



CITY OF CHICAGO • OFFICE OF THE MAYOR



**FOR IMMEDIATE RELEASE:**

Wednesday, June 18, 2025

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**TIF Funding Would Support Black Ensemble Theater Expansion**

The Black Ensemble Theater would add a 150-seat studio theater and rehearsal room to its Uptown performance complex through \$2.4 million in Tax Increment Financing (TIF) support proposed to City Council by Mayor Brandon Johnson today.

The \$5 million project at 4450 N. Clark St. would enable the nearly 50-year-old nonprofit organization to increase its small theater productions from four to eight annually. The improvements would replace vacant second-floor space.

Black Ensemble Theater has operated in Uptown since 1976. The organization opened its current location in 2011 with support from a City TIF grant.

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**Land, Financing Proposed for North Lawndale Missing Middle Project**

Eight multi-unit buildings would be constructed in North Lawndale through the sale of eight City-owned lots and additional financial support proposed to City Council today by Mayor Brandon Johnson.

To be developed as seven three-flats and one four-flat by Missing Middle Chicago LLC, the buildings are part of the Department of Planning and Development's Missing Middle Infill Housing initiative, which is incentivizing the redevelopment of vacant lots with walk-up buildings that have gone "missing" due to decades of disinvestment. Each completed building would be sold to at least one owner-occupant as part of the initiative's community wealth-building goals.

The \$4.8 million project would replace lots on the 3600 block of West Douglas Boulevard and nearby locations on South Springfield, Independence and Avers



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avenues. Consisting of approximately 30,000 square feet and valued at nearly \$119,000, the lots would be sold for \$1 each.

Additionally, \$150,000 in City bond proceeds would be provided for the construction of each unit within each building, ensuring purchase prices are commensurate with market rates.

For more information, [visit the Missing Middle website](#).

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### **Landmark Grant Would Fund Improvements to Pullman's Greenstone Church**

Exterior improvements to Greenstone United Methodist Church in Pullman would be facilitated through a \$1.2 million Adopt-A-Landmark grant proposed to City Council by Mayor Brandon Johnson today.

The work at 11211 S. St. Lawrence Ave. would repair the church's green-hued, masonry belltower, which is deteriorating due to weather-related conditions. The grant would cover the entirety of project costs.

Built in 1882, Greenstone Church was designated as a Chicago landmark in 1972.

Adopt-A-Landmark grants support the restoration of designated Chicago landmarks throughout the city. Funding is provided through Neighborhood Opportunity Bonus fees paid by downtown construction projects.

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### **City Land Sale Would Support West Pullman Urban Agriculture District**

An acre of City land in Pullman would be repurposed as the We Sow We Grow urban agriculture district through a land sale proposed to City Council today by Mayor Brandon Johnson.

The \$2.3 million project would include an educational farm, production farm, a Zen garden and an orchard near the intersection of 120th Street and Union Avenue.

The site's 11 City parcels are valued at approximately \$150,000 and would be sold for \$1 each to the NeighborSpace land trust, which is partnering with We Sow We Grow on the project.



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We Sow We Grow is an agricultural nonprofit that has operated at 11918 S. Union Ave. since 2016.

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### **Open Space Impact Fee Funding Proposed for Logan Square Garden Project**

Decorative fencing and a performance pavilion would be added to Logan Square's planned Emil Biorn Neighborhood Garden through \$66,000 in City funding proposed to City Council by Mayor Brandon Johnson today.

The Logan Square Preservation project at 2616 N. Albany Ave. includes walking paths, seating areas and public art that celebrates the neighborhood's immigrant communities.

The property was donated by longtime Logan Square resident Phil Hehn and once served as the residence of Emil Biorn, a Norwegian immigrant, artist and musician.

The funding would be made available through the City's Open Space Impact Fee program, which leverages fees paid by residential construction projects to help offset the impact of new residents on a community area's public open spaces.

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### **Tax Incentive Proposed for Fulton Market Landmark**

The historic Davis & Rankin Building on the Near West Side would undergo a \$77 million commercial rehabilitation through a Cook County Class L property tax incentive proposed to City Council today by Mayor Brandon Johnson.

Completed at 900 W. Lake St. in 1887, the six-story structure originally housed the Davis & Rankin dairy supply company before being expanded in 1894 for the Arnold Schwinn Co., the Zimmerman Brush Co. and other tenants. In 1999, the 127,000-square-foot building was converted to condominiums and, in 2015, it was included in the Fulton-Randolph Market Historic District. It has been vacant since 2022.

920 W Lake Street Owner LLC plans to invest \$77.3 million to improve the building with 92,000 square feet of office space, 14,000 square feet of retail space and basement parking. The work would include upgrades to the roof, elevators, entrances, windows, interior common spaces, fire protection system and other features.



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The Class L incentive is valued at \$9.1 million over its 12-year term. The project is estimated to create more than 300 construction jobs and 320 permanent jobs.

The Class L incentive encourages the preservation and reuse of designated City landmarks.

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### **Mayor Johnson Creates Tools to Facilitate Redevelopment of Vacant Properties**

An ordinance proposed to City Council today by Mayor Brandon Johnson would give the City two new tools to advance development projects that are stalled due to liens involving vacant land.

“Too often, vacant properties stand in the way of new investment due to outstanding debts that will likely never be repaid by the property owner. This ordinance would provide opportunities to eliminate or resolve the debt for projects with proven public benefits,” Mayor Johnson said.

The ordinance would address demolition liens that are applied to abandoned properties where a building was razed at the City’s expense, as well as debt liens for properties with outstanding City debts, such as water/sewer bills. The ordinance would not address property tax debts, which are handled by Cook County.

“A \$10,000 lot may have \$40,000 in City debt, which is a deal-breaker for most buyers,” DPD Commissioner Ciere Boatright said. “The lien assignment would eliminate a huge roadblock for otherwise viable redevelopment projects.”

Properties eligible for lien assignment must:

- be located in a low-moderate income area defined by the City’s Affordable Requirements Ordinance
- be developed for a use approved by the Department of Planning or Department of Housing
- be vacant for two years or more
- and be transferred to an unrelated new owner for \$1.

A property with a debt lien would have the lien released when the proposed project receives its certificate of occupancy or is otherwise completed. A property with a demolition lien would be made available to an unrelated new owner for the cost of the City’s lien.



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Based on aldermanic and constituent requests, DPD estimates the ordinance could help advance five to 10 projects each year that are stalled due to unpaid liens.

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