



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

April 15, 2015

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**Former 12<sup>th</sup> Dist. Police Station Proposed as Children's Theater**

The former 12<sup>th</sup> District police station on the Near West Side would be converted into a children's theater complex under a redevelopment proposal introduced to City Council today by Mayor Rahm Emanuel.

Chicago Children's Theater would rehabilitate the two-story structure at 100 S. Racine Ave. as its permanent entertainment and training facility. The building, constructed in 1948 and vacated by the Chicago Police Department in 2012, would be reconfigured to include a 299-seat main stage theater, a 149-seat studio performance space, classrooms and administrative offices.

Valued at \$2.3 million, the 16,920-square-foot building would be sold for \$1.

Chicago Children's Theater specializes in productions for young audiences, hosting more than 280,000 attendees since its founding in 2005. To date, it has partnered with another theater to stage performances.

The \$15 million project would support 37 temporary and 158 permanent jobs. Costs would be partly paid for by a \$5 million State of Illinois grant.

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**Property Tax Incentives Proposed for an Industrial Project**

A property tax incentive introduced to City Council today by Mayor Rahm Emanuel would support an industrial redevelopment project on the West side.

**Chicagoland Beverage Co., 2056 W. Walnut St.**

A Class 6(b) property tax incentive would support the construction of a 4,000-square-foot addition to Chicagoland Beverage Co.'s 17,000-square-foot warehouse in the Kinzie Industrial Corridor. The \$650,000 project would add new office and warehouse space for the distributor of coffee, tea and other specialty beverages. Taxes on the property would be reduced by \$65,422 over the 12-year period and enable the company to add four positions to its 35-person workforce.

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**Land Sale Would Support Development of New City Industrial Building**

A \$5.2 million speculative industrial building would be developed in New City through a City-owned land sale introduced to City Council today by Mayor Rahm Emanuel and Alderman James Balcer.

The 40,000 square-foot complex would be constructed on 2.3 acres of vacant land on the northeast corner of 41<sup>st</sup> and Halsted streets. Designed to house manufacturing and warehouse space, the building would feature 24-foot ceiling heights, six dock doors, two drive-in doors, and a 34-car parking lot.

The City acquired the parcel in 2003 through a condemnation process. Valued at \$692,000, it would be sold for \$342,000 to the developer, 41 Venture LLC, with the remaining \$350,000 placed in escrow to cover potential environmental remediation costs.

The new facility would create approximately 55 temporary and 15 permanent jobs. As a speculative industrial project, the building is expected to house two yet-to-be determined tenants.

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### **City to Renew Mayfair Branch Library Lease**

Mayor Rahm Emanuel has introduced an ordinance which would authorize the execution of a lease governing the City's continued use of property located at 4400 West Lawrence Avenue. If approved by City Council, the City would continue to use the facility as the Mayfair Branch of the Chicago Public Library.

The Mayfair Branch of the Chicago Public Library provides library services to residents in the 39<sup>th</sup> Ward. The lease authorizes the City to continue to use approximately 7,605 square feet of building space. The owner will provide certain upgrades to the site. The lease runs through December 31, 2021 but may be terminated by the City any time after December 31, 2017 with 120 days written notice.

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