



OFFICE OF THE MAYOR
CITY OF CHICAGO

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TIF WOULD SUPPORT RESTORATION OF TWO HISTORIC NORTH SIDE THEATERS

The rehabilitation of the historic Uptown Theatre in Uptown and the Congress Theater in Logan Square would be supported through Tax Increment Financing (TIF) proposals introduced today to City Council by Mayor Rahm Emanuel.

Uptown Theatre, 4816 N. Broadway

The \$75 million project by Jam Productions and Fairpoint Development would be funded with up to \$13 million in TIF to help pay for costs involving the installation of new seats, a reconfigured main floor to increase capacity to 5,800 people, restored finishes, new elevators, modern concession stands, and updated mechanical systems. With “an acre of seats” served by three separate lobbies, the Spanish Revival-style structure was the world’s largest theater building when it opened in 1925 at 4816 N. Broadway. Designed by architects Rapp and Rapp for operator Balaban and Katz Corp., the Uptown was used for stage shows, movies and special events into the 1970s, when it was primarily used for touring musical acts. Since closing to the public in 1981, the building’s interior spaces have been periodically used for film productions. A 31,000-square-foot, City-owned parking lot across from the theatre at 1130 W. Lawrence Ave. would be sold for \$1 for parking. The project is expected to generate up to 195 full- and part-time jobs and over 200 construction jobs.

Additional City support would include a Class L property tax incentive and \$3 million in Adopt-a-Landmark Funds, which come from bonus fees paid by downtown developers. The Class L incentive, which encourages the preservation and rehabilitation of landmark structures, would reduce property taxes on the building by \$2.2 million over the next 12 years.

Congress Theater, 2100 N. Milwaukee Ave.

The \$69.2 million project by New Congress LLC would utilize up to \$9.65 million in TIF to restore the multi-purpose structure into a 4,500-seat music venue, a 30-room boutique hotel, 14 affordable apartments, and 16,000 square feet of ground floor retail space. A 72-unit residential building would also be built on a vacant lot across Rockwell Street. A minimum of 30 percent of the apartments would be set aside as affordable rental units under the City’s Milwaukee Corridor Affordable Requirements Ordinance (ARO) Pilot Program. The rehabilitated and news spaces would create up to 75 permanent and 250 temporary jobs.

Designed as a movie palace in 1926 by Fridstein & Co., the Italian Renaissance- and Classical Revival-style complex was designated a Chicago landmark in 2002 and named to the National Register of Historic Places in 2017. It closed in 2013.

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LAND SALE WOULD SUPPORT DEVELOPMENT OF NEW ELECTRICAL PRODUCT FACILITY IN AUSTIN

A \$5.4 million warehouse and production facility would be developed in Austin through a City-owned land sale introduced today to City Council by Mayor Rahm Emanuel.

The vacant, 3.4-acre site at 825 S. Kilpatrick Ave. would be sold to The Will Group for the construction of a 60,000-square-foot industrial building with 32-foot ceiling heights, six loading docks, office space, parking, and landscaping. The company would relocate to the structure from two smaller facilities it currently leases.

Valued at \$440,000, the property would be sold for \$332,500 with the funds placed in escrow to cover potential environmental remediation costs.

The project is expected to support 60 construction jobs, retain 34, and create 14 new permanent jobs.

The 32-year-old, African-American-owned electrical equipment manufacturer and service provider operates several distinct companies that serve the including Electrical Resource Management, Lyons View Manufacturing and Supply, TWIG Technologies, and Lighting Solutions of Illinois Inc. Recent company projects include the Chicago Smart Lighting Program, O'Hare Airport Lighting Modernization Project, and ComEd's Smart Streetlight Project.

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FORMER MUNICIPAL TUBERCULOSIS SANITARIUM COMPLEX PROPOSED FOR LANDMARK STATUS

The former Municipal Tuberculosis Sanitarium Complex in North Park would be designated as an official City of Chicago landmark under a Commission on Chicago Landmarks recommendation submitted to City Council today.

Opened in 1915, at 5801 N. Pulaski Road, the 160-acre one of the largest sanitariums of its type when tuberculosis was considered one of the deadliest diseases in the nation. Designed in the Prairie style with Italian Revival elements by the architectural firm of Otis & Clark, the complex consists of 11 historic surviving buildings built between 1911 and 1939. Hundreds of thousands of Chicagoans were treated there over the course of its history.

Led by tuberculosis specialist Dr. Theodore B. Sachs, the facility helped to advance valuable treatments beyond the typical regime of quarantine, rest, and open fresh air encouraged by earlier sanitariums. It was the first sanitarium in the country to include a maternity ward and dedicated space for childhood cases. Doctors at the sanitarium were open to new procedures and conducted

research into alternative and less invasive treatments, including using the first vaccine to be effective against the disease, according to the Landmarks Commission.

The sanitarium closed in 1974 after medical advances improved survival rates and made home treatment preferable.

The designation was recommended by the Commission of Chicago Landmarks in November 2018.

Today, the site is home to the North Park Nature Center, senior housing, and Chicago Park District facilities.

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LAND SALE WOULD SUPPORT NEW PUBLIC GREEN SPACE IN WASHINGTON PARK

New public green space would be created in Washington Park through a City-owned land sale and financial assistance introduced today to City Council by Mayor Rahm Emanuel.

Lake Park Associates Inc. would improve a vacant, 32,000-square-foot property at 337 E. Garfield Blvd. with grass lawn and pathways. Total project cost would be \$105,000.

Appraised at \$475,000, the parcel would be sold for \$25,000 in recognition of an estimated \$332,000 in remediation costs needed to prepare the site for construction. City support would also include \$166,000 in TIF assistance towards the environmental remediation costs.

A proposed second phase would include either a rain garden or arts-oriented cultural center. Once fully completed, the operation of the venue will include seven full-time and approximately two part-time positions.

The project adds to the University of Chicago's Arts Block initiative, which is a part of an ongoing effort to create a group of art-related developments along East Garfield Boulevard.

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