



CITY OF CHICAGO • OFFICE OF THE MAYOR



FOR IMMEDIATE RELEASE

September 9, 2020

CONTACT:

Mayor's Press Office
312.744.3334
press@cityofchicago.org

Department of Planning and Development (DPD)
312.744.9267

**NEIGHBORHOOD OPPORTUNITY FUND GRANT PROPOSED FOR CALUMET HEIGHTS
DINER**

Chicago's first Huddle House restaurant would be developed in Calumet Heights through a \$1.1 million Neighborhood Opportunity Fund grant introduced to City Council today by Mayor Lori E. Lightfoot.

The funds would be used by American Airwan Land LLC to build a one-story, 3,300-square-foot diner at 9401 S. Stony Island Ave., adjacent to the 134-unit Montclare Senior Residences.

The \$2.9 million project would feature an open kitchen design, parking, and landscaping. The project would bring up to 80 permanent and 50 construction jobs to the community. The grant would be used primarily to support development costs, including up to \$367,000 in subsidies to support local hiring efforts.

Huddle House was founded in 1964 in Decatur, Ga., as a place for the community to gather and "huddle up" for a meal. With its branded Southern hospitality and 24-hour service, the chain serves freshly prepared, home-style food. The brand operates over 400 restaurants in 24 states.

The Neighborhood Opportunity Fund uses zoning fees from downtown construction projects to provide grants that support neighborhood commercial corridors on the South, Southwest, and West sides. Projects with grant amounts exceeding \$250,000 require City Council approval.

###



CITY OF CHICAGO • OFFICE OF THE MAYOR



LAND SALE WOULD SUPPORT EXPANSION OF EL PASEO COMMUNITY GARDEN IN PILSEN

The El Paseo Community Garden in Pilsen would be expanded through a proposed City-owned land sale introduced to City Council today by Mayor Lori E. Lightfoot.

Located along the Sangamon Street right-of-way between Cullerton and 21st streets, the garden would be expanded onto .47 acres of adjacent land at 947 W. Cullerton Ave. The land would be sold for \$1 to the NeighborSpace land trust, which would own and insure the property for use by local residents.

First planted in 2009, the garden lies adjacent to the El Paseo Trail, a planned multi-purpose path about four miles long that would connect the Pilsen and Little Village communities. It uses land along the proposed pathway for raised beds, an apiary, native plantings, and other community activities.

A community-led planning process would help to design and build-out the expansion area over the next three years.

#

LAND SALE WOULD SUPPORT DEVELOPMENT OF NEW HQ FOR SCAFFOLDING COMPANY IN NORTH LAWNSDALE

The development of a new, 12,750-square-foot scaffolding company headquarters in the Roosevelt Cicero Industrial Corridor would be supported through a City-owned land sale introduced to City Council today by Mayor Lori E. Lightfoot.

The 1.5-acre vacant parcel at 1319 S. Kilbourn Ave. would be sold to United Scaffolding Inc. for its appraised value of \$325,000 to facilitate construction of the \$1.1 million facility.

The complex would enable the company to consolidate its operations from a nearby location. It would include a 2,400-square-foot, two-story office building; a 10,400-square-foot, single-story warehouse; and outdoor storage space. The development is expected to create 10 new permanent jobs while retaining 15 current positions.



CITY OF CHICAGO • OFFICE OF THE MAYOR



Vacant since 1951, the City acquired the parcel in 1999.

Founded in 2014, the Chicago-based company rents and installs scaffolding, protection canopies, safety netting and other systems for a variety of worksite needs.

#

LAND SALE WOULD SUPPORT NEW “AUBURN PARK” METRA STATION

A new Metra station serving Auburn Gresham would be developed at 79th St. and Lowe Ave. through a City-owned land sale introduced today to City Council by Mayor Lori E. Lightfoot.

A .63-acre City parcel at 651 W. 79th St. would be sold to Metra for \$10 and developed as a parking lot. The site would be combined with a .51-acre privately-owned parcel at 615 W. 79th St. to create an entry plaza and station facilities west of the Metra tracks. The City would reimburse Metra \$51,700 for the purchase of the private parcel.

The \$30 million project along Metra’s Rock Island line would include a station with a center island boarding platform, benches, warming shelter, elevators, and other passenger amenities.

The station is expected to be completed in 2022.

#

LANDMARK STATUS PROPOSED EAST SIDE SCHLITZ BREWERY TIED HOUSE

The 113-year-old former Schlitz Brewery Tied House on the East Side would be designated an official Chicago landmark under a Commission of Chicago Landmarks recommendation submitted to City Council today.

The two-story structure at 9401 S. Ewing Ave. represents a distinct building type with recognizable features that convey the economic prominence of the brewery industry in Chicago during the late 19th and early 20th centuries.

Designed by architect Charles Thisslew, the tied house exemplifies aspects of Queen Anne and Tudor Revival styles including dark face brick, limestone accents, metal cornice work,



CITY OF CHICAGO • OFFICE OF THE MAYOR



simple parapet wall at the upper cornice façade, course brick and flagstone masonry, and a terra cotta Schlitz globe insignia in its façade.

The Joseph Schlitz Brewing Co. was the most prolific builder of tied houses in Chicago, constructing at least 57 such taverns from the 1890s to the early 1900s. Like other brewery tied houses, Schlitz tied houses were essentially taverns that sold only the brand of beer to which they were “tied” to ensure exclusive placement of their products.

If approved by City Council, it would be the 10th tied house landmark in Chicago.

#

ZONING AMENDMENT WOULD ALLOW FOR DESIGN GUIDELINES IN SPECIAL CHARACTER OVERLAY DISTRICTS

New design guidelines would protect and guide development in communities with distinctive characteristics that do not meet the criteria for landmark status under a zoning amendment introduced to City Council today by Mayor Lori E. Lightfoot.

The amendment would allow for future special character overlay districts to establish specific design standards for new construction, exterior renovations, and additions so that new development would complement and protect the distinctive physical features and design characteristics of the district. The amendment would also encourage the rehabilitation of buildings with unique historical, architectural, or character-defining elements.

The design standards, exclusive to each overlay district, would be developed in conjunction with residents and property owners.

A special character overlay district is a zoning tool that allows for the application of specific regulations to a distinct geographic area by protecting such things as architectural styles, densities, heights of structures, and setback guidelines.

Currently, the City has 15 existing special character overlay districts that would not be impacted by the proposed zoning code modifications.

#



CITY OF CHICAGO • OFFICE OF THE MAYOR



TIF PROPOSED FOR A PAIR OF CTA RENOVATION PROJECTS IN THE LOOP

A pair of Chicago Transit Authority (CTA) infrastructure improvements in the Loop would be assisted with up to \$9.1 million in Tax Increment Financing (TIF) under a proposal introduced today to City Council by Mayor Lori E. Lightfoot.

The rehabilitation of the CTA elevated tracks at the east and west approach positions to the Lake Street Bridge over the Chicago River would be supported with \$7 million in TIF financing. The work would include new rails, switch points, signal systems, and related elements. The project would be coordinated with the Chicago Department of Transportation's (CDOT) planned replacement of the movable bridge, which carries the CTA's Pink and Green lines. The balance of the \$8.2 million renewal project would be funded by the CTA. The bridge was originally constructed in 1916 and last renovated in 1995.

Improvements to the Monroe Street subway between Arcade and Marble places would be financed entirely with \$2.1 million in TIF funds. The work would include the replacement of street-level vent grates, updating the emergency lighting system, and the addition of new LED tunnel lighting. The station serves approximately 2.3 million Blue Line riders annually. Work on both projects is expected to be completed in 2022.

#

LAND ACQUISITION AUTHORITY PROPOSED FOR HISTORIC LARAMIE STATE BANK BUILDING AND ADJACENT LAND IN AUSTIN

A proposal introduced to City Council today by Mayor Lori E. Lightfoot would authorize the City's acquisition of eight privately-owned parcels to support the mixed-use redevelopment of a former bank building and adjacent land in Austin.

The .79-acre site at the northwest corner of Chicago and Laramie avenues includes five vacant lots, a vacant, one-story commercial building, and the 14,340 square-foot Laramie State Bank Building, a designated Chicago landmark.

Acquisition authority could be utilized in the event a selected developer is unable to finalize a purchase agreement with the private owners of the site, which consists of three parcels that include the two vacant buildings owned by John Young Sr. and Earline Ruffin and the five vacant parcels owned by Chicago Ave. LLC.



CITY OF CHICAGO • OFFICE OF THE MAYOR



The Department of Planning and Development (DPD) issued a request for proposals (RFP) to develop the site in August. The chosen respondent to the RFP would fund the acquisition costs

As part of the INVEST South/West initiative, the Community Development Commission approved the acquisition of the parcels last month.

#