



CITY OF CHICAGO • OFFICE OF THE MAYOR



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**TIF FUNDING PROPOSED FOR RECREATION UPGRADES AT PERCY JULIAN HIGH SCHOOL**

An artificial turf soccer field and a six-lane running track would be constructed at Percy Julian High School in Washington Heights through \$4.5 million in Tax Increment Financing (TIF) assistance proposed to City Council today by Mayor Brandon Johnson.

The \$5.3 million project at 10330 S. Elizabeth St. would upgrade an existing grass recreational area and include a scoreboard and four light poles for nighttime events and practices. The Chicago Board of Education would pay the balance of project costs.

TIF funding for the project would come from the 105th/Vincennes TIF district.

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**LANDMARK STATUS PROPOSED FOR CENTURY AND CONSUMERS BUILDINGS**

*Designations would help protect adjacent high-rises from demolition by the federal government*

The Century and Consumers high-rises in the Loop would both be designated as official Chicago Landmarks under a pair of recommendations introduced to City Council today by the Commission on Chicago Landmarks.

The Century, completed in 1916 at 202 S. State St., is a rare, surviving "tall shops" building that housed retailers and wholesalers on multiple floors when the city's principal shopping corridor primarily consisted of low-rise structures and department stores. Designed by Holabird & Roche, the 16-story, Gothic-style high-rise served mostly professional tenants in later years. Featuring a steel frame, plate-glass windows, terra-cotta cladding and other character-defining features of the Chicago School of architecture, the building's designation would help protect its



exterior and two-story base from alteration while providing flexibility for potential rehabilitation and new uses.

The Consumers, completed in 1913 at 220 S. State St., served traditional commercial tenants in need of wide-open floor plans and ample sunlight made possible by the structure's thin, vertical piers and narrow spandrels that are typical of the Chicago School of Architecture. Designed by Mundie & Jensen, the 21-story, Classical Revival-style high-rise is completely clad in white terra cotta and its elevator lobby still possesses original marble finishes. The designation would help protect the building's exterior, entrance vestibule and lobby from alteration while providing flexibility for potential rehabilitation and new uses.

Both structures are contributing buildings to the Loop Retail Historic District on the National Register of Historic Places. Both have stood vacant since being purchased in 2005 by the U.S. General Services Administration (GSA), which owns and manages the adjacent Dirksen courthouse complex.

In 2022, Congress appropriated \$52 million for the demolition of both buildings and two smaller structures at 208 and 214 S. State St. The funding triggered a federally mandated Section 106 process to consider the effect of demolition and possible alternatives that is nearing conclusion. A two-part charrette focused on architectural options and potential new uses that address federal concerns was completed in early December.

A petition to preserve the structures currently has approximately 24,000 signatures at [Change.org](https://www.change.org).

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### **LANDMARK INCENTIVE PROPOSED FOR ARMOUR SQUARE HOTEL PROJECT**

The historic W.M. Hoyt Co. warehouse in Armour Square would be converted into a hotel and grocery store, among other uses, through a Cook County Class L property tax incentive proposed to City Council today by Mayor Brandon Johnson.

The \$40.8 million project by 465 W. Cermak LLC would rehabilitate the 300,000-square-foot structure at 465 W. Cermak Road as a 150-key hotel with a restored entrance lobby, new swimming pool, and spaces for a supermarket, retailers and restaurants.

The incentive would reduce the taxes on the five-story property by an estimated \$15.5 million over its 12-year term.



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Constructed in 1909 for grocery wholesaling and vacant for the last five years, the warehouse is one of four contributing industrial buildings to the Cermak Road Bridge District, which was landmarked by City Council in 2003.

The project is estimated to create 500 permanent and 300 part-time jobs. Operators for the hotel and grocery spaces are yet to be finalized.

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