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Landmark Tax Incentive Will Support Congress Theater Redevelopment

The planned \$87.8 million rehabilitation of the Congress Theater complex in Logan Square will be supported by a Cook County Class L property tax incentive approved by City Council today.

The incentive will reduce taxes on the mixed-use property by \$6.2 million over a 12-year term.

Located at 2135 N. Milwaukee Ave., the complex closed due to building code violations in 2013. The rehabilitation work by Baum Revision is planned to include the building's 2,900-seat auditorium, 36,000 square feet of commercial space and 16 mixed-income apartments.

The Class L incentive encourages the preservation and reuse of landmark properties. Constructed in 1926, the Congress was designated a Chicago landmark in July 2002.

City Council previously approved up to \$27.25 million in Tax Increment Financing funding to support the building's reopening, anticipated in early 2027.

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Loop's Rector Building Honored With Landmark Status

The Loop's Rector building was designated as an official Chicago landmark by City Council today.

Built in 1905 at 79 W. Monroe St. by restaurateur Charles E. Rector, the 14-story structure is the oldest surviving commercial high-rise designed by Chicago architect Jarvis Hunt.

Adorned with classical and modernist Prairie School design elements, the building housed several financial institutions in the 1900s, including Bell Savings & Loan Association, which added the iconic "weather bell" sign to the corner in 1951.

The designation will support the building's \$64.2 million rehabilitation by R2 Development LLC as part of the City's LaSalle revitalization initiative. The project will convert 11 floors of vacant offices into 117 mixed-income residential units and retail space.

The designation protects the building's exterior elevations, including rooflines.

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Adopt-A-Landmark Grants Will Support West Side Church Rehabilitation Projects

Two historic Near West Side churches will undergo preservation projects through a pair of Adopt-A-Landmark grants approved by City Council today.

First Baptist Congregational Church, at 1613 W. Washington Blvd., will receive \$1.46 million for restoration work primarily focused on its 200-foot steeple. The grant covers the entirety of project expenses. Completed in the same year as the 1871 Great Chicago Fire, the building was designated a City landmark on January 21, 1982.

Greater Union Baptist Church, at 1956 W. Warren Blvd., will receive \$750,000 for critical restoration work on the 1896 building's exterior masonry. The grant covers the entirety of project expenses. One of three surviving churches designed by William Le Baron Jenney, the building was designated a City landmark April 19, 2023.

Adopt-A-Landmark grants support the restoration of designated Chicago landmarks throughout the city. Funding is provided through Neighborhood Opportunity Bonus fees paid by downtown construction projects.

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