



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

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**Landmark District Proposed on Northwestern University's Chicago Campus**

A portion of Northwestern University's Chicago campus would be designated as a Chicago Landmark district under a proposal introduced today to City Council today by Mayor Rahm Emanuel.

The proposed Northwestern University Chicago Campus District would include three iconic buildings: the Montgomery Ward Building, Wieboldt Hall and Levy Mayer Hall/Gary Law Library. Designed by architect James Gamble Rogers and completed in 1926 to house all of the university's professional schools in one location, the Gothic-Revival-style structures are located on Chicago Avenue between Lake Shore Drive and Fairbanks Court. Clad in gray limestone, they share a variety of Gothic ornamentations, including arches, foliate ornament, buttresses, finials and towers. They are connected by arcade walls and separated by landscaped courtyards.

The buildings reflect Northwestern University's importance to the history of Chicago and represent significant examples of work by a nationally-prominent architect, according to the Commission on Chicago Landmarks, which formally recommended the designation to City Council on June 5, 2014.

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**Property Tax Incentive Would Enable Loop Hotel Conversion**

The historic Roanoke Building at 11 S. LaSalle St. would be rehabilitated into an extended-stay hotel through a property tax incentive introduced to City Council today by Mayor Rahm Emanuel.

11 S. LaSalle Hotel Partners LLC would use the Class L incentive to support the \$88 million conversion of the 35-story office building into a Residence Inn by Marriott. Interior renovation work would involve the creation of 375 suites, new mechanical systems, an open lobby and meeting rooms. Exterior work would include the restoration of the historic steel windows on the lower

floors, replacement of the upper floor windows, masonry repair, a new LaSalle entrance and the addition of a green roof.

Built in stages between 1915 and 1925, the 330,000-square-foot building was designed in the Portuguese Gothic Revival style by the architectural firm of Holabird & Roche. The building's exterior features dark terra cotta with Italianate designs. It was designated a Chicago Landmark in December 2007 and is listed on the National Register of Historic places.

The Class L incentive encourages the preservation and rehabilitation of landmark buildings. The incentive would reduce property taxes on the building by \$13.8 million over the next 12 years.

An estimated 200 construction and 75 permanent jobs would be created by the project.

# # #

### **Renovation Plan Proposed for Family and Artist Housing on South Side**

A \$15.5 million, multi-property construction and renovation project in Grand Boulevard would move forward through financial measures introduced today to City Council by Mayor Rahm Emanuel.

The work by The Community Builders Inc. would include the rehabilitation of 45 affordable family units and the construction of 14 affordable units for artists.

The rehabilitation work would involve Cornerstone Apartments, a pair of three-story buildings constructed in the 1990s at 731 E. 50th Place and 4950 S. Langley Ave. Ranging in size from one- to three-bedrooms, the buildings would receive new windows, floors, roofs, kitchens and bathrooms. Units would be leased to residents earning up to 60 percent of area median income (AMI).

The new construction would involve three buildings proposed for two vacant lots in the 600 block of east 50th Street. One- and two-bedroom apartments within the three-story structures would function as live/work spaces for artists earning up to 80 percent of AMI.

City assistance would include \$2 million in Tax Increment Financing (TIF), a \$1.3 million loan, \$955,000 in Neighborhood Stabilization Funds, \$1.6 million in donations tax credit equity and \$955,000 in Low Income Housing Tax Credits that would generate \$9.5 million in equity.

# # #

### **Senior, Supportive Housing Developments Proposed for the Northwest Side**

Two Northwest Side affordable rental housing developments for seniors and the disabled would be supported through financial measures introduced to City Council by Mayor Rahm Emanuel.

### **Milwaukee Ave. Apartments**

The City would provide \$1 million in Tax Increment Financing (TIF) for the construction of a 32-unit supportive housing complex for individuals with mobility and sensory impairments at 3060 N. Milwaukee Ave in Avondale. The \$9.7 million, four-story complex by Full Circle Communities Inc. would include a mix of one- and two-bedroom apartments for residents earning up to 60 percent of area median income (AMI). The project would feature an ADA-accessible garden with raised beds and paved surfaces. Onsite support would include personal care and other health and wellness services to maximize tenants' independent living. Additional funding would come from the Illinois Housing Development Authority, a state grant and developer equity.

### **Cicero and George Elderly Housing**

City financial assistance would enable the construction of a 70-unit apartment complex for seniors at 4800 W. George St. in Belmont Cragin. The \$21.6 million, six-story complex by Hispanic Housing Development Corp. would include a mix of studio, one- and two-bedroom units as well as a fitness center, atrium, terrace and community garden. Sixty-one of the units would be reserved for tenants earning up to 60 percent of AMI and eight units for tenants earning up to 80 percent of AMI. The City assistance would include \$4 million in TIF, a \$4.9 million loan, and \$1.2 million in Low Income Housing Tax Credits that would generate \$11.8 million in equity for the project. Additional funding sources would include state and federal grants.

# # #

## **Six Open Space Projects Proposed for South and North Sides**

Four park improvement and two garden projects would be made possible through financial measures introduced today to City Council by Mayor Rahm Emanuel.

### **School Street Park, 1230 W. School St.**

School Street Park in Lake View would be developed with water play areas, playground equipment, picnic and open space amenities through \$141,000 in Open Space Impact Fees. Being built with the assistance of the Trust for Public Land, the half-acre, \$1.3 million project would be partly financed with \$945,000 from Chicago Cubs Charities and \$175,000 from the School Street Park Advisory Council. Upon completion, the site would be owned and managed by the Chicago Park District.

Open Space Impact Fees are generated by new residential development projects to accommodate open space needs within the City's 77 formal community areas.

### **Dirksen Elementary School Garden, 8601 W. Foster Ave.**

Dirksen School in the O'Hare community would be improved with a 0.2-acre school garden and outdoor classroom area through approximately \$147,000 in Open Space Impact Fees. The fees would pay for garden design costs, the removal of asphalt and the installation of fencing, benches and native plants. The garden would be maintained by students, teachers, parents and community residents.

**43<sup>rd</sup> Street Pedestrian Bridge Access Park**, 1163 E. 43<sup>rd</sup> St.

A new park space that provides access to a planned pedestrian bridge over Lake Shore Drive at 43<sup>rd</sup> Street in Kenwood would be partly financed with \$173,000 in Open Space Impact Fees. The funds, along with a \$600,000 grant from the Illinois Department of Commerce and Economic Opportunity, would be used to acquire and landscape 0.9 acres of land that would provide entry to the new bridge. Planned by the Department of Transportation, the bridge would replace an existing, 75-year-old pedestrian crossing across Lake Shore Drive. Ninety percent of the \$773,000 park project cost involves the site's purchase from a local church.

**Amundsen Park**, 6200 W. Bloomingdale Ave.

Amundsen Park in Austin would be improved with a new athletic field and running track through \$2.9 million in Tax Increment Financing (TIF) assistance. To be entirely funded by TIF, the Chicago Park District project would replace two existing baseball fields within the 14-acre park, which is named for Norwegian polar adventurer Roald Amundsen.

**Merchant Park Garden**, Keeler Avenue between Addison Street and Milwaukee Avenue

The Merchant Park Community Garden in the Irving Park community would be improved with a new fence, storage shed, walking path and water access through \$60,000 in Open Space Impact Fees. Owned by NeighborSpace land trust, the 0.35-acre site is managed as a public garden by Irving Park residents.

# # #

**Land Sales Would Support Development of Vacant, New Residential Properties**

Land sales introduced to City Council today by Mayor Rahm Emanuel would create affordable homes on the Northwest and South sides.

**Access Housing I LLC**

The sale of four vacant, City-owned lots on scattered sites in Humboldt Park and West Town would lead to the construction of eight affordable apartments in four new buildings.

The homes would be built by Access Housing I LLC at 1746 N. Francisco Ave., 1917 N. Keystone Ave., 1941 N. Karlov Ave. and 2415 N. Harding Ave. Collectively appraised at \$353,000, the lots would be sold for \$1 each.

Each two-story building would contain two apartments with two-bedrooms and 1.5 baths. The ground floor units would be accessible for people with disabilities. All of the units would be rented to households earning up to 60 percent of area median income.

The proposed \$2.8 million project would be funded by the Illinois Housing Development Authority.

### **Preserving Communities Together Program**

A vacant, City-owned home at 6408 S. Langley Ave. in Woodlawn would be conveyed to Neighborhood Housing Services (NHS) Redevelopment Corp. for rehabilitation and sale as affordable housing.

NHS would rehabilitate the property and turn it into a model home to demonstrate to developers and aspiring renovators how to revitalize vacant properties in the surrounding community. The home would later be sold for a yet-to-be determined price to an owner/occupant earning up to 80 percent of area median income.

The rehabilitation work would be performed under the Department of Planning and Development's Preserving Communities Together program, which reoccupies abandoned properties through their acquisition by the City and conveyance to qualified developers for rehabilitation and sale at affordable prices.

The City took possession of the home due to unpaid water and tax bills after it was abandoned approximately two years ago.

# # #

### **Historic Strand Hotel Proposed for Conversion into Affordable Apartments**

The vacant Strand Hotel in Woodlawn would be converted to affordable apartments through financial measures introduced today to City Council by Mayor Rahm Emanuel.

The \$23 million project by Historic Strand LP would create 63 units of rental housing within the 100-year-old building. Located at 6315 S. Cottage Grove Ave, the rehabilitation would be made possible through \$2.7 million in Tax Increment Financing (TIF), a \$4.7 million loan, \$3.3 million in historic tax credit equity, \$294,000 in donations tax credit equity and \$1.2 million in Low Income Housing Tax Credits that will generate \$12.4 million in equity for the project.

The five-story complex would feature studio and one-bedroom apartments with ground floor retail space. Fifty-three of the units would be made available to residents that earn up to 60 percent of area median income, nine would have market-rate rents and one would be reserved for an on-site building manager.

Owned by the City and valued at \$675,000, the property would be provided to the developer for \$1.

The building was placed of the National Register of Historic Places in 2013 as the last residential hotel of its type in Woodlawn. The City acquired it in 2002 through a tax foreclosure.

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**Non-Profit Providing Literacy Services to Use Portion of City Facility**

*SitStayRead, Inc. to use premises as office space*

The Emanuel Administration has introduced an ordinance which would authorize the execution of a license agreement with SitStayRead, Inc. The license agreement would govern SitStayRead, Inc.'s access to a portion of space within the City-owned building located at 2861 North Clark Street to use as office space.

SitStayRead, Inc. was founded in 2003 and provides literacy services to public school students throughout the city. As part of their innovative programming, SitStayRead, Inc. works with volunteers and trained dogs in schools to assist at-risk children with reading and cognitive improvement. This program improves literacy, fosters a love of learning and improves children's social skills.

The proposed license agreement allows SitStayRead, Inc. to occupy 1,192 square feet space at 2861 North Clark Street through December 31, 2015. This small section of the building is not presently in use. The City will not incur any additional operating costs for the site and SitStayRead, Inc. will reimburse the City a prorated share of the operating costs. The license agreement may be canceled by either party at any time with 60 days' notice.

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