



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 21, 2022

Jerald Gary  
Community Capital Investment LLC  
365 N. Halsted Street  
Chicago, Illinois 60661

**Re: 2021 Citywide Adopt-A-Landmark Fund Application – New Regal Theater Project  
(1645 E. 79<sup>th</sup> Street)**

Dear Mr. Gary:

Thank you for submitting a 2021 Citywide Adopt-A-Landmark (AAL) Fund Application for restoration work to the New Regal Theater property located at 1645 E. 79<sup>th</sup> Street. The Department of Planning and Development (“DPD”) has reviewed the application submitted and we regret to inform you that we have decided not to award the project AAL funds as part of the 2021 AAL funding round.

Please be aware that submitted projects that met this year’s funding priority (Neighborhood Anchor or Neighborhood Commercial buildings) and the greatest number of evaluation criteria were given overall priority for funding.

Thank you again for the application.

Sincerely,

Kathleen Dickhut  
Deputy Commissioner  
Bureau of Citywide Systems and Historic Preservation

Originated by: Daniel Klaiber

Daniel Klaiber





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 18, 2022

Jerald Gary  
Community Capital Investments, LLC  
365 N Halsted St  
Chicago, Illinois 60654

Re: NOF Grant Application for 1645 E 79th St

Dear Jerald Gary,

The Department of Planning and Development (DPD) has completed its review of your application for a Large Neighborhood Opportunity Fund (NOF) grant for the property located at 1645 E 79th St. Unfortunately, we have determined that the project cannot be funded at this time because the application scope only has façade work and does not result in a complete operational Project. We would like to see an application presenting everything needed to bring the theater back into operation.

We encourage you to address these issues and reapply for a 2022-Round 1 Large NOF grant, which we will accept until **March 11, 2022**. Once received, your application will be reviewed and scored by DPD staff. If your application is deficient, you will receive a letter identifying the deficiencies, which you may rectify by the March 11 deadline. We recommend applying early so that you have sufficient time to address any potential deficiencies.

The Large NOF application and Developer Input Form are available on the NOF website (<https://neighborhoodopportunityfund.com/apply/>).

We appreciate your application and wish you luck with the project. If you have questions, or would like to discuss the matter further, please email William Grams at [william.grams@cityofchicago.org](mailto:william.grams@cityofchicago.org).

Sincerely,

Tim Jeffries  
Deputy Commissioner, DPD

cc: Terrence Johnson – Assistant Commissioner, DPD  
William Grams – Financial Planning Analyst, DPD









# ADMINISTRATIVE NOTICE OF ORDINANCE VIOLATION

In the City of Chicago Department of Administrative Hearings  
City of Chicago, a Municipal Corporation, Petitioner, vs.

Respondent if Chicago Business, use name on license Last Name, First Name MI  
GARY, IRVING T

Resp. Address No. Dir. Street Name ST Suffix Apt./Ste.  
7737 S EVANS AVE

City State ZIP  
CHICAGO IL 60619

Person Served if other than the respondent Last Name, First Name MI

Phone Acct./DREV No. or Inventory No. if applicable  
773 394-8277

Identification DLN/ID DLN State D.O.B. (M/D/Y)  
Other: 6/10/88 IL 1/1/84

Height Weight Sex Race Eyes Hair Event/IRD#  
5/6 128 M BK BROWN 0003

### STEP 1: Officer, Investigator, Inspector, and/or Complainant on oath states that the Respondent did then and there violate the following section(s) of the Municipal Code of Chicago:

P005209530 17	COUNT	DRINKING ALCOHOL ON THE PUBLIC WAY 8-4-030(a)	COUNT	POSSESSION OF CANNABIS-UP TO 15 GRAMS 7-24-099(a)
		PUBLIC URINATION 8-4-081(a)		RIDING BICYCLES ON SIDEWALKS AND CERTAIN ROADWAYS 9-52-020
		ALCOHOL ON PARK DISTRICT PROPERTY 10-36-185 Ch. VII B.7		OTHER: TITLE CHA. SEC. RULE 49-02
		AFTER HOURS - PARK DISTRICT PROPERTY 10-36-185 Ch. VII B.2		OFFENSE (if other): License Renewal
		SMOKING ON THE CTA 10-8-526/98-126 #2.8		for business and
		DRINKING ALCOHOL ON CTA 10-8-526/98-126 #2.4		occupations
		FALSE BURGLAR ALARM 8-4-056(b)		

### STEP 2: You Must Describe Actions for Each Count below:

Count 1, In That:  
Respondent was observed drinking alcohol on the public way.

Count 2, In That:  
Respondent was observed possessing cannabis.

Violation Location Nos. Dir. Street Name in the City of Chicago, County of Cook ST Suffix  
1015 S 77th Street

Vio. Date: Mo/Day Year Time of Violation AM/PM Notice Date: Mo/Day Year of Notice  
10/15/20 17:03:20 PM 10/15/20 20

Complainant's Name if not issuing officer, investigator, or inspector CPD-11.497A  
Version A: 12/14/15

Unit Star / Badge Signature of issuing officer, investigator, or inspector  
0041 2009 X [Signature]

### Administrative Hearing Appearance

IMPORTANT: UNLESS YOU HAVE BEEN ISSUED A MAIL-IN OPTION VIOLATION YOU MUST APPEAR FOR A MANDATORY HEARING ON:

Date: Mo/Day Year Time AM/PM at: 400 W. Superior Room No.  
11/15/20 10:30 AM 400 W. Superior 102

FAILURE TO APPEAR may result in the imposition of a fine not to exceed the maximum penalties for each violation as specified in the Municipal Code of Chicago plus costs, restitution, and fees. Failure to comply with the Administrative Law Judge's order may result in the issuance of additional sanctions. Failure to pay the fine or appear may also subject you to further prosecution in Cook County Circuit Court for violation of Section 1-4-145 of the Municipal Code of Chicago.

I acknowledge receipt of this notice.  
Signature of Respondent or Person Served: X [Signature]

Comments P





Affidavit of Eric Miller

November 14, 2017

To The Court:

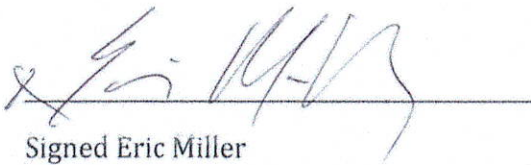
My name is Eric Miller and I reside at 5201 Roberta Ln Richton Park, IL 60471.

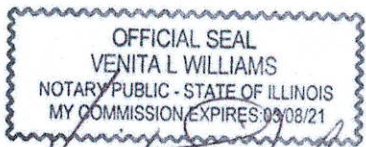
I declare to the best of my knowledge, the information herein is true and correct.


On or about 11<sup>th</sup> I corresponded with Jerald Gary about renting The Regal Theater on October 15<sup>th</sup> for a Gospel music video shoot for my production client UMI. The shoot would entail an exterior shot on the parking lot, as well as interior shots on the stage and in the lobby. In attendance would be 9 teen dancers of various ages, 3 parent chaperones and a video crew of 7 people. We confirmed a price of \$1,000 for 6 hours. Mr. Gary informed me that the building was in disrepair and that I would be responsible for arranging a Porta-Potty service for bathroom use. I agreed and we arranged a date for me to preview the location. After viewing the location I was satisfied it met my location needs and we were all set for the day of the shoot.

On October 15<sup>th</sup> I arrived at The Regal Theater along with the dancers and video crew and to begin filming. There were a few unknown people on the outside of the theater who I learned were trying to tour for the Architectural Open House. Mr. Gary had signs across all of the doors saying The Regal was not participating this year and expressed to those not with my group that they were not allowed in. Mr. Gary showed us to the back stage door so that we could load in and I gave him the \$1,000 check for the rental fee. My group organized inside and began filming on the stage with 9 dancers with the remainder of my group of 19 in the audience chairs.

As we were filming the police came in from the back stage door and asked if we were authorized to be in the building. I expressed that we were and they seemed to be satisfied by the information I gave. After filming for a little over an hour, the police arrived again and this time Mr. Gary spoke with them and expressed to me we may have to stop filming. Things seemed to settle down and Mr. Gary returned saying that things were being worked out and we could continue. Shortly after the police returned and we were told to shut down and Mr. Gary was being arrested. Mr. Gary returned my check to me because we were not allowed to finish and I gave a brief statement to the police. We packed up our equipment and my group left the premises.

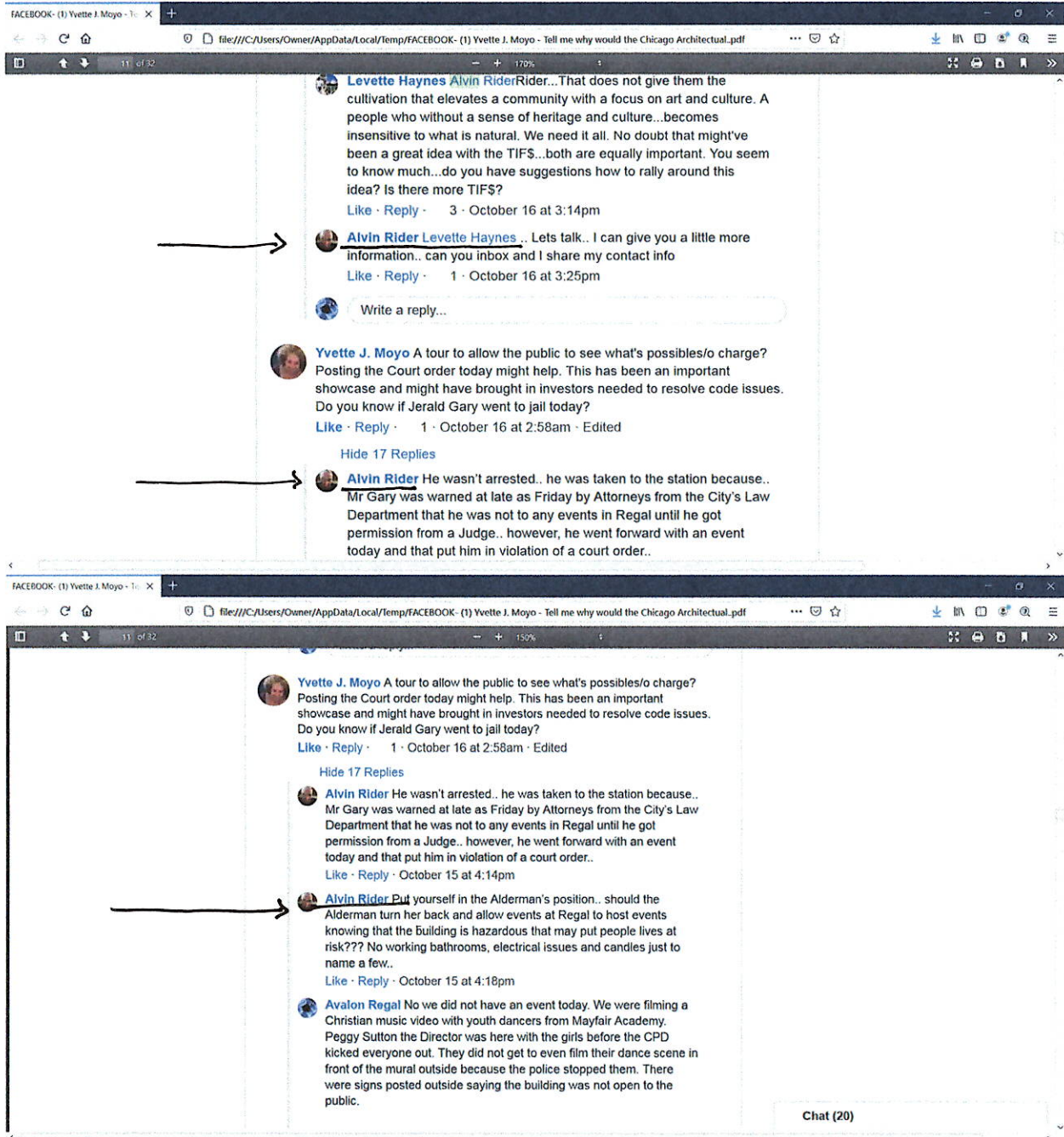
  
Signed Eric Miller



  
11/14/2017



# City of Chicago Employee Discussing the arrest on Social Media





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## TO INSPIRE ON CHICAGO'S SOUTH SIDE.

For Generations, Chicago has been at the heart of American innovation and entrepreneurship. With the prospect of exciting developments for Chicago's South Side comes a new vision for the **79th Street Corridor and Regal Theater**.

The following presentation introduces a unique and sensitive development opportunity for the area, that will aid the transition from a blighted past to a future of economic stability and social

**ID8 Ventures** presents a vertically integrated business model which maximizes the Opportunity Zone benefits by incorporating both a Qualified Opportunity Zone Business with an established independent film and television production company along with an Opportunity Zone Commercial Real Estate Development Sound Stage campus.

**ID8 Ventures** has been established by the true believers in the transformative power of the entertainment industry and socially responsible investment. The goal of **ID8** is to develop and manage sustainable communities for the

Regal Mile Studios website referencing a new vision for the Regal Theater.





*Open House Chicago Approval*

Jerald Gary <jgary@comcapinv.com>

**New Open House Chicago 2020 - Avalon Regal Theater**

Open House Chicago <OHC@architecture.org>

Fri, Sep 18, 2020 at 6:59 PM

To: Jerald Gary <jgary@comcapinv.com>

Cc: Amy Hendershot <amy@avalonregal.com>, Evie Thompson <evie@avalonregal.com>

Hi Jerald,

Wonderful! Michael Wood has just notified your Alderman about Open House Chicago 2020 and tomorrow's filming via email. I will forward the email to you for your records.

As far as next steps, we will provide you with a marketing kit in later this month and share the site content we have thus far for the Avalon Regal in a separate email. I will also share signage pick up dates with you in a separate email. Who should be the point of contact for these materials?

Best,  
Madison

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**From:** Jerald Gary <jgary@comcapinv.com>  
**Sent:** Friday, September 18, 2020 12:45 PM  
**To:** Open House Chicago <OHC@architecture.org>  
**Cc:** Amy Hendershot <amy@avalonregal.com>; Evie Thompson <evie@avalonregal.com>  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Thank you for the follow up, Morgan.

I would be delighted to host, as long as the Alderman's office has been notified.

That goes not only for the Open House event, but also tomorrow's filming.

I will again have children performing and they do not need to be re-traumatized by Alderman Harris instructing the Chicago Police Department to raid my building and threaten to arrest people on my private property.

And a meeting between the City and Alderman Harris is most definitely in order to discuss my illegal arrest during the last Open House I held and what the City plans to do to address what happened.

Please let me know how you would like to proceed.

Best!

J

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inside information, and is intended only for the use of the intended addressee.

**From:** [OHC@architecture.org](mailto:OHC@architecture.org)  
**Sent:** September 18, 2020 11:03  
**To:** [jgary@comcapinv.com](mailto:jgary@comcapinv.com)  
**Cc:** [amy@avalonregal.com](mailto:amy@avalonregal.com); [evie@avalonregal.com](mailto:evie@avalonregal.com)  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi Avalon team,

I just wanted to follow up on my previous email and get a sense of the Avalon's interest in participating in OHC 2020. Let me know your thoughts as soon as you can.

Best,  
 Madison

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**From:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>  
**Sent:** Monday, September 14, 2020 11:17 AM  
**To:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>  
**Cc:** Amy Hendershot <[amy@avalonregal.com](mailto:amy@avalonregal.com)>; Evie Thompson <[evie@avalonregal.com](mailto:evie@avalonregal.com)>; Tonya Trice <[ttrice@southshorechamberinc.org](mailto:ttrice@southshorechamberinc.org)>  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

*City Approved*  
*Gerardo Garcia*

Hello everyone,

Michael Wood was able to connect with Gerardo Garcia from the Department of Planning and Development about the Avalon Regal and Open House Chicago. From their verbal exchange, Gerardo said he does not foresee any issue with the Avalon Regal participating in an exterior-only festival. The Department of Planning and Development takes no issue with visitors admiring any building from the sidewalk/public right of way; the only exception would be if a building had any current citations concerning the safety/stability of its façade. Is there any such concern for the Avalon Regal, or are all of your major repairs and renovations inside the building?

The Planning Department would not see any need for a meeting, but we could reach out to your local alderman, if you felt that would be helpful. We could also make sure that your site description emphasizes that this is an exteriors-only viewing.

Please let us know how you would like to proceed. We would love to have the Avalon Regal in the festival but want to make sure you feel comfortable participating.

Best,  
 Madison



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**From:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>**Sent:** Wednesday, September 9, 2020 1:09 PM**To:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>**Cc:** Amy Hendershot <[amy@avalonregal.com](mailto:amy@avalonregal.com)>; Evie Thompson <[evie@avalonregal.com](mailto:evie@avalonregal.com)>; Tonya Trice <[ttrice@southshorechamberinc.org](mailto:ttrice@southshorechamberinc.org)>**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Many thanks!

Adding Tonya Trice from the South Shore Chamber for informational purposes.

J

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**From:** [OHC@architecture.org](mailto:OHC@architecture.org)**Sent:** September 9, 2020 13:54**To:** [jgary@comcapinv.com](mailto:jgary@comcapinv.com)**Cc:** [amy@avalonregal.com](mailto:amy@avalonregal.com); [evie@avalonregal.com](mailto:evie@avalonregal.com)**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi everyone,

Just wanted to update you all on our progress with the city. Michael Wood from CAC has opened up several channels with city officials to discuss the Avalon Regal's participation in the exterior-only festival. We are still awaiting a response but I will follow up with you all once we have more information.

Thank you for your patience!

Best,

Madison

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**From:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>**Sent:** Saturday, August 29, 2020 7:58 PM**To:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Sounds great, what do I need to do?

J

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**From:** [OHC@architecture.org](mailto:OHC@architecture.org)  
**Sent:** August 26, 2020 17:41  
**To:** [jgary@comcapinv.com](mailto:jgary@comcapinv.com)  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Jerald,

That's alright! We might turn this into a recorded phone interview layered over beautiful shots and found footage of the theater. If you're interested in this angle, are you available to chat with Lloyd King via Zoom next week and send over one or two assets, like a compelling video of the theater?

Best,  
Madison

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**From:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>  
**Sent:** Wednesday, August 26, 2020 3:38 PM  
**To:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>  
**Cc:** Wood, Michael <[MWood@architecture.org](mailto:MWood@architecture.org)>  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Thanks so much! I'm only in town for a day after today.

I understand if it can't work but I appreciate anything that can be done!

J

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**From:** [OHC@architecture.org](mailto:OHC@architecture.org)  
**Sent:** August 26, 2020 15:25  
**To:** [jgary@comcapinv.com](mailto:jgary@comcapinv.com)  
**Cc:** [MWood@architecture.org](mailto:MWood@architecture.org)  
**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi Jerald,

Thanks for being able to chat with us today. As promised, I am attaching a PDF on Volumetric capture and [the technology in action](#) for Michael to review. Feel free to pass along any additional materials if you would like.

As for a virtual tour, I believe Lloyd King can drop by tomorrow at 1pm but we are waiting to hear back from our production crew. In case they are not available then, are you in town and available sometime next week instead? Let me know what you think.

Best,  
Madison

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**From:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>

**Sent:** Monday, August 24, 2020 9:08 AM

**To:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>

**Cc:** Amy Hendershot <[amy@avalonregal.com](mailto:amy@avalonregal.com)>; Evie Thompson <[evie@avalonregal.com](mailto:evie@avalonregal.com)>; Wood, Michael <[MWood@architecture.org](mailto:MWood@architecture.org)>; Jerry Mickelson <[jerrym@jamusa.com](mailto:jerrym@jamusa.com)>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi again,

I just realized after sending the meeting details that this time no longer works on our end, are you available this Wednesday (8/26) at 1pm? Apologies for the confusion!

Best,  
Madison

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**From:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>

**Sent:** Monday, August 24, 2020 8:55 AM

**To:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>

**Cc:** Amy Hendershot <[amy@avalonregal.com](mailto:amy@avalonregal.com)>; Evie Thompson <[evie@avalonregal.com](mailto:evie@avalonregal.com)>; Wood, Michael <[MWood@architecture.org](mailto:MWood@architecture.org)>; Jerry Mickelson <[jerrym@jamusa.com](mailto:jerrym@jamusa.com)>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi Jerald,

Not a problem! Zoom details are below,

Topic: CAC & Avalon Regal

Time: Aug 24, 2020 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81119132285?pwd=RHVrS3I3djZqOFpvSVZQNTZmNUhZUT09>

Meeting ID: 811 1913 2285

Passcode: 9R5n1x

Talk soon,

Madison

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**From:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>

**Sent:** Sunday, August 23, 2020 4:51 PM

**To:** Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)>

**Cc:** Amy Hendershot <[amy@avalonregal.com](mailto:amy@avalonregal.com)>; Evie Thompson <[evie@avalonregal.com](mailto:evie@avalonregal.com)>; Wood, Michael <[MWood@architecture.org](mailto:MWood@architecture.org)>; Jerry Mickelson <[jerry@jamusa.com](mailto:jerry@jamusa.com)>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Sorry for the late reply!

Tomorrow at 10 AM works for me if that's still possible- otherwise let me know what else works.

Thanks!

J

On Fri, Aug 21, 2020 at 4:16 PM Open House Chicago <[OHC@architecture.org](mailto:OHC@architecture.org)> wrote:

Jerald,

Perfect, how about Monday at 10am?

Best,

Madison

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**From:** Jerald Gary <jgary@comcapinv.com>

**Sent:** Friday, August 21, 2020 12:42 PM

**To:** Open House Chicago <OHC@architecture.org>; Amy Hendershot <amy@avalonregal.com>; Evie Thompson <evie@avalonregal.com>

**Cc:** Wood, Michael <MWood@architecture.org>; Jerry Mickelson <jerrym@jamusa.com>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Thanks for your response!

I am available to discuss on Monday. Please let me know a time?

Best,  
J

*Open House Chicago*

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**From:** OHC@architecture.org

**Sent:** August 21, 2020 13:04

**To:** jgary@comcapinv.com; amy@avalonregal.com; evie@avalonregal.com

**Cc:** MWood@architecture.org; jerrym@jamusa.com

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi Jerald,

Thanks for sharing the article, Eric Rogers is no longer working with the CAC so this was a helpful reference for the incident.

From your Tribune interview, it seems as though the Avalon Regal has had a positive relationship with the festival up until the arrest. The CAC would like to repair this relationship and work towards a partnership that's mutually beneficial. In order to get there we need to hear your perspective on the situation. If you have the capacity to revisit this, I would like to discuss the arrest and these events with you and Michael Wood sometime early next week. How does Monday or Wednesday morning work for your schedule?

Thanks,  
Madison

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**From:** Jerald Gary <jgary@comcapinv.com>

**Sent:** Thursday, August 20, 2020 5:06 PM

**To:** Open House Chicago <OHC@architecture.org>

**Cc:** Osmond, Lynn <LOsmond@architecture.org>; Rogers, Eric <erogers@architecture.org>; Jerry Mickelson

<jerrym@jamusa.com>

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Adding, Jerry Mickelson

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**From:** jgary@comcapinv.com

**Sent:** August 20, 2020 16:38

**To:** OHC@architecture.org

**Cc:** LOsmond@architecture.org; erogers@architecture.org

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Thanks, Morgan!

Honestly, I'm not too thrilled about hosting Open House at the Regal again without first talking to the city of Chicago.

Here is some background on the last incident regarding Open House at my property for your reference:

<https://www.chicagotribune.com/news/breaking/ct-met-avalon-regal-theater-vacancy-order-20171025-story.html>

This was the first, last, and only time I have been arrested in my life.

I am frankly appalled at the (then) CAF's response- which was practically nothing- and this event/relationship has left a very bad taste in my mouth as a result of the (non)action taken after my arrest and the subsequent article.

Given the climate of the country right now, I strongly suggest a meeting with all relevant City officials before the press catches wind of what happened last time.

Best!

J

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---

**From:** OHC@architecture.org

**Sent:** August 18, 2020 19:49

**To:** jgary@comcapinv.com

**Cc:** evie@avalonregal.com; amy@avalonregal.com

**Subject:** Re: New Open House Chicago 2020 - Avalon Regal Theater

Hi Jerald,

That's great! We're incredibly excited to have Avalon Regal back in the program.

In addition to participating, would you be interested in being featured in one of our public programs? We are organizing a pre-recorded public program on famous music venues with Lloyd King, it is a behind-the-scenes look at historic spaces in Uptown, Bronzeville and South Shore. We were wondering if you or any members of your team would be interested in giving Lloyd and a small production crew a tour of the Avalon Regal and allow them to record a short performance? We can have Lloyd and the team drop by as soon as Friday (8/21) or early next week to record.



*City Buildings Dept.*

Jerald Gary <jgary@comcapinv.com>

1645 East 79th Street

*Violations Cleared*

Glenn Angel <Glenn.Angel@cityofchicago.org>

Wed, Sep 16, 2020 at 10:27 AM

To: Jerald Gary <jgary@comcapinv.com>

Cc: "Letton, Lillian (Stacy)" <sletton@josephjblake.com>, "dperry arclawgroup.com" <dperry@arclawgroup.com>

I have conferred with Inspector Aparicio. The canopy is no longer required (violation no. 1) as the dangerous conditions have been abated, due to the stabilization work that was performed. As for violation no. 2, none of the violations cited for the façade are complied, but the façade is no longer dangerous due to the stabilization work that was performed. So, all of the subsections of violation no. 2 that cite dangerous conditions -- #(1), (3), (4), (6), (7), (8), (9), and (10) – are no longer dangerous and hazardous.

Please let me know if you need anything else.

Thank you,

Glenn Angel

Assistant Corporation Counsel Supervisor

City of Chicago Department of Law

Building and License Enforcement Division

[30 N. LaSalle St., Ste. 700](#)

[Chicago, IL 60602](#)

(312) 744-4033

[gangel@cityofchicago.org](mailto:gangel@cityofchicago.org)

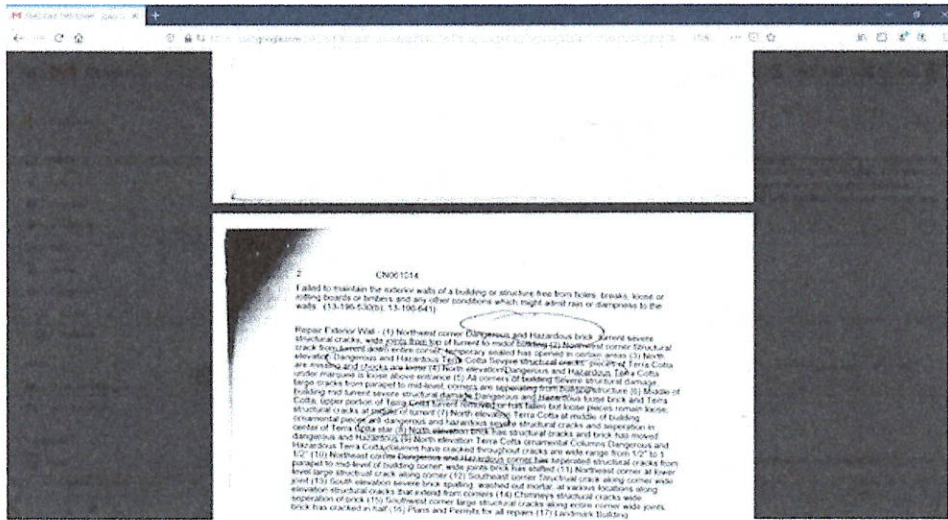
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[Warning: External email]

[Quoted text hidden]



The financing source on the deal is a bit "sketched out" by the 2010 language in the building court case and needs to be assured the property is safe and secure as detailed in the latest order. If you recall, we hired Central Building Services to do the facade work in 2015 (attached) which enabled us to no longer require a canopy (#1 in the violations).

To that end, are you able to provide any language that states we have at least satisfied #2 (attached)?

I understand we need to submit another facade exam as required by the latest order, which we will be doing at the next building court date.

It is the final remaining step before we are able to close on funding.

Many thanks,

J

On Mon, Sep 14, 2020 at 12:12 PM Jerald Gary <jgary@comcapinv.com> wrote:

Thank you, Glenn.

J

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---

**From:** [Glenn.Angel@cityofchicago.org](mailto:Glenn.Angel@cityofchicago.org)  
**Sent:** September 14, 2020 12:09  
**To:** [jgary@comcapinv.com](mailto:jgary@comcapinv.com)  
**Cc:** [sletton@josephjblake.com](mailto:sletton@josephjblake.com); [dperry@arclawgroup.com](mailto:dperry@arclawgroup.com)  
**Subject:** RE: 1645 East 79th Street

The City will not seek any fines or costs in this case as long as the property is brought into compliance.

Thank you,

GLENN ANGEL  
Assistant Corporation Counsel Supervisor  
Building and License Enforcement  
[30 N. LaSalle St., Ste. 700](#)  
[Chicago, Illinois 60602](#)  
p. [312.744.4033](tel:312.744.4033)  
e. [gangel@cityofchicago.org](mailto:gangel@cityofchicago.org)

DEPARTMENT OF LAW  
CITY OF CHICAGO

---

**From:** Jerald Gary <[jgary@comcapinv.com](mailto:jgary@comcapinv.com)>  
**Sent:** Monday, September 14, 2020 9:56 AM  
**To:** Glenn Angel <[Glenn.Angel@cityofchicago.org](mailto:Glenn.Angel@cityofchicago.org)>  
**Cc:** Letton, Lillian (Stacy) <[sletton@josephjblake.com](mailto:sletton@josephjblake.com)>  
**Subject:** 1645 East 79th Street

[Warning: External email]

Hi Glenn,

I hope you are well.

I have secured financing for renovations and installation of a furnace in the Avalon Regal Theater by this winter. This financing will also allow us to submit the appropriate drawings to the City and complete the facade examination by the next building court date in December.

The financing source needs assurance the City will not be pursuing the original \$3,000 per day fine attached to the violations, pursuant to my continued compliance.

Can you please send me an e-mail with detail on the applicability of those fines so I am able to close on funding and begin drawings for submission to the City for approval and permitting?

Thank you,

Jerald

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[Quoted text hidden]

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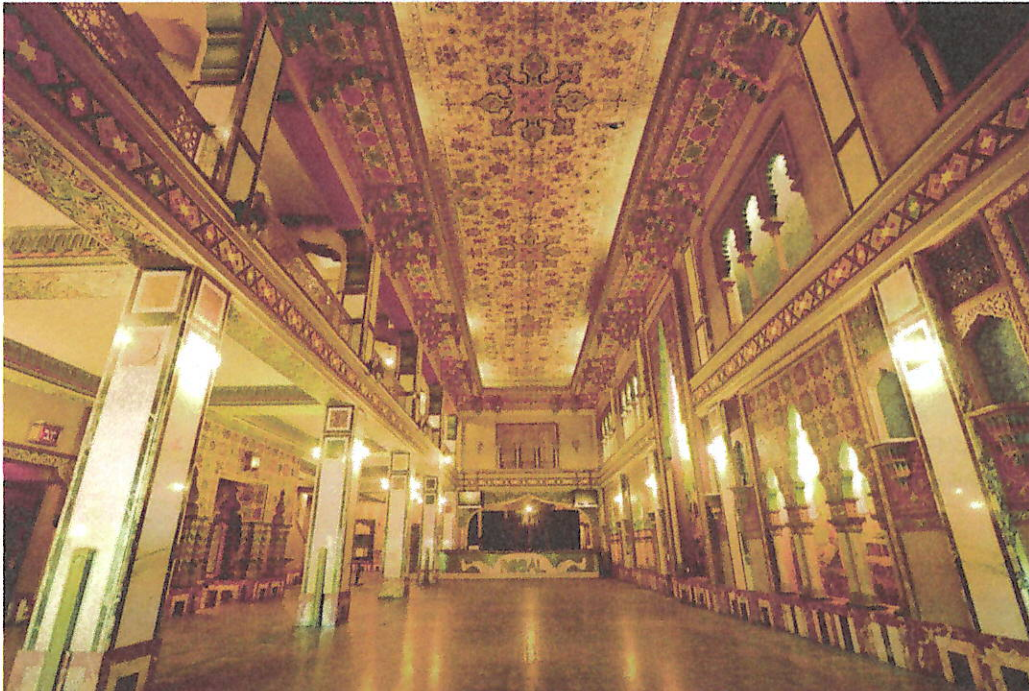
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Politics (<https://copylinemagazine.com/category/livingviews/politics/>)

## Is Alderman Michelle Harris Trying to Destroy a Multi-Million Dollar Historical Landmark and Legacy in the 8th Ward, the Black Community? There are Some Who Think So.

🕒 3 years ago Newsroom (<https://copylinemagazine.com/author/newsroom/>)



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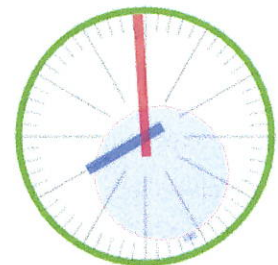
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## Is Harris the Best Person to Represent the 8th Ward Community? There Are Many Who Think *Not!*

By Pamela Bratcher-McMillan

While allowing strangers to come into the 8th ward and build a low-income housing project in a mid to upper middle class neighborhood near the affluent Black community known as Pill Hill, Harris consistently interrupts the progress of a young black entrepreneur (<https://chicago.suntimes.com/opinion/avalon-regal-theater-kanye-west-restoration-michelle-harris/>), and investor that grew up in the community. What is her angle? Who is she trying to help take over or take down the Avalon Regal Theater where great notable icons like Aretha Franklin once performed and was crowned the "Queen of Soul" there? Could it be that she does not support any business she cannot benefit from as she did with the Montclare low-income housing project whose developers don't live in the community but donated at least \$25,000 to her campaign?

What is the agenda with black alderman on the South side that they allow outsiders to steamroll or buy them out so they can define and develop a community that doesn't belong to them? They didn't come running until the Obama library construction was announced. Black aldermen are allowing prime real estate to go down in value so it can be purchased at a low cost or grabbed by parasites buying and flipping property.

Alderman Michelle Harris' office had the Chicago Police Department storm troopers raid (<http://www.chicagotribune.com/news/local/breaking/ct-met-avalon-regal-theater-vacancy-order-20171025-story.html>) the front and back entrances with 20-30 officers according to an affidavit submitted by a producer during the filming of a gospel teen music video with "nine teen dancers, three parent chaperones and a video crew of seven people...19 in the audience chairs" there at the Avalon Regal Theater. Imagine the trauma the kids suffered, being inundated daily by media depictions of police violence against black youth. Amidst the chaos, over a half dozen police vehicles raced to the theater where potential visitors had gathered for an annual Chicago architectural tour. They stood in amazement to see signs stating that they were not permitted to enter. The annual Avalon Regal tour had been a part of the popular Architectural Open House Walk for the past three years without incident. The long anticipated event was seen as a beacon of hope to raise awareness and possible contributions, for the minor repairs needed to allow the theater to be self-generating monetarily. During the encounter, witnesses say officers *threatened to arrest* everyone, including Ms. Peggy Sutton from Mayfair Dance Academy. Mr. Gary was taken into police custody and later released. No charges were filed.

### Unwarranted Raid: Mr. Jerald Gary's Avalon Regal raided by CPD. He Was Arrested!






Reportedly someone said Harris' office had called police (<http://www.chicagotribune.com/news/local/breaking/ct-met-avalon-regal-theater-vacancy-order-20171025-story.html>) on the owner of the Avalon Regal Theater. Kids were reported frightened "and it will probably have a mental affect on them for a long time." What was she thinking!? If she was truly concerned as reported, was she not smart enough to consider the affect this scenario might have on the young people? However, she told CopyLine Magazine that she tried to help and work with him. She said it was a court order issued by the city. Although, Mr. Gary didn't agree with her statement.

Don't let Alderman Harris' personal agenda get in the way of a legacy that belongs to the whole community. Help Support the Avalon Regal Theatre (<https://www.gofundme.com/avalon-regal-theater-opening>) and Mr. Jerald Gary's efforts to revitalize the community starting with reopening the venue with concerts and plays that will also include a innovative cutting edge hologram technology of the greats performing. Imagine sitting back watching a Billie Holiday concert (<https://www.independent.co.uk/news/world/americas/billie-holiday-hologram-usa-los-angeles-gig-theatre-hollywood-boulevard-a8032181.html>) or Curtis Mayfield as others

cloudy / wind

7:00am ☀ 5:08pm CST

feels like: 12°r  
wind: 21 mph nne  
humidity: 66%  
pressure: 30.48"hg  
uv index: 0

fri	sat	sun	mon	tue
23/5°F	19/16°F	32/18°F	25/16°F	32/27°F
				

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watched when they were in their prime. Nowhere else in the city, county or state is anything on this level being done. The Avalon Regal Theater (<http://www.regaltheater.org/>) is “uniquely positioned to serve Chicago’s South Side *and* Northwest Indiana.

According to Mr. Gary, “It’s not just about entertainment, but education and community empowerment and development as well.” Avalon Regal is the largest venue in the region. Beautiful videos have been shot there with companies like Nike, Glade and others taking advantage of the opulent surroundings (<http://www.jimmypardi.com/glade-glampfire/>).

**UPDATE:** Michelle Harris office is back paddling in Facebook wars after seeing the Sun-Times report that Super Star Kanye West is interested in helping (<https://chicago.suntimes.com/entertainment/kanye-west-twitter-revive-shuttered-avalon-regal-theater-south-shore-chief-keef-jerald-gary/>) the Avalon Regal Theater open back up. Kanye tweeted many of his followers about his support. Again, an opportunist like Harris has no interest in anything that helps the community unless it helps her (<https://chicagocrusader.com/crusader-investigation-draws-widespread-praise-readership/?fbclid=IwAR2EK3KVVB60-RYldVuhLc-jNrXbNovHfC85Xp8VVKkHLBV43Jq6J9XnhWk>). She obviously doesn’t care what it looks like unless she is shamed on social media (<https://www.facebook.com/lindahudson.8ward/>), as she has been intensively for the past several months with photos of blight and hopelessness in the 8th ward. Only then she jumps to some action. Everything that her opponent calls her out on, she is trying to fix only now, a couple of months before the election. She even went as far as to take photo opportunities with Kanye West and Jerald Gary and have them posted on Facebook. Could it be there was a spark when the Harris team saw one of her opponents, Linda Hudson in a photo visiting Mr. Gary and the Avalon Theater for the purpose of offering her support by taking a look around and posting his fundraising campaign link to encourage others to help out as well? Missing from the photo-captions lauded by the Harris team on the incumbent’s Facebook campaign site, was that it was a standing (regular) meeting prior to her 8th Ward challenger Linda Hudson’s visit. Furthermore, **“the meeting was with the City” to discuss the Landmark Commission’s involvement in the minor work to be done on the Avalon Regal Theater to open it up for public use. Kanye West was there with Jerald Gary because he will be playing a big part in helping to reopen the theater. This regularly scheduled meeting with the City was not a Michelle Harris meeting.** Funny how it wasn’t mentioned in the photo credits that it was a Landmark Commission & City of Chicago meeting with the theater owner and his investor. Was it an oversight? I think not. Just another effort to fool the public into believing she was there to give her support to Mr. Gary. It’s said a picture speaks a thousand words. Gauging the expressions on the faces and the body language in the photos posted by Harris office (<https://www.facebook.com/aldermanharris/posts/10157102134305016>) definitely seem to tell a story all their own, and it’s not the one they are spinning.

([http://copylinemagazine.com/wp-content/uploads/2018/10/mayfair\\_dance\\_troupe.jpg](http://copylinemagazine.com/wp-content/uploads/2018/10/mayfair_dance_troupe.jpg))

Photo from that day at the Avalon Regal Theater just before Chicago Police raided the place on false rumors that 400 people would be sneaked in the back door to raise money for the restoration of the place. Where is the [water claimed to be pouring in on this rainy day](https://www.youtube.com/watch?v=L5ptMpre8i0&feature=youtu.be) (<https://www.youtube.com/watch?v=L5ptMpre8i0&feature=youtu.be>) as reported by Harris office? It doesn't look like they are in dark rains here. According to this photo taken then, there are obviously lights on in the place too.

**Up next:** How an alderman can “ghettofy” a middle class community with a mural and a low income housing project.

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Dept of Law

**Fwd: Fw: Fwd: 1645 East 79th Street**

1 message

----- Forwarded message -----

From: **Jerald Gary** <jgary@comcapinv.com>  
Date: Wed, Jan 26, 2022 at 4:13 PM  
Subject: Fw: Fwd: 1645 East 79th Street  
To: Leslie Cain <cainleslier@gmail.com>

Please review below and attached

-----  
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----- Forwarded message -----

From: **Jerald Gary** <jgary@comcapinv.com>  
Date: Thu, Sep 24, 2020 at 12:23 PM  
Subject: Re: 1645 East 79th Street  
To: Angel, Glenn <Glenn.Angel@cityofchicago.org>  
Cc: Damon D. Perry <dperry@arclawgroup.com>

Glenn,

Thank you again for all your assistance with this project.

This past Saturday, September 19th in the Regal parking lot we held a US Census and voter registration event:

[https://www.instagram.com/p/CFcGwo9n6QK/?utm\\_source=ig\\_web\\_copy\\_link](https://www.instagram.com/p/CFcGwo9n6QK/?utm_source=ig_web_copy_link)  
<https://www.eventbrite.com/e/south-shore-counts-2020-tickets-94030934055>

The event was cleared with the City prior to (attached as 'CAC E-mail') and I personally called the CPD the morning of the event to confirm.

During the course of the event we had about 107 people in the parking lot from the community who came for census and voter registration, housing services education, free food, and free Regal masks (attached) and other PPE:

[https://www.instagram.com/p/CFfNZpJlo1i/?utm\\_source=ig\\_web\\_copy\\_link](https://www.instagram.com/p/CFfNZpJlo1i/?utm_source=ig_web_copy_link)  
[https://www.instagram.com/p/CFfA6X3AayJ/?utm\\_source=ig\\_web\\_copy\\_link](https://www.instagram.com/p/CFfA6X3AayJ/?utm_source=ig_web_copy_link)  
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Beginning around 10:30 AM chairs, tables, and other items were moved in and out of the theater for the event. Around 3:30 PM, the Chicago Police Department showed up and shut the event down giving the reason that the building was "condemned" and it is illegal for anyone, including me, to be there. The event was live streamed and I was in the parking lot when the police came to get me.

<https://twitter.com/SPOTNEWSonIG/status/1307418978395074561?s=20>

Find attached a letter from an event volunteer on her experience ('E-mail').

The public was not entering and exiting the building and only authorized personnel was allowed to enter the building for work purposes.

If you recall, something similar to this happened in 2017 when, after the abrupt cancellation of our Open House with the Chicago Architecture Foundation, the Alderman of the 8th Ward directed the 4th District CPD to have me arrested and detained (without miranda rights) on my private property for filming a video to promote the project with a small film crew. See the links below and 'Alvin Rider' in the attached 'Alderman Employee on FB' and 'Defamation'):

<https://www.youtube.com/watch?v=FEGRnTk6SKQ>

<https://twitter.com/AvalonRegal/status/918868654464421889?s=20>

<https://copylinemagazine.com/is-alderman-michelle-harris-trying-to-destroy-a-multi-million-dollar-historical-landmark-and-legacy-in-the-8th-ward-the-black-community-there-are-some-who-think-so-there-are-some-who-think-so-is-s/>

<https://www.chicagotribune.com/news/breaking/ct-met-avalon-regal-theater-vacancy-order-20171025-story.html>

I was eventually released from a holding cell at the 4th District police office for "operating a business without a license" and given the attached citation, which was immediately dismissed (citation and dismissal attached).

I believe I have been diligent in my attempts to get this project off the ground but I remain baffled at my initial arrest and the constant police presence on my private property while I am performing private business activities related to project-related work.

We have submitted inspection and structural condition reports and estimates as required by the building court orders, we have performed work to address several of the building violations requiring construction, and we will be resubmitting updated reports by the next status. The required work to address the violations will resume as remaining funding is secured. For your convenience, here is a link to some of those reports:

[https://drive.google.com/drive/folders/1cft7jLcztcQUH2uE2wI\\_YXWRUGxL0tsh?usp=sharing](https://drive.google.com/drive/folders/1cft7jLcztcQUH2uE2wI_YXWRUGxL0tsh?usp=sharing)

<https://drive.google.com/file/d/16hNCSUBM7mShlybFQtKeVeRUfGPnsB2r/view?usp=sharing>

Without due cause, the actions of the Alderman and the CPD have continued to be extremely damaging to people's ability to work on this project, it's fundraising prospects, and the brand equity of the Regal. I have been illegally arrested, detained, and kicked off my own property while working multiple times by the City and that does not bode well for the project's reputation.

**Lastly and most importantly, as you can see from my correspondence with the CAC, I have continued to express my grave concerns about the dangers of the CPD showing up unannounced at a private property with children present.**

It must be stopped before something devastating happens and we are in the news for another police related shooting due to false information spread by a government official.

In 2017, an City official lied to the public that we "tried to sneak 400 people in the back door" (attached as 'Alderman Employee on FB 2') and the police showed up and aggressively raided the venue. I have attached multiple defaming comments made by the Alderman's staff at the time (attached as 'Defamatory'). I have an affidavit from a witness onsite stating there were under 25 people on staff at the time the police raided the building.

The officers of the 4th District have been helpful in different ways over the years, but the constant harassment is becoming dangerous in the current social climate.

I hope I can work with the Department of Buildings to continue addressing issues that were present when I became the owner and to return the building to an active, functional, and safe state for the neighborhood and City.

Can you please advise on a way forward? I am unaware of any law in Chicago or Illinois that prevents a private property owner from entering and allowing others into his own property for work purposes (attached as 'Crew e-mail'). Also, can you advise on what to do the next time I am at the venue and the CPD shows up on my private property to kick people out of work?

Respectfully,

Jerald

On Wed, Sep 16, 2020 at 10:27 AM Glenn Angel <[Glenn.Angel@cityofchicago.org](mailto:Glenn.Angel@cityofchicago.org)> wrote:

I have conferred with Inspector Aparicio. The canopy is no longer required (violation no. 1) as the dangerous conditions have been abated, due to the stabilization work that was performed. As for violation no. 2, none of the



FEEDBACK

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BREAKING NEWS NEWS

# South Side theater pulled from Open House caught in drama between owner, city

By **MARISSA PAGE**  
CHICAGO TRIBUNE | OCT 27, 2017



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The owner of the Avalon Regal Theater, Jerald Gary, speaks about why his property was taken off of the annual Chicago Architecture Foundation's Open House event this year. Oct. 24, 2017.



(Alyssa Pointer/ Chicago Tribune)

Listen to this article



FEEDBACK

Nearly a century ago, the Avalon Regal Theater on the South Side was a jewel among the city's movie palaces.

Some residents maintain a fervent hope that the ornate Middle Eastern-themed theater can be refurbished and returned to its former glory and at the same time promote reinvestment in neighboring communities struggling with crime.

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But money is in short supply, and a string of owners has tried numerous approaches to galvanize public support. Since 2014, the 90-year-old city landmark has participated in the Chicago Architecture Foundation's yearly Open House.

But the theater was abruptly pulled from the tour list this year — and officials said it shouldn't have been part of the event for the previous three years either.

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Since 2011, the Regal has not been allowed to legally hold public events. A court order mandates the property remain "vacant and secure" because of structural issues that make it unsafe to occupy, court records show.

This led to a dramatic back-and-forth between city officials, organizers and the theater owner two days before this year's event was to begin.

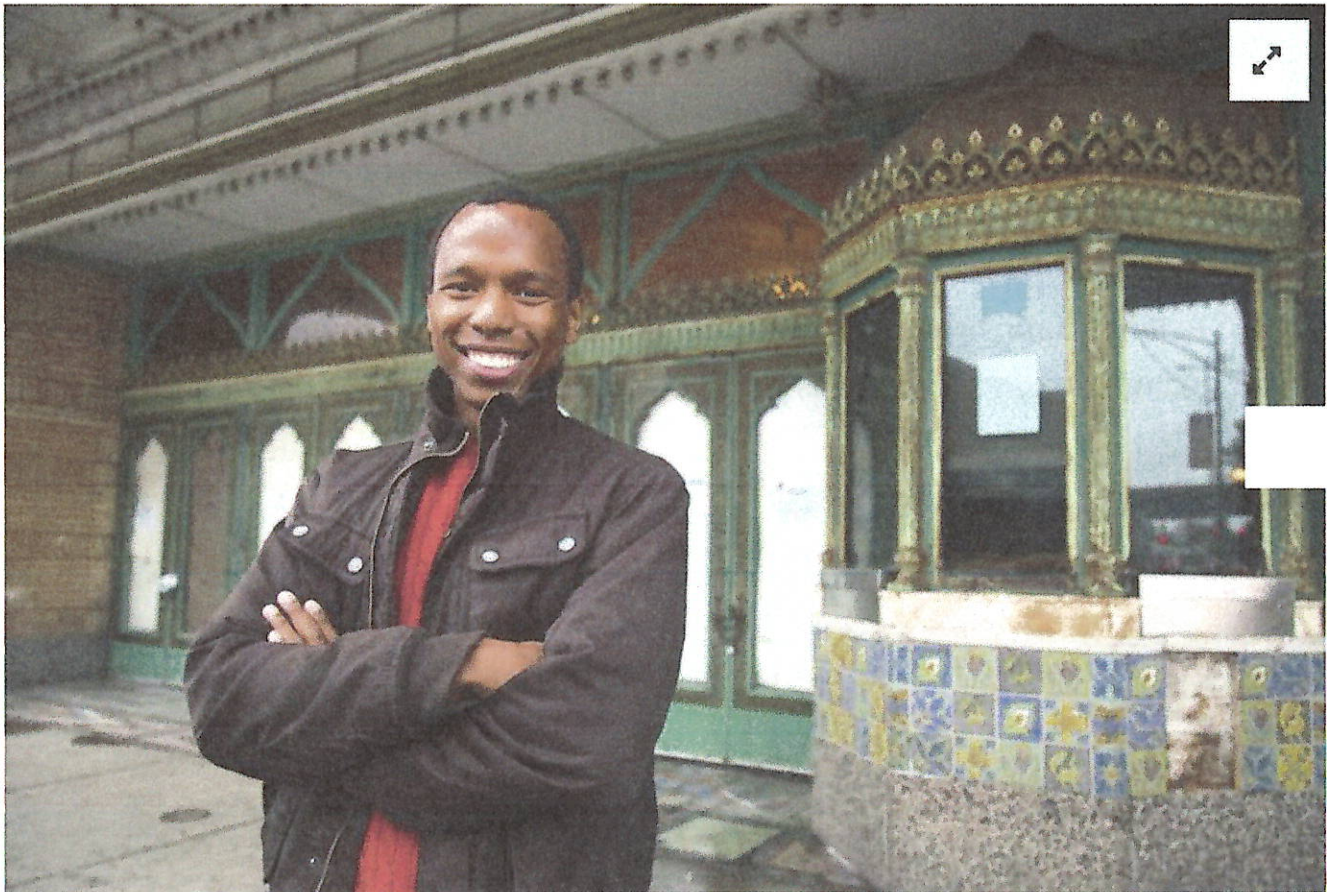
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The city contacted the property's owner, Jerald Gary, and the Architecture Foundation, both of whom agreed to remove the Regal from the weekend's program, according to statements from the city Law Department.

Alvin Rider, a spokesman for Ald. Michelle Harris, 8th, said Harris was worried about the state of disrepair at the South Chicago building and notified the city that the venue was scheduled to be in the Open House over the weekend of Oct. 14 and 15. Harris knew that Gary had hosted tours and other events at the Regal before, Rider said.

"It frustrates the alderman that he doesn't take care of the property," Rider said.



Avalon Regal Theater

Jerald Gary, owner of the Avalon Regal Theater, poses for a portrait outside of the theater, October 24, 2017. (Alyssa Pointer / Chicago Tribune)

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Gary acknowledged the building needs work "behind the walls" on pipes and heating, ventilation and air conditioning, but he said he is convinced it is safe for tours. He said he planned to allow Open House groups only into the building's ornate lobby and main theater — not potentially dangerous areas, such as on the theater's balcony or stage.

Emails provided by Harris' office show a last-minute scramble between the city Law Department and the Architecture Foundation. On the Thursday before the Open House, city prosecutor Glenn Angel contacted the event's organizer to inform him of the existence of the court order. He wrote, "Any events at the property this weekend would be in violation of the court order, and would require permission from the court."

Michael Wood, who oversees the foundation's public programs team, replied promptly that Harris had voiced concerns about staging the Regal tours. "We are caught in a little he said/she said at the moment," he wrote.

Wood expressed dismay at the possibility of the theater's removal from the Open House and emphasized the Regal's popularity. He added it had been included in past events "always without incident."

"It is a spectacular building, so you can understand our interest in seeing it be included, not to mention we are now weeks into publicly promoting the event," Wood continued. "The safety concerns came to our attention just yesterday morning, so we are all hustling to understand the matter more fully."

Angel sent over the two most recent court orders. A vacancy order was issued May 3, with a subsequent order Sept. 6 stating that prior court orders remained in "full force and effect."

By that Friday morning, the Regal's exclusion from the event had been finalized, Angel wrote in an email to the alderman's office.

Dionte Lawrence, 26, a longtime resident who's active in an 8th Ward neighborhood association, said he and other residents feel the alderman has failed to promote investment in the area and see the long-shuttered theater as an example of this neglect. Residents feel Harris has "abandoned" the Regal, he said.

"With the Obama library coming to the area, we thought maybe the alderman would begin to pay more attention to the theater," Lawrence said. "The key to

reinvigorating the ward is investing in the Regal theater."

Harris said she has brought multiple potential investors to see the theater and arranged a series of meetings between Gary and city officials to try to offer support in securing funds for restoration.

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"I don't own the Regal theater," Harris said. "Public money cannot totally fund the Regal theater, and I'm so sorry about that."

After the Regal was removed from the program, Gary was arrested Oct. 15 for hosting a private event at the property. He said a group of roughly 20 high school students was filming a music video in the theater when police officers entered and took him into custody.

Gary said he was issued a citation for operating a business without a license. He has a Nov. 15 court date on the citation.

"Someone told the cops that there were 400 people in here that had paid to sneak in the alley," Gary said. "After they figured out that it wasn't 400 people in here, they calmed down a little bit."

Gary, who said he has attended court hearings on the city's order, acknowledged that he has held a handful of tours and private events at the theater over the past few years.

The Regal's interior is, in a word, regal. The floors are outfitted in vibrant patterned tile, and the ceiling bedazzles in its resemblance to a magic carpet.

But despite its opulence, the building shows signs of wear and age. A traffic cone marks a spot in the foyer where rainwater leaks onto the tile, and the gilded glass front doors are in varying states of disrepair.

The Regal theater opened in 1927 as the Avalon, hosting live performances and movie screenings until it was closed in 1970. In 1987, it was reopened as the New Regal Theater, named for a historic Bronzeville venue that was demolished in 1973.

The theater again closed in 2003 and went into foreclosure in 2011. Gary, who grew up near the theater but now lives in the West Loop, bought the property from the city in 2014 for \$100,000.

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Gary, 32, said he purchased the property with the hopes of developing an entertainment district along 79th Street with the Regal as its anchor. He has tried crowdfunding campaigns to refurbish the theater and ultimately transform it into one of the nation's first holographic theaters.

But even after he secured an investment from Hologram USA Networks, a leading provider of the technology, Gary's attempts to raise money through various online efforts have had minimal success. His last Indiegogo campaign ended with \$60 raised toward the \$150,000 goal.

"I can't believe we haven't been able to raise the awareness needed," he said.

Gary said he could not pinpoint why interest in the project has not been piqued. He hoped that participating in the Open House event this year, along with the plans for the holographic theater, would attract dollars.

The Architecture Foundation said it was "deeply disappointed" that the Regal was unable to participate in the Open House this year.

"We encourage OHC attendees, and all Chicagoans who value our rich, diverse neighborhoods, to support Chicago Regal Foundation's initiative to restore the Avalon Regal Theater as a performing arts venue," a foundation statement said. "We look forward to having the Avalon Regal on the schedule in 2018."

[mpage@chicagotribune.com](mailto:mpage@chicagotribune.com)

[Twitter @marissahpage](https://twitter.com/marissahpage)

