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Property Tax Incentive Will Support New Industrial Complex in Little Village

A Class 6(b) property tax incentive approved today by City Council will support the construction of a \$100 million industrial warehouse on the former Crawford Station power plant site in Little Village.

The incentive will help Hilco Redevelopment Partners to demolish the shuttered power plant at 3501 S. Pulaski Road and complete environmental remediation work on the 70-acre site, which had been used for coal-fired power generation from 1924 to 2012.

The 1 million-square-foot project will include up to 112 loading docks for one or more tenants that may include e-commerce companies, merchandise distributors or data center operators. More than 165 full-time workers could occupy the building, depending on the use.

Site improvements will include new pedestrian and bike-friendly improvements along Pulaski; extensive landscaping that includes more than 600 trees; infrastructure for electric trucks, cars and solar panels; traffic signal improvements; and other enhancements. Parking for 315 trailer parking spaces and 338 cars will be available on site.

The Cook County Class 6(b) incentive encourages industrial development by providing reduced property tax rates for qualifying rehabilitation and construction projects. Total savings over the 12-year incentive period are estimated at \$19.7 million.

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City Incentives Approved For Two Theater Restoration Projects

The rehabilitation of the historic Uptown Theatre in Uptown and the Congress Theater in Logan Square will be supported through Tax Increment Financing (TIF) assistance approved today by City Council.

Uptown Theatre, 4816 N. Broadway

The \$75 million project by Jam Productions and Fairpoint Development will be assisted with up to

121 NORTH LASALLE STREET, ROOM 507, CHICAGO, ILLINOIS 60602

\$13 million in TIF to help pay for comprehensive restoration work involving decorative interior finishes, new seats, a reconfigured main floor to increase capacity to 5,800 people, new elevators, modern concession facilities, updated mechanical systems, and exterior improvements that will include new marquees. Additional City support will include a Class L property tax incentive valued at \$2.2 million over 12 years; \$3 million in Adopt-a-Landmark Funds; and the sale of a City-owned parking lots at 1130 W. Lawrence Ave. to the development team for \$1. The theater, designed by architects Rapp and Rapp for operator Balaban and Katz Corp., was used for stage shows, movies and concerts before it closed in 1981. It was designated a Chicago landmark in 1991. The project is expected to generate up to 195 full- and part-time jobs and more than 200 construction jobs.

Congress Theater, 2100 N. Milwaukee Ave.

The \$69.2 million project by New Congress LLC will utilize up to \$9.65 million in TIF to restore the mixed-use building 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. The rehabilitated and new spaces will create up to 75 permanent jobs. Designed by Fridstein & Co., the building opened in 1926. The theater portion closed in 2013. It was designated as an official City landmark in 2013. The assistance will also support the developer's planned 72-unit residential building on adjacent land that will be 30 percent affordable. Approximately 250 construction projects will be generated by the two-phase project.

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Land Sale Will Support Development of New Electrical Product Facility in Austin

A \$5.4 million factory and warehouse facility will be developed in Austin through a City-owned land sale approved today by City Council.

The vacant, 3.4-acre site at 825 S. Kilpatrick Ave. will be sold to The Will Group for the construction of a 60,000-square-foot industrial building with 32-foot ceilings, six loading docks, office space, parking, and landscaping. Appraised at \$440,000, the property will be sold for \$332,500. The funds will be placed in escrow to cover anticipated environmental remediation costs.

The project is expected to support retain and create 48 permanent jobs in addition to 60 construction jobs.

The Will Group is an African-American-owned electrical equipment manufacturer and service provider that will relocate from two smaller facilities it currently leases. The company operates multiple subsidiary firms including Electrical Resource Management, Lyons View Manufacturing and Supply, TWIG Technologies, and Lighting Solutions of Illinois Inc.

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Land Sale Will Support New Public Green Space in Washington Park

New public green space will be created in Washington Park through a City-owned land sale approved today by City Council.

The .75-acre property at 337 E. Garfield Blvd. will be sold to Lake Park Associates Inc. and improved with a grass lawn, pathways and future art installations that are part of the University of Chicago's Arts Block initiative, which is fostering arts-related development along East Garfield Boulevard. Total project cost is \$105,000.

The \$25,000 sale price is discounted from its \$475,000 appraised value due to anticipated environmental costs of remediation that will be party paid for through \$166,000 in TIF assistance.

The project will generate seven full-time and approximately two part-time positions.

Lake Park Associates is a real estate entity affiliated with the University of Chicago.

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Landmark Designation Approved for Former Municipal Tuberculosis Sanitarium Complex

The former Municipal Tuberculosis Sanitarium Complex in North Park was approved as an official City of Chicago Landmark by City Council today.

Opened in 1915, at 5801 N. Pulaski Road, the 160-acre complex was 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, 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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