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Property Tax Incentive Would Support Chicago Motor Club Building Hotel Conversion

The \$41 million conversion of the landmark Chicago Motor Club building into a hotel would be supported by a property tax incentive introduced to City Council today by Mayor Rahm Emanuel.

The Class L incentive, which encourages the preservation and rehabilitation of landmark properties, would lower the cost of property taxes on the building by an estimated \$10.2 million over 12 years.

The 15-story, Art Deco structure at 68 E. Wacker Place was purchased last year by Integrated Motor Club LLC, which plans to rehabilitate it as a Hampton Inn hotel. Interior work would include the creation of 143 guest rooms, replacement of the building's mechanical systems, and restoration of its three-story lobby, which features a mural of early U.S. highways. Exterior improvements would include repairs to the building's facade, windows, and entrance.

Designed by the architectural firm of Holabird & Root and completed in 1928, the building is the former home of the Chicago Motor Club, an organization that promoted auto travel. It was designated a Chicago landmark in 2012.

The project would create an estimated 250 temporary and produce 25 permanent jobs upon completion.

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Ridge Avenue Fire Station Proposed for Redevelopment as Film Production Center

The historic Ridge Avenue fire station in Edgewater would be redeveloped as a center for film and media arts under a proposal introduced to City Council by Mayor Rahm Emanuel.

“Repurposing the Ridge Avenue fire station will ensure that an important historical building in the Edgewater community will continue to serve and enrich the community,” said Mayor Emanuel. “Chicago Filmmakers’ proposal will retain the building’s historical and cultural character while bringing to Edgewater a unique film hub that will be open to children and adults for years to come.”

The City-owned building at 5714 N. Ridge Ave. would be sold to the non-profit Chicago Filmmakers, which would transform its interior into dedicated areas for film screening, production, equipment rental, offices, and classroom space. The proposed sale price is \$36,000.

The two-story, 84-year-old structure was home to Chicago Fire Department Engine Co. #59 until 2008, when a larger station opened nearby. Trimmed in terra cotta and ornamented with Classical-style details, the 5,900-square-foot building was designated a Chicago Landmark in 2003.

Currently based in the Andersonville neighborhood, Chicago Filmmakers is a 37-year-old media arts group that fosters the creation, appreciation, and understanding of film and video for artistic and personal expression, as well as social and community impact. Its \$600,000 renovation plan for the building was selected in response to a Department of Planning and Development request for proposals in 2013.

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Former Police Station Proposed as Youth Wellness Center

The former Marquette District police station in Pilsen would be converted into a youth services center under a redevelopment proposal introduced to City Council today by Mayor Rahm Emanuel.

Pilsen Wellness Center Inc. would rehabilitate the two-story structure at 2259 S. Damen Ave. to provide mental health care, substance abuse treatment, and other wellness services for people between 10 and 26 years old.

Built in 1917, the 15,700-square-foot structure was the second oldest police facility in Chicago before it closed in 2005. Valued at \$815,000, the building and adjacent parking lot would be sold for \$1.

Founded in 1975, PWC provides holistic health care services to predominately Latino residents through culturally appropriate treatment and interventions. The \$1.4 million redevelopment project would create the organization’s 10th location in Chicago and support 21 permanent jobs.

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Financial Measures Would Support Five School Improvement Projects

Financial measures introduced today to City Council by Mayor Rahm Emanuel would support improvements to three Chicago high schools and a pair of elementary schools.

Roald Amundsen High School, 5110 N. Damen Ave.

Amundsen High School in Lincoln Square would receive \$500,000 in Tax Increment Financing (TIF) assistance for the construction of two new computer classrooms, a wireless internet network, and improved lunchroom and auditorium facilities. The funds would be applied towards planning, design and installation costs. Chicago Public Schools would fund the remainder of the \$552,482 project.

Benito Juarez Community Academy High School, 2150 S. Laflin St.

Juarez High School on the Lower West Side would be reimbursed with \$701,000 in TIF for the 2010 construction of a new athletic field. The artificial turf field is used by students and area residents. Chicago Public Schools would fund the balance of the \$750,000 project.

William Penn Elementary School, 1616 S. Avers.

Penn School in North Lawndale would receive \$1.12 million in TIF for construction of a new science lab and the installation of dehumidification equipment. Total project cost is \$1.22 million. The balance would be paid by Chicago Public Schools.

Richard T. Crane Technical Preparatory High School, 2245 W. Jackson Blvd.

Crane High School on the Near West Side would receive \$2.3 million in TIF for the construction of a new artificial turf athletic field and running track. The work, which would include a drainage system, lighting fixtures, and accessibility amenities for people with disabilities, would be entirely funded by TIF.

Bret Harte Elementary School, 1556 E. 56th St.

The parking facilities at Harte School in Hyde Park would be expanded through the proposed sale of a 12,300-square-foot, City-owned lot at 5528 S. Cornell Ave. The lot would be sold for \$1 to Solstice on the Park LLC, which would use a portion of the site for the development of a 28-story condominium tower and the remainder as an expanded parking area for school faculty. The parking improvements are valued at \$500,000.

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TIF Proposed For Northwest Side Distribution Facility

A West Town industrial building would be rehabilitated through \$499,000 Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Rahm Emanuel.

The \$3.6 million rehabilitation project at 400 N. Noble St. would include a new roof, windows, loading docks, refrigeration equipment, electrical upgrades, heating and air conditioning improvements, tuck pointing and other repairs.

The improvements would accommodate the expansion of MT Food Service Inc., which owns and occupies a portion of the 58,000-square-foot building. MT Food would maintain 89 positions and create 11 new jobs over the next five years through the assistance.

Founded in 1999, MT is a wholesale food distributor to restaurants, hotels, hospitals and schools.

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New Social Services Complex Proposed in North Lawndale

The development of a new state-of-the-art youth social services campus at 3605 W. Fillmore St. in North Lawndale would be supported through \$2.5 million in Tax Increment Financing (TIF) proposed to City Council today by Mayor Rahm Emanuel.

The \$34.4 million project by Uhlich Children's Advantage Network (UCAN) would create a seven-acre campus for up to 70 abused and at-risk youth. Designed to provide clinical and counseling services, case management, and a variety of youth development programs, the campus would include a dormitory, classrooms, gymnasium, and offices. Upon completion, UCAN would move from its current facility in North Center, retaining 216 full-time positions and creating 20 new jobs. Founded in 1869, UCAN served nearly 14,000 young people and their families in 2013.

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Zoning Changes Would Reflect New Uses for The 606 and Adjacent Properties

The 606 trail and park system on Chicago's Northwest Side would be rezoned to reflect its \$91 million redevelopment for public use under a proposal presented to City Council today by Mayor Rahm Emanuel.

The proposal would change the zoning designation for the 2.7-mile trail to a Transportation (T) district and the zoning of four adjacent Chicago Park District properties to Public Open Space (POS). The Park District properties are being planned as access points to the trail, which is being constructed by the City of Chicago on top of a former railroad viaduct along Bloomingdale Avenue between Ridgeway and Ashland avenues.

The current zoning for the trail and adjacent parks reflect a variety of manufacturing, business, and residential zoning district designations that no longer reflect their new uses for public recreation. The zoning proposal would also modify outdated district designations for select private properties along the line to more accurately reflect their current residential (R), manufacturing (M) and business (B) uses.

Named for the 606 prefix for all Chicago ZIP codes, The 606 construction is being funded by \$50 million in federal funds, \$36 million in private funds, and \$5 million in City of Chicago funds. Planned since 2004, the first phase of the project is expected to open to the public later this year. In conjunction with the T and POS district proposals, the City would enact a provision in the municipal code that provides for zoning change notification procedures to be limited to the respective property owners.

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