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TIF PROPOSED FOR CONGRESS THEATER RESTORATION IN LOGAN SQUARE

The historic Congress Theater mixed-use complex in Logan Square would be restored as a state-of-the-art live performance venue with ancillary residential and commercial spaces through \$27M in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Lori E. Lightfoot.

The \$87.8M project at 2135 N. Milwaukee Ave. by BR Congress and Congress Theater NFP would reopen the building's auditorium, which was closed in 2013 due to building code violations, as a 4,900-seat music venue. The project would also revitalize approximately 5,400 square feet of ground floor commercial space along Milwaukee and Rockwell avenues and rehabilitate 16 second- and third-floor residential units, 14 of which will be rented at affordable levels.

Theater operations would be administered by Anshutz Entertainment Group (AEG). AEG, the current owner of the property, would transfer the theater to the developer as an in-kind contribution.

The project is expected to create 125 permanent full-time jobs and 200 construction jobs. Financing will include more than \$9M in federal historic tax credits, \$16M in Property Assessed Clean Energy (PACE) proceeds, developer equity, bank debt, and other sources.

BR Congress and Congress Theater NFP are entities created by Baum Revision, a Chicago-based real estate developer.

The Congress Theater complex was constructed in 1926 by Fridstein and Co. in the Classical Revival and Italian Renaissance styles. It was designated an official Chicago landmark in 2002.

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TIF PROPOSED FOR REDEVELOPMENT OF HUMBOLDT PARK'S LANDMARK PIONEER BANK

The former Pioneer Bank building in Humboldt Park would be redeveloped as a commercial office building through \$13M in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Lori E. Lightfoot.

The \$21.2M project, led by Park Row Development, was selected in November 2021 as the winning response to a Department of Planning and Development (DPD) Request for Proposals (RFP) issued as part of the INVEST South/West planning initiative.

The project will repurpose the vacant 50,000-square-foot bank building at 4000 W. North Ave. into a mix of office and community incubator workspaces. Ground floor tenants are expected to include two nonprofits: BTEC, which specializes in workforce management and career training, and Arquitectos, a networking and professional resource organization for Latino architects. Upper floors will serve as headquarters for the architecture firm JGMA, a co-developer of the project. JGMA intends to relocate 50 jobs to the site.

The former Pioneer Bank Annex building at 4008 W. North Ave. is planned to be used as a community café and restaurant.

A planned second phase of the project will add affordable housing to a one-acre parking lot north of the former bank.

Built in 1924, the Classical Revival-style Pioneer Bank building was designated as an official Chicago Landmark in 2012.

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TIF PROPOSED FOR AUSTIN WORKFORCE TRAINING CENTER AND BUSINESS INCUBATOR

The former Robert Emmet Elementary school in Austin would be rehabilitated as the Aspire Center for Workforce Innovation through \$12.25M in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Lori E. Lightfoot.

The \$40.9M project, led by Westside Health Authority, Austin Coming Together, and the Jane Addams Resource Corp., would repurpose the 69,100-square-foot building at 5500 W. Chicago Ave. as a multi-use facility that includes an advanced



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manufacturing training center, small business incubator, community hub, and event space. On-site services are planned to include job readiness and vocational training, financial coaching, and employment services.

Part of the City's INVEST South/West community improvement initiative, the project is expected to create 50 permanent jobs and train more than 2,000 workers over the next five years.

The Aspire Center was selected to receive City support through the Department of Planning and Development's (DPD) Community Development Grant program.

In December 2022, the West Side Health Authority's POPFit! community plaza opened on a portion of the three-acre property through a \$500,000 DPD Chicago Recovery Plan grant.

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NEW CITY HEALTH CENTER PROPOSED FOR TIF SUPPORT

The showroom floor of the former Goldblatt's department store in New City would be redeveloped into a health center and retail space through \$5M in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Lori E. Lightfoot.

The \$17.9M project, led by Celadon Partners LLC and Blackwood Development Partners LLC, would redevelop the ground floor of the building at 4700 S. Ashland Ave. into a 15,000-square-foot, Federally Qualified Health Center, which provides primary care services regardless of a patient's ability to pay. An additional 7,200 square feet will be used as retail spaces for La Selva Apparel Company, Back of the Yards Coffee, Back of the Yards Barbershop, and Aracely's Bakery.

The INVEST South/West project also includes the construction of a 6,500-square-foot building at 1635-43 W. 47th St. that will be anchored by Somos Monos Cervceria. In total, the project is expected to generate 40 permanent full-time jobs.

The project is part of the United Yards development, which will include affordable and supportive residences, commercial space, and a business hub on neighboring properties along 47th Street. Mayor Lightfoot and the development team [broke ground on the project yesterday](#).

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KENWOOD THEATER PROJECT PROPOSED FOR TIF SUPPORT

The planned Lillian Marcie Theater in Kenwood would receive up to \$6M in Tax Increment Financing (TIF) support under a proposal introduced to City Council today by Mayor Lori E. Lightfoot.

The \$28.8M project by Lillian Marcie Legacy Co. is rehabilitating a former Marshall Field & Co. warehouse at 4341 S. Cottage Grove Ave. for use as a performing arts venue with a 350-seat main theater and 100-seat boutique theater.

The Lillian Marcie Legacy Co. is a nonprofit founded to support the creation of the Lillian Marcie Theater as a premier global arts institution in Bronzeville that “seeks to become the capitol of Black American performance culture.”

The approximately 110-year-old, Prairie-style structure is rated orange on the Chicago Historic Resources Survey.

The project is expected to generate up to 20 permanent full-time jobs.

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TIF PROPOSED FOR UPTOWN YOUTH CIRCUS ARTS ORGANIZATION

The youth development circus arts organization CircEsteem would receive \$5M in Tax Increment Financing (TIF) support to convert Uptown’s former Lakeside Theater into its permanent headquarters under a proposal introduced to City Council today by Mayor Lori E. Lightfoot.

CircEsteem’s plans for the 14,000-square-foot building at 4730 N. Sheridan Road include restoration of its historic terra cotta facade, reconfiguration of the lobby, and the build-out of office, training, and performance spaces.

The project is expected to create 20 permanent full-time jobs and 15 part-time positions. It will enable the organization to increase its programming from 18 hours a week to a minimum of 40 hours a week.

CircEsteem works to unite youth across all backgrounds and identities by fostering self-esteem and mutual respect through the practice and performance of circus arts.

CircEsteem was selected to receive City support through the Department of Planning and Development’s Community Development Grant program.



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TIF PROPOSED FOR WINNEMAC PARK IMPROVEMENTS

Winnemac Park in Lincoln Square would receive \$2M in Tax Increment Financing (TIF) support for athletic field improvements under a proposal introduced to City Council today by Mayor Lori E. Lightfoot.

The planned improvements at 5001 N. Leavitt St. include new artificial turf and drainage systems for the park's baseball field, new drainage for its soccer field, upgrades to its tennis courts, a new pickleball space, new pathway pavers, and other enhancements.

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

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LAND SALE WOULD SUPPORT NEW HOUSING FOR STUDENT ATHLETES

Twenty-three housing units for student athletes would be constructed in Washington Park through a City-owned land sale proposed to City Council today by Mayor Lori E. Lightfoot.

The \$10.8M project by Center Court Development LLC would include a trio of two-unit buildings on the 5400 block of South Dearborn Street and 17 townhomes on South Federal Street, where elite tennis players, their families, and support staff would reside while training and working at XS Tennis Village, a state-of-the-art athletic complex in Washington Park.

Players, families, and staff would use the homes throughout the year to attend tennis camps, tournaments, and other activities at the adjacent, 27-court complex. Four of the development's units would be affordable.

Consisting of six parcels totaling 1.1 acres, the City land would be sold for its appraised value of \$302,000.

Center Court Development is operated by Kamau Murray of the XS Tennis and Education Foundation (XTEF), which constructed XS Tennis Village with \$2.9M in City support in 2018 as a training center for approximately 3,000 youths per year. XSTEF has since sent 47 youth to Division 1 schools with tennis scholarships.



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LANDMARK STATUS PROPOSED FOR HYDE PARK'S PROMONTORY POINT

Hyde Park's Promontory Point would be designated as an official Chicago Landmark under a proposal submitted today to City Council.

Completed in 1939 under President Franklin D. Roosevelt's New Deal, the lakefront peninsula was constructed from lakefill and is protected by stepped limestone. It is located east of Jean-Baptiste Pointe DuSable Lake Shore Drive between 54th and 56th streets.

Landscape architect Alfred Caldwell's plan for Promontory Point made use of the site's renowned lake and skyline views, while Chicago Park District architect Emanuel V. Buchsbaum designed a French eclectic-style pavilion with a central tower. Frederick C. and Elizabeth Haseltine Hibbard crafted the sculptural David Wallach Fountain located near the lakefront trail.

The Landmark designation would protect the exterior elevations and rooflines of the pavilion, the pathways, and the fountain from demolition or alteration.

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LANDMARK STATUS PROPOSED FOR GREATER UNION BAPTIST CHURCH

Greater Union Baptist Church on Chicago's Near West Side would be designated as an official Chicago landmark under a proposal submitted today to City Council.

The building, located at 1956 W. Warren Blvd., was designed in the Richardsonian Romanesque style by Chicago architect William Le Baron Jenney. Originally built in 1886 for a Universalist congregation, the church was purchased in 1928 by a Black congregation that has maintained the building as a spiritual and social home ever since.

The landmark designation would protect the building from significant alteration or demolition.

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