



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

January 13, 2016

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**Landmark Designation Proposed for Marina City Complex**

The Marina City mixed-use complex on the Near North Side would be designated an official City of Chicago landmark district through a proposal introduced to City Council today.

Characterized by twin, 60-story, corn-cob-shaped high-rises, the residential, entertainment, retail and marina complex on the Chicago River between State and Dearborn streets is considered an icon of Chicago architecture and a model for urban renewal. The designation was recommended by the Commission on Chicago Landmarks in November 2015.

According to the Commission, Marina City introduced new ideas about distinctive form and novel engineering into the design of a dense, multi-building complex when it was completed in 1967. Designed by architect Bertrand Goldberg in a modern, Expressionist style, the five-building development represents one of the most ambitious efforts to revitalize the center of a major American city by attempting to lure residents downtown during a postwar exodus to the suburbs.

As the City's first planned development project, it helped pioneer the "city within a city" design concept because of on-site amenities that included a theater, an office tower, a two-story commercial building, various entertainment and retail outlets, parking, and boat slips. Its residential towers were the tallest reinforced concrete structures and the tallest apartment buildings in the world when they were completed in 1963 and they remain among the most recognizable structures in Chicago, according to the Commission.

As an official Landmark District, the complex would be protected from significant alteration or demolition and become eligible for a variety of financial incentives for repair work.

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## **Small Business Improvement Funding Proposed for West, Northwest Side Properties**

Chicago's Small Business Improvement Fund (SBIF) would be renewed in four West and Northwest Side Tax Increment Financing (TIF) districts under proposals introduced today to City Council by Mayor Rahm Emanuel.

The proposals would reallocate \$500,000 each for existing SBIF programs in the Austin Commercial, Belmont/Central, and Portage Park TIF districts and \$1 million for the Northwest Industrial Corridor TIF district.

SBIF provides matching grants of up to \$150,000 to help owners of commercial and industrial properties within specific TIF districts repair or remodel their facilities. The assistance is provided upon project completion and does not have to be repaid.

Grants cover a range of building improvements including roofs, facades, storefront renovations, interior remodeling, heating and air conditioning systems, ADA-related amenities, and other upgrades.

The SBIF program operates in 92 of the City's 147 TIF districts, which provide financing for local redevelopment and public improvement projects.

For more information about SBIF, visit [www.cityofchicago.org/tif](http://www.cityofchicago.org/tif).

# # #

## **Housing Projects Proposed for Uptown, Woodlawn**

A pair of affordable rental developments for families in Uptown and Woodlawn would be supported through financial measures introduced today to City Council by Mayor Rahm Emanuel.

### **Trianon Lofts, 803 E. 61<sup>st</sup> St.**

The \$12.5 million Trianon Lofts apartment and retail complex in Woodlawn would move forward through a \$2.5 million City loan. The proposed project by Preservation of Affordable Housing Inc. (POAH) would include 24 units, 7,000-square-feet of ground-floor retail space and 24 outdoor parking spaces. Half of the units would be rented at market rates and half would be made available to residents earning up to 80 percent of area median income. Other funding sources for the four-story project would include \$3.3 million in New Markets Tax Credit equity, \$3.3 million in HUD Choice Grant funds and a \$3 million private construction loan. Part of the continuing redevelopment of Woodlawn's former Grove Parc apartment complex, the building would be named for the Trianon Ballroom, which was located nearby and demolished in 1967.

**Magnolia Court Apartments**, 4878 N. Magnolia Ave.

The \$4.3 million rehabilitation of Magnolia Court Apartments in Uptown would be supported by a \$1.5 million City loan. The proposed project by Magnolia Court Apartments LLC would include a new roof, upgrades to kitchen and bathroom cabinets, and new energy efficient kitchen appliances. The 60-unit courtyard building was originally constructed in the 1920s. The loan would be contingent upon the developer and HUD executing a minimum 15-year renewal to an expiring project-based Section 8 contract on 50 of the units. Other funding sources would include a private mortgage loan and a \$500,000 grant from the Federal Home Loan Bank. Ten of the units would be offered at market rents and the remaining units would be reserved for residents earning up to 60 percent of area median income.

# # #

**Open Space Projects Proposed for North Side Park, School**

Open space improvement projects at a North Side park and elementary school would be supported through financial measures introduced today to City Council by Mayor Rahm Emanuel.

**Julia de Burgos Park**, 1805 N. Albany Ave.

Julia de Burgos Park in Logan Square would receive \$235,000 in Open Space Impact Fees to support its expansion onto .15 acres of adjacent City-owned land at 1808 N. Whipple Ave. The funds would be applied toward environmental remediation expenses prior to the land's transfer to the Chicago Park District. The residential site was acquired by the Department of Planning and Development in July 2015. Originally known as Park #544, the six-year-old park serves as an access point to the Park District's 606 trail and was renamed in 2012 to honor Puerto Rican poet Julia de Burgos.

Open Space Impact Fees are fees charged to new residential developments to help expand and improve park spaces in each of the City's 77 community areas.

**Belmont-Cragin Elementary School**, 5252 W. Palmer St.

Belmont-Cragin Elementary School in Belmont-Cragin would receive \$287,000 in Tax Increment Financing (TIF) assistance for the construction of a new playground with rubber surfacing. The funds would be applied to planning, design and construction costs. The work would be entirely funded by TIF.

# # #

**Land Sale Would Support North Lawndale Child Development Center**

A new \$3.5 million child development center would be developed in North Lawndale through a City-owned land sale introduced today to City Council by Mayor Rahm Emanuel.

Appraised at \$255,000, 12 City-owned parcels located on the 3100 blocks of West Ogden Avenue and West 16<sup>th</sup> Street would be sold to Sinai Health System for \$1.

The site, which includes a 7,800-square-foot former Boys and Girls Club building, would be rehabilitated and expanded by Sinai Health as a new home for Gads Hill Center, a community-based family resource provider serving low-income residents of the Lower West Side since 1898. Gads Hill would relocate from its current leased space at the nearby Sinai Community Institute into the new 16,000-square-foot facility, which would include eight classrooms, offices, a kitchen, adjacent parking, an outdoor playground and landscaped open space. Gads Hill Center's vacated space at the Sinai Community Institute would be used by the hospital for expanded outpatient services.

The relocation is part of the "Sinai Tomorrow" redevelopment project to upgrade facilities at the Mt. Sinai hospital campus. The child development center project is expected to retain 34 jobs and create 50 temporary construction jobs.

# # #

### **Land Sale Would Support New University of Chicago Charter School in Woodlawn**

The construction of a permanent school building for the University of Chicago Charter Schools' Woodlawn Campus would be supported through a land sale introduced today to City Council by Mayor Rahm Emanuel.

The University of Chicago would purchase 19 City-owned parcels in the area bounded by 63<sup>rd</sup> Street, University Avenue, 64<sup>th</sup> Street, and Greenwood Avenue for the development of a 29,000-square-foot school complex. The three-story building would include classrooms, science and technology labs, administrative offices, a gym, and cafeteria. Other amenities would include an outdoor athletic field and running track that would be available for use by area residents. Appraised at \$755,000, the land would be sold for \$1.

Upon completion, the school would relocate from its current leased space at the former Wadsworth Elementary School. The Woodlawn campus is one of four University of Chicago charter school campuses and serves approximately 650 students from 6<sup>th</sup> to 12<sup>th</sup> grades. The new facility would allow the school to increase its total enrollment to 750 students.

The \$27.5 million project would be funded by the university and private donations.

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