



CITY OF CHICAGO • OFFICE OF THE MAYOR



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TIF Approved for Six School Improvement Projects

A pair of Chicago public high schools and four elementary schools will be improved through Tax Increment Financing (TIF) measures passed by City Council today. The projects include:

Kenwood Academy, 5015 S. Blackstone Ave.

Kenwood High School in Kenwood will receive \$9.2 million in TIF for the construction of an enclosed pedestrian bridge between campus high school and middle school buildings, as well as new heating, ventilation, and air conditioning equipment in the gymnasium. The work will be entirely funded by TIF.

Wendell Phillips Academy High School, 244 E. Pershing Road

Phillips High School in Douglas will receive \$2.5 million in TIF for the construction of a 22,000-square-foot annex to the school gymnasium. The balance of the \$14.9 million project will be supported by \$7.4 million from Chicago Public Schools and a \$5 million State of Illinois grant.

William Penn Elementary School, 1616 S. Avers Ave.

Penn Elementary School in North Lawndale will receive \$550,000 in TIF assistance for the construction of a new playground with rubber surfacing. The work will be entirely funded by TIF.

Stephen K. Hayt Elementary School, 1518 W. Granville Ave.

Hayt Elementary School in Edgewater will receive \$200,000 in TIF for the construction of a new artificial turf field, walking track, benches, site utilities, and drainage system. The balance of the \$600,000 project will be funded through a State of Illinois grant.

Jacob Beidler Elementary School, 3151 W. Walnut St.

Beidler Elementary School in East Garfield Park will receive \$500,000 in TIF



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assistance to replace an existing rubber turf field with new organic infill materials. The work will be entirely funded by TIF.

West Ridge Elementary School, 6700 N. Whipple St.

West Ridge Elementary School will receive \$200,000 in TIF to replace an existing rubber turf field with new organic infill materials. The work will be entirely funded by TIF.

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Property Tax Incentives Will Support Four Industrial and Commercial Projects

Three South Side redevelopment projects will move forward through property tax incentives approved by City Council today. The projects include:

LPC Ashland I LP, 3711 S. Ashland Ave.

A Class 6(b) property tax incentive will support the construction of a 138,000-square-foot industrial building in the Stockyards Industrial Corridor by LPC Ashland I LP. The \$16.7 million facility will be leased to Aviation Institute of Maintenance, which will offer training programs to up to 600 students annually to service, repair, and overhaul aircraft components and systems. An estimated \$5.1 million in tax savings over the 12-year period will support the creation of 75 new and 75 temporary construction jobs.

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

NP Avenue O LLC, 3044 and 3300 E. 122nd St.

A pair of Class 6(b) property tax incentives will support the development of two speculative industrial buildings on 71 acres of vacant land in Hegewisch by NP Avenue O LLC. Totalling more than 1.1 million square feet, the nearly identical buildings will be designed to accommodate manufacturing and distribution-oriented users. The \$91.8 million project, slated for completion later this year, is expected to generate up to 300 temporary construction jobs and up to 380 permanent jobs once fully occupied. Taxes on the properties will be reduced by more than \$11.9 million over the 12-year incentive period.

Modern Process Equipment Corp., 3130-36 S. Kolin Ave.

The renewal of a Class 6(b) property tax incentive will support the rehabilitation of a pair of industrial buildings by Modern Process Equipment Corp. in South



Lawndale. The proposal will reduce property taxes on the 5,700-square-foot and 5,300-square-foot buildings by \$372,000 over the next 12 years, enabling a variety of system and equipment upgrades to the two structures. The \$1.2 million project will also integrate the company's operations into a recently purchased adjacent property while retaining 94 jobs and adding 13 new positions. Founded in 1957, the company designs and manufactures industrial grinders, conveyors and complete plant systems for the coffee and food industry.

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Zoning Code Amendment Will Expand Residential Uses in Fulton Market Area

A zoning code amendment introduced to City Council today by Mayor Lori E. Lightfoot will allow housing within a former Near West Side Planned Manufacturing District (PMD) that is transitioning to a mix of commercial, innovative and other uses.

The amendment will affect properties within the Kinzie Corridor Overlay District, which in 2017 replaced a portion of the Kinzie Corridor PMD, which prohibits residential uses. Generally bounded by Carroll Avenue and Hubbard, Halsted and Wayman streets, the overlay district was adopted to guide the area's growth as a mixed-use extension of downtown.

The addition of residential as an allowed use within the overlay is consistent with the Fulton Market Innovation District (FMID) plan, which was updated this spring to address market trends within a portion of the Near West Side.

FMID strategies include the expansion of residential uses north of Lake Street; a recommended 30 percent affordability for new residential projects; and prioritized infrastructure investments that support pedestrian-friendly public amenities; among other goals.

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Austin's 'Miracle House' Approved for Landmark Status

A modernist Austin home built as the grand prize for a church raffle was designated an official Chicago landmark by City Council today.



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Designed on a pro bono basis by Belli & Belli architects and completed in 1954, the three-story “Miracle House” at 2001 N. Nordica Ave. was constructed to help raise money for nearby St. William parish.

The home’s futuristic design features a pair of 36-ton steel trusses that suspend glass curtain walls and a unique open floor plan. The Chicago Bridge & Iron Co. contributed the trusses, General Electric donated the appliances, Chicago retailer Polk Bros. provided the furnishings, and trade unions offered their services free of charge.

Belli & Belli designed a number of Catholic schools, churches, and hospitals during the mid-20th century in Chicago and nationwide that were marked by structural innovations and expressive modern forms.

The 4,500-square-foot property received a final recommendation for landmark status by the Commission on Chicago Landmarks in February 2021.

The designation will protect the building’s exterior and rooflines from significant alteration or demolition.

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