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**TIF Proposed for Improvements at Six Chicago Parks**

The Chicago Park District would improve recreational facilities at six parks across the city through \$28.1 million in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Brandon Johnson.

- Kells Park, at 3201 W. Chicago Ave. in Humboldt Park, would receive \$16.4 million from the Chicago Central Park TIF District to support construction of a new fieldhouse. Planned for the site of a decommissioned firehouse on the 700 block of North Kedzie Avenue, the property is expected to be acquired from the City to support the park's recreation needs.
- Moran Park, at 5727 S. Racine Ave. in Englewood, would receive \$9 million from the Englewood Neighborhood TIF district to replace the park's multi-purpose room with a field house.
- Welles Park, at 2333 W. Sunnyside Ave. in Lincoln Square, would receive \$400,000 from the Western Avenue North TIF district to support construction of three pickleball courts, new benches, and the rehabilitation of an existing sand volleyball court and horseshoe pits.
- Union Park, at 1501 W. Randolph St. on the Near West Side, would receive \$1 million from the Central West TIF district for pathway, lighting and playground improvements.
- Skinner Park, at 1331 W. Monroe St. on the Near West Side, would receive \$900,000 from the Central West TIF district to support improvements to the park's gardens and playground.
- Revere Park, at 2509 W. Irving Park Road in North Center, would receive \$400,000 from the Western Avenue South TIF district to support the resurfacing of four tennis courts.

The City's TIF program uses new property tax growth within designated districts to support public and private investment within their boundaries.

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**Land Sale Proposed for West Garfield Park Commercial Project**

A \$5.9 million industrial building would replace seven adjacent City lots in West Garfield Park through land sales proposed to City Council today by Mayor Brandon Johnson.

Totaling 1.1 acres at 4204-32 W. Lake St., the lots would be sold to developer Lake Keeler LLC for their appraised value of \$196,000.

The one-story, 44,000-square-foot building planned for the site would include two loading docks and 30 surface parking spaces. A tenant has not been identified but the facility would accommodate up to 50 full-time jobs when fully leased.

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### **City Land Sale Would Enable Austin Hospital Expansion**

The planned \$20 million expansion of Hartgrove Behavioral Health System Hospital in Austin would be facilitated through a City land sale proposed to City Council by Mayor Brandon Johnson today.

The vacant, .92-acre lot at 5736 W. Roosevelt Road would be sold for its appraised value of \$440,000 to UHS of Hartgrove, which employs 94,000 health care professionals at 400 facilities nationwide.

Vacant for more than two decades, the land would be used for a new 28,000 square-foot addition to Hartgrove's existing building. The new wing would accommodate 24 double-occupancy patient rooms.

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### **Property Tax Incentive Proposed for New City Recycling Facility**

Lakeshore Recycling Systems LLC's recently completed \$53.5 million recycling facility in New City would receive a Cook County Class C property tax incentive through a proposal introduced to City Council today by Mayor Brandon Johnson.

The 139,496-square-foot complex at 4121 S. Packers Ave. was completed in March 2023 following \$1 million in environmental remediation work. The facility employs more than 700 full- and part-time workers.

The incentive would reduce taxes on the property by \$3.4 million over the 12-year term.

The Cook County Class C property tax incentive is intended to facilitate commercial and industrial investment on properties that have substantial environmental contamination.

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### **Property Tax Incentive Proposed for Renovation of Former New City Bank**

Diaz Group LLC's recent \$512,000 renovation of a former New City bank into company offices would receive a Class 7a property tax incentive proposed to City Council today by Mayor Brandon Johnson.

The project at 5100 S. Damen Ave. was completed in 2023, providing a headquarters for more than 500 landscape industry employees. The one-story building had been vacant since 2015.

The incentive would reduce taxes on the property by \$217,014 over the 12-year term.

The Cook County Class 7a property tax incentive is intended to encourage commercial development in areas in need of revitalization.

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### **Landmark Status Proposed for Hyde Park Union Church**

Hyde Park Union Church would be designated as an official Chicago landmark under a recommendation made to City Council today by the Commission on Chicago Landmarks.

Designed by prominent architect James Gambles Rogers and located at 5600 S. Woodlawn Ave., the two-story, Richardsonian Romanesque-style church was completed in 1906, with an education wing added 20 years later. Featuring rusticated masonry, a steep gabled roof, rounded windows, and corner towers, the church's growth among Baptists in the early part of the last century was partly due to the increasing popularity of the nearby University of Chicago.

The designation would protect all exterior elevations of the church, as well as the interior of the entrance vestibules and sanctuary.

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### **Land Sales Would Create Two South Side Community Gardens**

A pair of community gardens would be created on the South Side through land sales proposed to City Council today by Mayor Brandon Johnson.

In South Shore, 11,720 square feet of vacant City land at 6801 S. Dante Ave. would be sold to the NeighborSpace land trust for \$1 for vegetable gardening. The Dante Avenue Farm project, led by farmer Alwyn Walker, includes \$40,000 in planned improvements involving raised beds, seating, fencing, a hoop house and a farm stand. Produce from the farm would be made available to local food pantries and restaurants.

In South Chicago, seven adjacent City lots consisting of approximately 24,500 square feet at 8926-40 S. Mackinaw Ave. would be sold to the NeighborSpace land trust for \$1 each for vegetable gardening. To be managed by the Fresher Together food equity coalition, the \$150,000 project would improve the site for raising culinary and medicinal herbs, mushrooms, small grains, beans and other vegetables for the community.

The sites are collectively valued at \$93,100 and were made available for agriculture purposes through the ChiBlockBuilder online land sale platform.

NeighborSpace provides liability insurance for community-managed open spaces.

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