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Mayor's Press Office
312.744.3334
press@cityofchicago.org

CONTACT:

Department of Planning and Development
312.744.9267

Landmark Status Proposed for Kingdom Baptist Church

Kingdom Baptist Church in Austin would be designated as an official Chicago landmark under a recommendation made to City Council today by the Commission on Chicago Landmarks.

Designed by Nelson Max Dunning and located at 301 N. Central Ave., the Neoclassical and Art Deco building was completed in phases from 1925 to 1943 with a red brick facade featuring Corinthian columns.

The Fifteenth Church of Christ, Scientist occupied the structure until about 1972, when it was acquired by the newly chartered Kingdom Baptist Church. The congregation of Kingdom Baptist requested the designation.

The designation would protect the building's exterior elevations.

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Land Acquisition Would Support Future Development Near Englewood Trail

The City of Chicago would purchase .7 acres of mostly vacant land near Throop and 59th streets to support mixed-use development in Englewood, under a proposal introduced to City Council today by Mayor Brandon Johnson.

Consisting of six vacant lots and a one-story commercial building, the land would be combined with neighboring City property to create a five-acre development site for a future project that would be subject to a community-led solicitation process.

The site is identified in the "Englewood Agro-Eco District Land Use Plan," adopted by Plan Commission in August 2024, to support food-related investments along the adjacent Englewood Nature Trail.

Acquisition costs are yet to be determined. The properties are owned by the Cook County Land Bank and a pair of private owners.

Environmental remediation work is underway on the adjacent City properties.

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West Pullman Land Sale Would Support Construction of \$40 Million Light Industrial Facility

A 413,400-square-foot industrial building would be constructed in West Pullman through the sale of five acres of vacant City land, under a proposal introduced to City Council today by Mayor Brandon Johnson.

The \$40 million project by DL3 Realty at 1135-1325 W. 119th St. would include 97 loading docks, two at-grade loading doors, and employ up to 200 people when the building is fully occupied.

Portions of the City land were occupied by an Ingersoll Products factory for much of the 1900s prior to being cleared and acquired by the City starting in 2005. DL3 owns the remainder of the development site.

The proposed sale price for the City land is \$1.

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Land Sale Would Support Construction of East Garfield Park Community Arts Center

A 12,530-square-foot community arts center would be built in East Garfield Park through the sale of .6 acres of vacant City land, under a proposal introduced to City Council today by Mayor Brandon Johnson.

The \$6.7 million project by Firebird Community Arts at 3312-44 W. Lake St. would provide community instruction for glass blowing, ceramics and other creative endeavors for up to 100 youth artists.

Each of the nine City lots would be sold for \$1.

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Redevelopment Proposed for Former Clearing Firehouse

The former Engine Co. #127 firehouse in Clearing would be sold and converted into a private single-family home through a land sale proposed to City Council today by Mayor Brandon Johnson.

Located at 6411 S. Central Ave., the 4,064-square-foot structure would be sold for its appraised value of \$65,000 to Matthew Skowronski and Kathryn McIlvain. Approximately \$305,000 in planned improvements would repurpose the interior as a three-bedroom home and garage.

The 100-year-old building was decommissioned as a firehouse in the early 1990s.

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Five Business Projects Proposed for Property Tax Rebates

Five business expansion projects valued at more than \$8 million would be supported through Class 6(b) Cook County property tax incentives proposed to City Council today by Mayor Brandon Johnson. The projects include:

Sinya Properties LLC, 4209 W. Lawrence Ave.

Sinya restaurant group would use the incentive to support a \$1 million rehabilitation of a 5,400-square-foot building in Albany Park as a central kitchen for five existing and planned restaurant locations throughout Chicago. Valued at \$202,434 over the 12-year period, the incentive would help create 25 full- and part-time jobs.

Dearborn Denim & Apparel, 4901 W. Arthington St.

Dearborn Denim & Apparel would use the incentive to support the \$1.6 million acquisition and redevelopment of a 25,000-square-foot building in Austin. Renovations were completed in 2023 and the property now serves as the company's headquarters and principal manufacturing plant after relocating from the Near West Side. Valued at \$1.08 million over the 12-year period, the incentive would support the creation of 10 full-time jobs.

Testa Properties LLC, 4555 S. Racine Ave.

Testa Properties would use a 6(b) renewal to support \$26 million in recent and planned capital improvements at its produce facility in New City, including an expansion of its warehouse freezer and dry food storage operations. Valued at \$2.8 million over the 12-year period, the incentive would help create 25 full-time jobs.

Jonchris LLC, 4221 N. Normandy Ave.

Jonchris would use a 6(b) renewal to support up to \$2.4 million in capital improvements at a vacant 65,000-square-foot warehouse in Dunning. Valued at \$1.5 million over the 12-year period, the incentive is expected to create 25 to 75 full-time jobs once the facility is fully leased.

Topweb LLC, 5450 N. Northwest Highway

Topweb commercial printing company would use a 6(b) renewal to support \$1 million in improvements at its 67,000-square-foot facility in Jefferson Park. Valued at \$1.3 million over the 12-year period, the incentive would help create five full-time jobs. Topweb has invested more than \$30 million in the property since acquiring it in 2013.

The Class 6(b) property tax incentive is intended to encourage industrial development in areas in need of revitalization.

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