11.5 million Green Line project would be funded by the CTA with completion expected by 2024.

Blue Line Tracks, Forest Park Branch

The CTA's track improvement project between Ashland and Damen avenues on the Blue Line would use \$21.5 million from the Central West TF district to replace running and contact rails, fasteners, ties, and ballast. The project would be entirely funded by TIF with completion expected in 2024.

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LAND SALES WOULD PRESERVE GARDENS FOR ONGOING COMMUNITY USE

A pair of City-owned community gardens in Humboldt Park and Lincoln Square would be preserved for use by neighbors through land sales proposed to City Council today by Mayor Lori E. Lightfoot. The gardens include:

Monticello Block Club Garden, 1130 N. Monticello Ave.

The 6,100-square-foot garden was established by West Humboldt Park Neighbors United, Cameron Elementary School, and nearby residents in 2020. The land is proposed for sale for \$1 to the NeighborSpace land trust, which provides liability insurance and support for Chicago gardening groups.

Bowmanville Community Garden, 5384 N. Bowmanville Ave.

The 4,600-square-foot garden was established by the Bowmanville Community Organization in 2010. The land is proposed for sale for \$1 to the NeighborSpace land trust, which provides liability insurance and support for Chicago gardening groups.

NeighborSpace owns and helps manage more than 100 community garden and agriculture sites throughout Chicago.

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