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**TIF Assistance Proposed for Redevelopment of North Lawndale Industrial Building**

A vacant, five-story building in North Lawndale would be redeveloped for commercial uses through up to \$10 million in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Brandon Johnson.

The \$40.5 million project by Steans Family Foundation would renovate the approximately 100-year-old building at 4100 W. Fillmore St. and rename it the Fillmore Center. Tenants are expected to include a commercial laundry, a coffee roaster, and a wholesale flower distributor, among other businesses.

The 168,000-square-foot project is expected to create 175 full-time jobs when fully occupied.

The City's TIF program uses new property tax growth within designated districts to support public and private investment within their boundaries.

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**Landmark Status Proposed for Memorial to Renowned Surgeon**

The John B. Murphy Memorial on the Near North Side would be designated as an official Chicago Landmark under a recommendation introduced to City Council today by the Commission on Chicago Landmarks.

Located at 50 E. Erie St., the memorial was built in 1926 for the American College of Surgeons (ACS) to honor one of its founders, John B. Murphy, who was a leading surgeon committed to improving the surgical profession and teaching standards.

Marshall & Fox designed the memorial in the French Renaissance style with an ornate, limestone facade and bronze doors that depict key figures in the history of medicine. The interior consists of a 1,000-seat auditorium, an anteroom and a grand lobby.

The adjacent Richard H. Driehaus Museum purchased the memorial from the ACS in 2022 and started work to add a learning center, library and seminar rooms, among other improvements that align with the designation, which would protect all exterior elevations of the building, as well as the lobby, anteroom, and auditorium from major alteration or demolition.

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### **Landmark Grant, Property Tax Incentive Would Support Restoration of Former Bank**

A \$53.1 million rehabilitation of the Near West Side's former Mid-City Trust and Savings Bank as a hotel would be assisted by a \$1.3 million Adopt-A-Landmark grant and tax incentive proposed to City Council today by Mayor Brandon Johnson.

Planned by ECG Madison LLC at 801 W. Madison St., the 82,000-square-foot project would rename the six-story building as "The Neighborhood Hotel" and include space for retail tenants on the ground floor. The grant would largely be used for exterior masonry, window and roofing repairs. The Class L property tax incentive would reduce taxes on the property by \$8.2 million over the 12-year term, making the project more financially feasible.

Completed in 1911 and remodeled in 1928, the bank building was designated an official Chicago Landmark in 2012.

The restoration project is expected to create up to 10 permanent jobs and more than 60 temporary construction jobs.

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### **Tax Incentive Proposed for North Pullman Industrial Building**

A \$25 million industrial building would be developed in North Pullman through a Cook County Class 6(b) property tax incentive proposed to City Council today by Mayor Brandon Johnson.

Planned for 10330 S. Woodlawn Ave. by Ryan Cos., the 169,000-square-foot structure would include 32 dock stalls, accessory parking, and office space for up to two tenants that have yet to be identified. The project would support up to 45 permanent jobs when fully leased.

The site is currently occupied by a vacant recycling facility that would be demolished.

The incentive would reduce taxes on the property by \$3.2 million over the 12-year term.

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### **Tax Incentive Proposed for Print Shop in East Garfield Park**

A vacant, one-story building in East Garfield Park would be rehabilitated as a print shop and offices through a Cook County Class 6(b) property tax incentive proposed to City Council today by Mayor Brandon Johnson.

Planned for 272 N. California Ave. by Studio inHause and Chicago Printworks, the \$2.4 million project would include facade improvements, roof repairs and an interior buildout. The project would retain 18 jobs that would relocate from the Near West Side and add 10 new positions upon completion.

The incentive would reduce taxes on the property by \$107,224 over the 12-year term.

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