



City of Chicago  
Brandon Johnson, Mayor

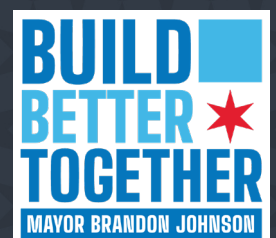
Request for Proposals

# MADISON STREET CORRIDOR



## Catalytic Corridor Sites

Department of Planning and Development  
Ciere Boatright, Commissioner  
City Hall Room 1000  
121 N. La Salle St.  
Chicago, IL 60602



August 1st, 2025

# I. The Process

## INTRODUCTION

The City of Chicago is seeking applications from development teams to redevelop four clusters of land consisting of 19 City-owned lots, in total, generally located at 2055-59 W. Madison St.; 2508-14 W. Madison St.; 2905-29 W. Madison St.; and 2900-14 W. Fifth Ave in the East Garfield Park and the Near West Side community areas. These development sites present unique opportunities to create mixed-use buildings in proximity to two CTA rail lines, the United Center and the \$7 billion, 1901 Project redevelopment of land near the United Center, expected to break ground in 2026. See Figures 1 -3.

Interested development teams must submit applications through the City's ChiBlockBuilder (CBB) web portal to be considered for selection. Applications are evaluated based on the development team's financial capacity, relevant experience, ability to complete developments of a similar scale and the conceptual proposal for the site, among other criteria. Applicants may elect to apply for all four clusters, a combination of clusters, or for just one cluster. DPD expects the selected development team(s) to start construction in 2026.

The selected development team is expected to implement a vision that meets the City's goals for the site as outlined in this document. The selected team will be responsible for site planning, architectural design, securing entitlements and financing, attracting anchor tenants, environmental remediation, marketing to potential users, and other needs.

As a matter of policy, City-owned land is offered for sale based on market valuations determined by the Department of Planning and Development (DPD). Purchase price exceptions are only considered for proposals that provide affordable housing beyond the City of Chicago's Affordable Requirements Ordinance (ARO) or proposals for non-profit and/or cultural uses with substantial public benefits.



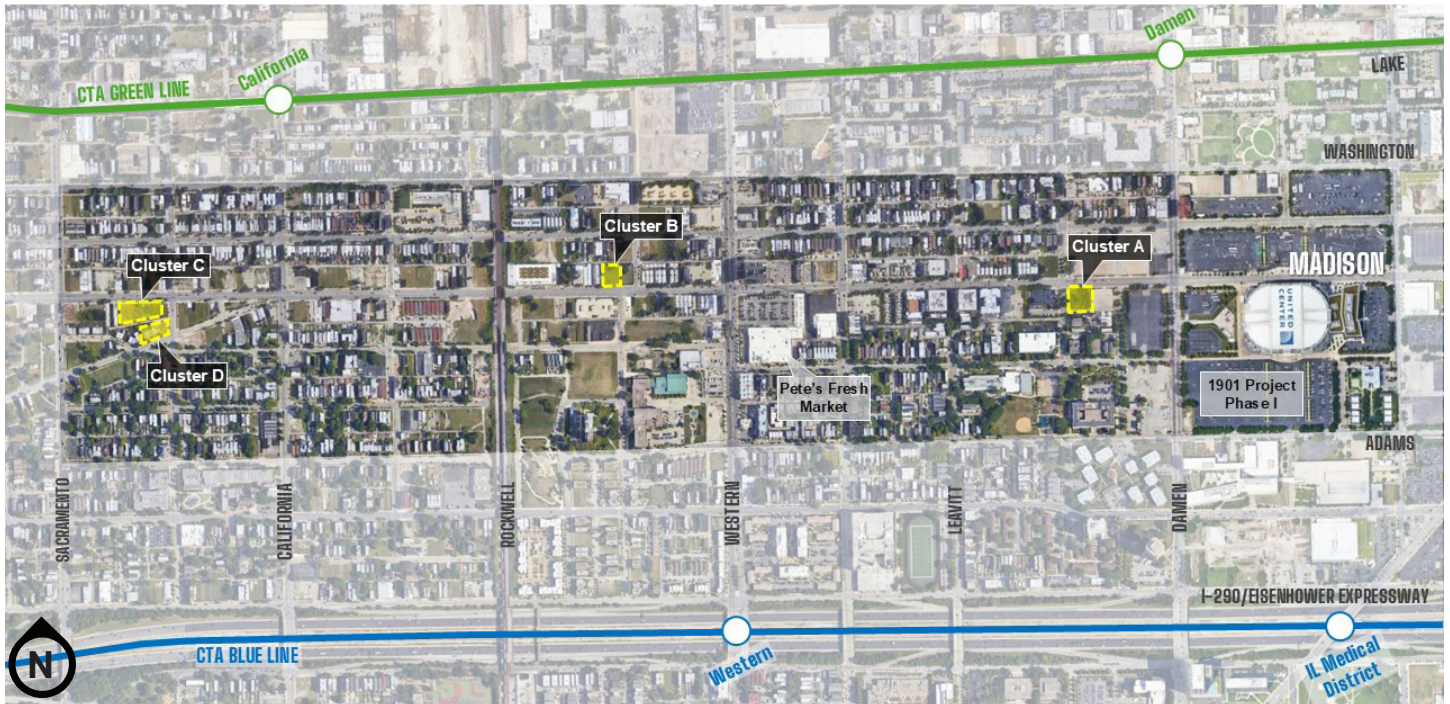


Figure 1: Overall site context

## CHIBLOCKBUILDER APPLICATIONS

Applications must be submitted through the City's ChiBlockBuilder.com land sale portal by 11:59 p.m. on October 31st, 2025.

Schematic design drawings are not required to apply but respondents are asked to include detailed information about their development concepts. City staff will review applications for completeness and eligibility and conduct evaluations based on the rubrics outlined in this document.

Following an initial application review, DPD and the 27th Ward office will organize a public meeting where the eligible development teams will present themselves and their proposals to the community. Presentations will also be posted to DPD's website with an online survey.

Responses should be labeled as follows:

Madison\_[cluster name]\_[developer name]

Questions about the application process may be submitted via email between August 1 and September 30, 2025, to [Brian.Hacker@cityofchicago.org](mailto:Brian.Hacker@cityofchicago.org). Questions will be compiled and published at regular intervals in FAQ format until October 15, 2025.

## **PRE-SUBMISSION VIRTUAL INFORMATION SESSION**

A pre-submission meeting with DPD staff will be held at a date to be determined and published on the DPD website. To register for the pre-submission meeting you can also register on the DPD website.

## **SITE OWNERSHIP AND DESCRIPTIONS**

All parcels listed for this development opportunity are owned by the City of Chicago, according to the City's City-Owned Land System (COLS) database. Note, the COLS database and CBB should not be used as substitutes for title research, title evidence, or as a substitute for legal, accounting, real estate, business, tax or other professional advice.



## II. The Opportunity

### THE VISION

Reactivation of these opportunity sites should create new neighborhood amenities, and employment and residential opportunities to build on the momentum and growth that will come from The 1901 Project investment. Additionally, proposed project should strengthen the urban fabric of surrounding blocks and support public transit ridership.

### SITE QUICK FACTS

#### Cluster A

- » **Site Location:** 2055-59 W. Madison St., 9 S. Hoyne Ave.
- » **PIN:** 17-18-103-023-0000, 17-18-103-024-0000, 17-18-103-025-0000
- » **Cluster size:** Approximately 16,930 sq. ft. (0.39 acres)
- » **Zoning:** B1-3
- » **Community Area:** Near West Side
- » **Market Value:** \$711,061
- » **Target Price:** \$711,061



Figure 2: Cluster A site context

## Cluster B

- » **Site Location:** 2508-14 W. Madison St.
- » **PIN:** 16-12-427-041-0000 16-12-427-042-0000, 16-12-427-043-0000  
16-12-427-044-0000
- » **Cluster size:** Approximately 12,076 sq. ft. (0.28 acres)
- » **Zoning:** C2-2
- » **Community Area:** Near West Side
- » **Market Value:** \$374,380
- » **Target Price:** \$434,764



Figure 3: Cluster B site context





Figure 4: Cluster C and D site context

## Cluster C

- » **Site Location:** 2905-29 W. Madison St.
- » **PIN:** 16-13-103-008-0000, 16-13-103-009-0000, 16-13-103-010-0000, 16-13-103-011-0000, 16-13-103-012-0000, 16-13-103-013-0000, 16-13-103-014-0000, 16-13-103-015-0000
- » **Cluster size:** Approximately 27,155 sq. ft. (0.62 acres)
- » **Zoning:** C1-2
- » **Community Area:** East Garfield Park
- » **Market Value:** \$543,100
- » **Target Price:** \$651,720

## Cluster D

- » **Site Location:** 2900-14 W. Fifth Ave.
- » **PIN:** 16-13-103-039-0000, 16-13-103-040-0000
- » **Cluster size:** Approximately 14,320 sq. ft. (0.33 acres)
- » **Zoning:** C1-2
- » **Community Area:** East Garfield Park
- » **Market Value:** \$272,081
- » **Target Price:** \$315,040

## TARGET PRICE

A market valuation prepared by CBRE in June 2025, based on the current zoning, establishes the aggregate market value of Cluster A at approximately \$711,061, Cluster B at approximately \$374,380, Cluster C at approximately \$543,100, and Cluster D at approximately \$272,081. With a rezoning of Clusters A, B and C to B3-3 and Cluster D to B2-3, the market value would be revised to \$711,061 for Cluster A, \$434,764 for Cluster B, \$651,720 for Cluster C and \$315,040 for Cluster D, based on a market valuation by CBRE in July 2025. The market value with the preferred zoning to complete the project is DPD's target price. The target price is not a minimum bid, however, respondents are advised that purchase price is an important consideration in DPD's evaluation of applications.

## COMMUNITY PRIORITIES

Local development priorities and opportunities are further identified in the City's Near West Side Plan (2000), Chicago Housing Authority's multi-phased Westhaven Park redevelopment plan, Metropolitan Planning Council's East Garfield Park Preserving Affordability Together study (2020), and the University of Illinois at Chicago's East Garfield Park Retail and Urban Design Plan (2007). Currently, a land use plan for the Madison Street corridor, led by DPD's West Region staff, is underway. The project studies the corridor from roughly Damen to Kedvale Avenues with the goal of creating a community-oriented development framework that provides direction on the land uses, levels of density and development typologies that are appropriate for the Madison corridor.

Recent area redevelopment initiatives include numerous projects and programs. Under Mayor Brandon Johnson, more than \$100 million in nearby economic development projects are recently completed or moving forward through DPD assistance, and approximately \$300 million in affordable housing projects that have recently been completed or are moving forward through Department of Housing (DOH) assistance.

## SITE SPECIFIC PROGRAMMING GOALS

In consultation with the 27th Ward office, DPD's redevelopment goal for the four clusters is to provide ground-floor retail uses fronting Madison Street and upper-floor residential units. The residential units should provide a mix of unit sizes for market rate and affordable units in compliance with the 2021 Affordable Requirements Ordinance. Applicants that propose site assembly with adjacent vacant non-City owned parcels is encouraged and will be considered in terms of catalytic impact. Cluster A is currently used as an unofficial community garden and applicants should consider how best to honor those who were involved in cultivating that space.

Note, as part of selected redevelopment proposals, DPD would support the rezoning of Clusters A, B, and C up to B3-3 and for Cluster D up to B2-3 to allow for ground-floor residential uses fronting Fifth and to encourage a mix of uses and transit-oriented development at these sites. The scale and shaping of the proposed buildings should be sensitive to the scale of the existing neighborhood context. Taller masses should step down and transition to smaller scaled buildings as they move into the neighborhood (see Figures 4-5).

Upon the selection of a proposal and demonstration of project readiness, DPD will work with the impacted Alder to rezone the parcel so that the selected project may be permitted as-of-right. If the



selected proposal requires a Planned Development entitlement process or zoning adjustments/ variations, these will need to be applied for and completed by the selected developer prior to closing. Please note that it is DPD's expectation that the final purchase price matches the adjusted market value based on the zoning needed to implement the selected project.

The City of Chicago is committed to advancing racial equity, public health, economic growth, and climate resilience through equitable Transit-Oriented Development (eTOD). Transit-oriented developments typically include a mix of residential, commercial, and public uses in a walkable environment that prioritizes transit, bicycle, and pedestrian infrastructure. For more on the benefits of eTOD, see resources from the Center for Neighborhood Technology (<https://etod.cnt.org/>) and the Metropolitan Planning Council (<https://www.metroplanning.org/work/project/30/subpage/5>).

### EXAMPLE DEVELOPMENT SCENARIO - CLUSTER A

2055-59 W. Madison St., 9 S. Hoyne Ave.

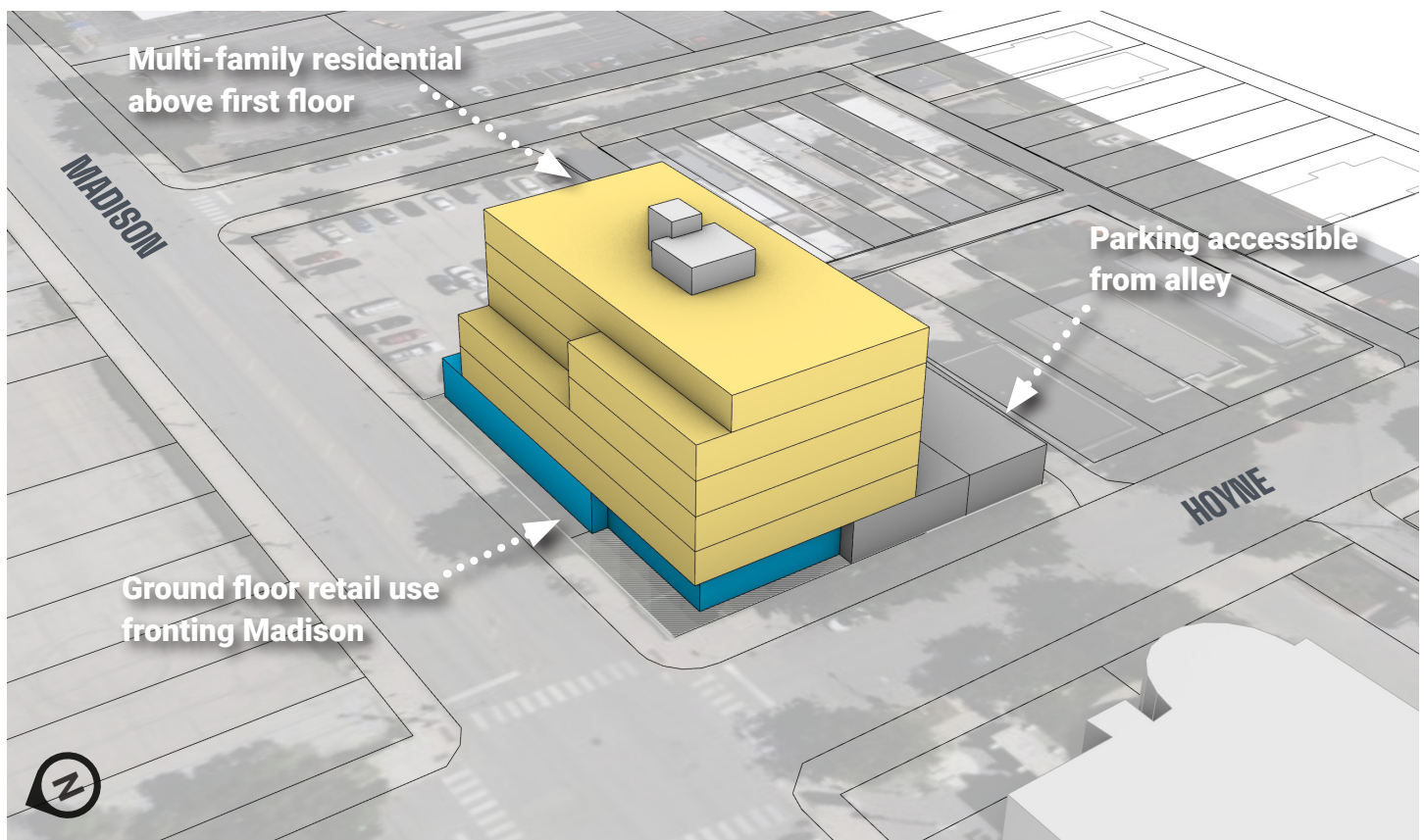


Figure 5: Cluster A development scenario

#### Cluster A - Development Scenario Specifications

- » **Zoning assumption:** B3-3
- » **Gross Floor Area:** 54,500 s.f.
- » **Height:** 63 ft.
- » **Commercial area:** 6,150 s.f.
- » **Estimated dwelling units:** 35-40

## EXAMPLE DEVELOPMENT SCENARIO - CLUSTER B

2508-14 W. Madison St.

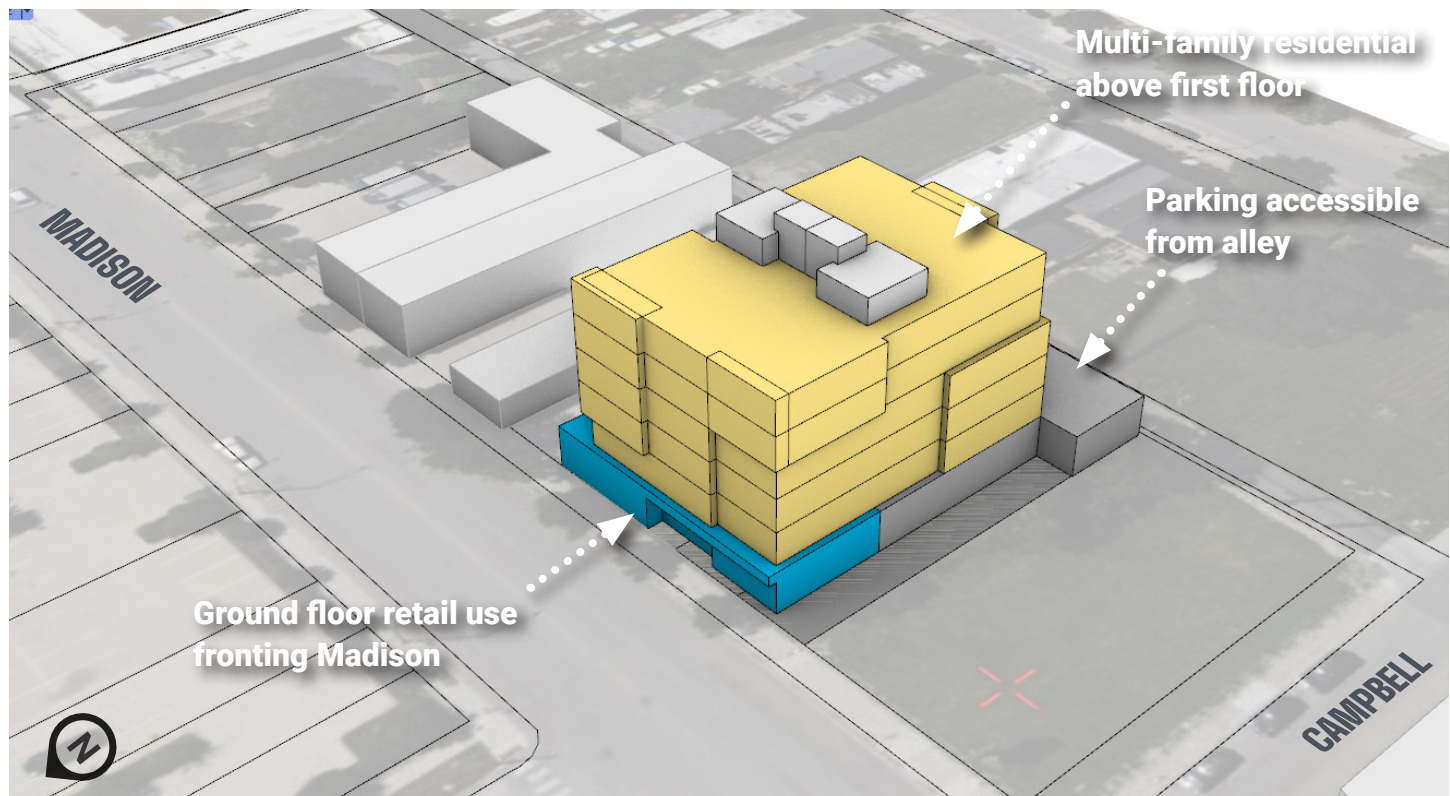


Figure 6: Cluster B development scenario

### Cluster B - Development Scenario Specifications

- » **Zoning assumption:** B3-3
- » **Gross Floor Area:** 42,400 s.f.
- » **Height:** 63 ft.
- » **Commercial area:** 2,900 s.f.
- » **Estimated dwelling units:** 28-33



EXAMPLE DEVELOPMENT SCENARIO - CLUSTERS C & D

2905-29 W. Madison St. / 2900-14 W. Fifth Ave.

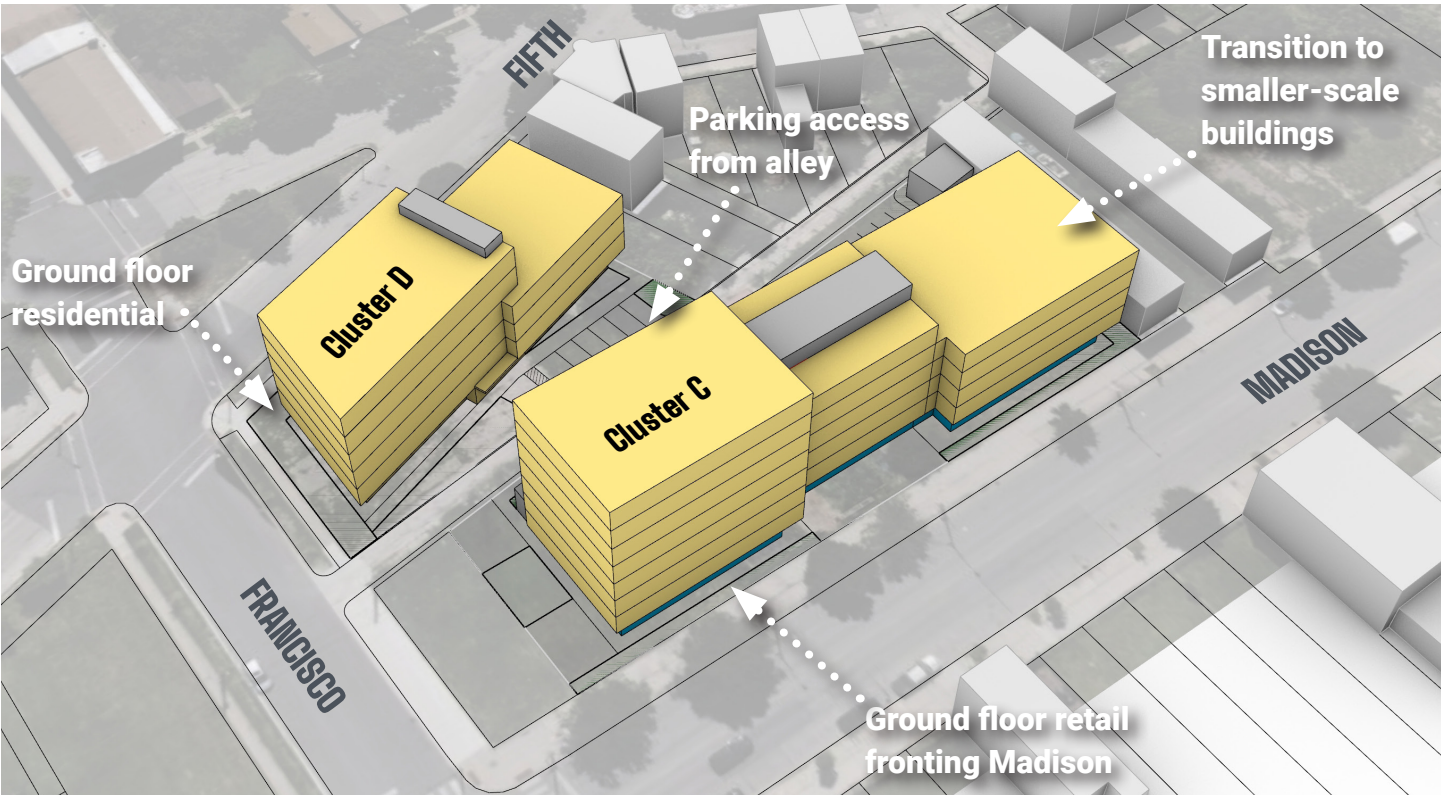


Figure 7: Clusters C and D development scenario

Cluster C - Scenario Specifications

- » Zoning assumption: B3-3
- » Gross Floor Area: 82,700 s.f.
- » Height: 83 feet
- » Commercial area: 5,400 s.f.
- » Estimated dwelling units: 70-75

Cluster D - Scenario Specifications

- » Zoning assumption: B2-3
- » Gross Floor Area: 40,300 s.f.
- » Height: 60 feet
- » Commercial area: 0 s.f.
- » Estimated dwelling units: 35-40

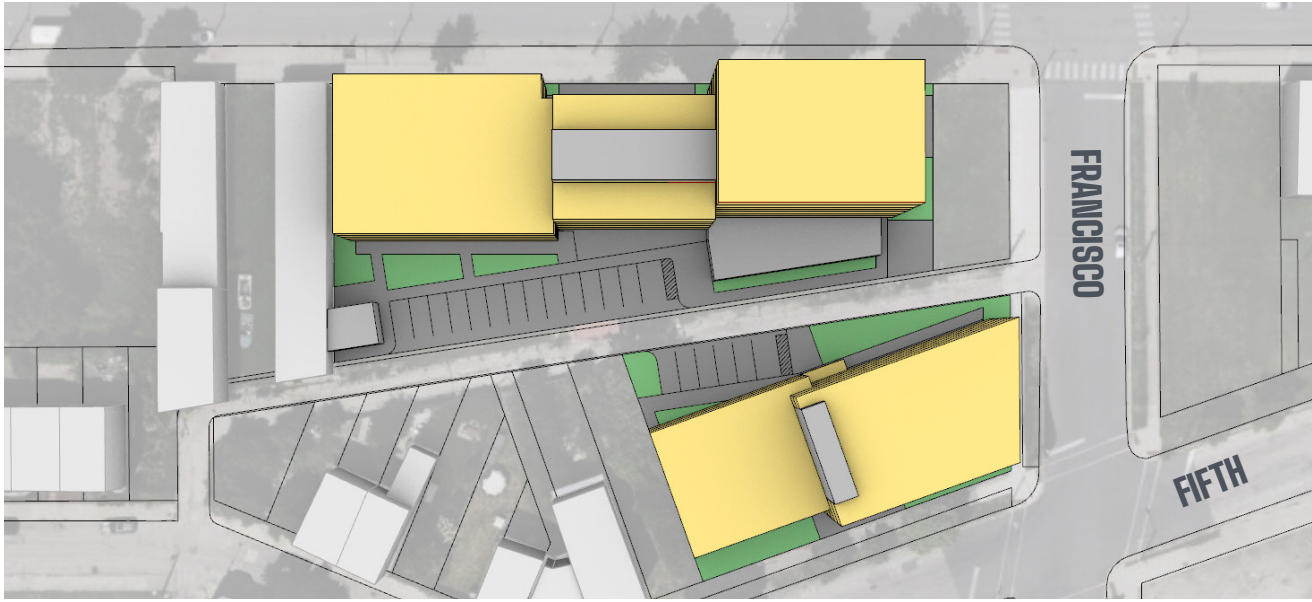


Figure 8: Clusters C and D development scenario site plan

## SITE SPECIFIC URBAN DESIGN PRINCIPLES

The following design principles should be incorporated into the proposed project's design, in addition to the City's Neighborhood Design Guidelines and Sustainable Development Principles.

### Retail/Services

Ground-floor retail should prioritize independent operators over national chains. Ground floors should be directly accessible from the street. Refer to the City of Chicago Neighborhood Guidelines on implementation strategies.

### Open Space

All efforts should be made to meaningfully activate the primary street frontage and provide pedestrian amenities. For sites that can accommodate shared public open space, this space should relate to ground floor uses at the sidewalk level, potentially including outdoor seating, dining spaces, water features and similar features.

### Public Art

Public art that adds character should be considered and implemented through local artists wherever possible. The Department of Cultural Affairs and Special Events (DCASE) can help a selected Development Team in identifying and engaging local artists.

### Pedestrian Connectivity

The proposed development should meaningfully engage the public realm and contribute to an improved pedestrian experience. Landscape design should consider vegetation, sunlight, pedestrian walking experience, lighting, safety/security, designs to promote on-site water management with the use of materials and equitable access to all. All public open spaces, whether programmed or passive, should strive to connect public points of entry such as street, sidewalk or building entries, provide a



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balance for solar access and shade to create a comfortable, safe and visually attractive space for pedestrians. Design for open spaces should incorporate trees, varied paving materials to distinguish private/ public, pedestrian amenities, seating, and follow the City's Complete Streets standards and Neighborhood Design Guidelines.

### **Vehicular Circulation and Parking**

The proposed design should mitigate automobile-pedestrian conflict points and accommodate vehicle traffic in a way that minimizes congestion. The design should provide safe access to parking that supports retail and business use spaces while preserving the public realm. Parking should be minimized, oriented towards the back of the site to reduce visibility from the street, and accessed from the alley. Interior parking and/or uncovered surface spaces should also be in the rear. Any uncovered interior parking should be landscaped with on-site storm-water management and pedestrian connections to the building and any open spaces.

# III. Selection Criteria

Applications are scored to assess Development Team qualifications, project budget and other factors based on the below categories. If DPD determines all proposals for a given development opportunity fail to adequately advance local planning goals, the department may opt not to select any applicant.

DPD may request additional information from applicants. Applicants may be given additional time during the evaluation process to refine their submissions. Final submissions would then be re-evaluated by DPD following the same scoring rubric.

## Proof of experience (0-30)

Priority is given to applicants who demonstrate qualifications, proven experience completing similar projects and capacity to execute the project as proposed in a timely manner. Development experience in the community area is also considered. Rubric below:

- » 0 to 10      Team composition
- » 0 to 10      Development team experience
- » 0 to 10      Capacity to timely execute the project

## Financial capacity and feasibility (0-30)

Priority is given to development teams that have the financial capacity and have a viable plan to secure funding. Rubric below:

- » 0 to 10      Financial capacity
- » 0 to 10      Detailed budget
- » 0 to 10      Financial feasibility and plan to secure funding

## Programming and design goals (0-10)

Priority is given to proposals that meet the programming goals stated in this document and that propose high-quality designs that meet the stated urban design principles, within the local context and culture and with high quality materials. Applications that maximize the full development potential of the site are preferred. Rubric below:

- » 0 to 5      Programming goals
- » 0 to 5      Design goals and high quality materials

## Purchase offer amount (0-10)

Priority is given to applications that offer a reasonable purchase price that meets or exceeds the site's market value. Purchase offers less than market value may result in a lower application score, lower financial feasibility score and lower project readiness score. DPD may decide to decline any application with a purchase offer less than market value. Alternatively, DPD may consider an offer less than market



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rate if the development meets local redevelopment goals or offers commensurate public benefits.

Rubric below:

- » 0 to 10 Purchase offer

### Public benefits (0-10)

Priority is given to concepts that provide tangible public benefits, such as a variety of mixed-income housing units, new or retained jobs, new retail services in an underserved community, cultural activities, social services, fiscal benefits, environmentally sustainable features, or other priorities identified for the site. Applicants that propose site assembly with adjacent non-City owned parcels will be considered in terms of catalytic impact as well. Rubric below:

- » 0 to 5 Programmatic public benefits
- » 0 to 5 Fiscal, jobs and catalytic impact public benefits

### Conformance to plans and community engagement (0-10)

Priority is given to projects that conform or achieve the goals of existing plans (adopted by the City or the community) and demonstrate engagement with elected officials, adjacent neighbors, community organizations and nearby businesses. Rubric below:

- » 0 to 5 Conformance with plans
- » 0 to 5 Community engagement

The City may review additional information as it relates to the above criteria, including but not limited to provided references or staff research.

Following the review of an evaluation committee consisting of City staff, a recommendation is submitted to the commissioner of DPD. The commissioner finalizes the team selection. Applicants that are not selected have the opportunity for detailed feedback from staff to help improve future submissions.

For any projects that include City financial assistance or County tax classification incentives, the Development Team must comply with the inclusion of Minority Business Enterprises (26% of construction costs) and Women Business Enterprises (6% of construction costs), City residency targets for workers, and prevailing wages.

Proposed projects and property conveyances are subject to City Council review and approval. Following City Council approval, DPD has authority to execute a redevelopment agreement (RDA), a purchase agreement, or a deed with covenants and restrictions.

## CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the land sale application request without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the land sales process, including but not limited to any and all costs of preparing the preliminary cost budget or other submitted materials, and participation in any conferences, oral presentations or negotiations.

## CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission. All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

The city is seeking well-qualified Development Teams with a compelling vision for the site. Selected Development Teams will be tasked with preparing a comprehensive plan for their selected sites, with a clear framework that allows for development flexibility.



# IV. Developer Rights and Responsibilities

## REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Redevelopment Agreement (RDA) with one developer selected through the application process. Developer responsibilities include, but are not limited to:

- » Producing detailed schedules for planning, design, financing, construction, and maintenance activities
- » Developing a plan that adheres to City development guidelines as outlined above
- » Managing community engagement throughout the redevelopment process and working with key stakeholders
- » Procuring all entitlements, regulatory approvals, building permits, environmental documentation, and any other required approvals and permits
- » Coordinating redevelopment activities with the necessary City agencies, including the Park District and City Departments of Planning and Development, Transportation, etc.
- » Managing tenant or anchor-attraction efforts
- » Devising a financing structure and securing required debt and equity for land development
- » Overseeing and financing all environmental remediation efforts
- » Constructing and financing all on-site and off-site infrastructure
- » Managing ongoing operations and maintenance of infrastructure and land within the site
- » Complying with all City requirements for the use of financial assistance tools, if required
- » Initiating vertical development

In exchange, the City will offer the following:

- » Exclusive right to purchase City-owned land for private uses
- » Exclusive right to serve as a vertical developer

The City's role in the development process will include the following:

- » Assisting with the necessary development review process and approvals.
- » Participating in or cooperating with additional land acquisition pursued by the Developer, as appropriate.
- » Providing appropriate negotiated concession for environmental remediation, infrastructure; and other public improvements.

The City will enter into an RDA with the selected developer, committing the developer to construct

its project in accordance with the proposal identified in the application. The City reserves the right to negotiate changes to advance the objectives of the site offering, including changes resulting from community input or an analysis of market conditions and financial feasibility.

For proposals that offer market value or higher that do not include any City financial assistance or County tax classification incentives, the City can elect to sell the land via an RDA, a purchase agreement, or a deed with covenants and restrictions. This clarification is applicable to the term RDA throughout this document.

## PROPERTY TRANSFER

The selection of a winning proposal does not commit the City to action until the City enters into an RDA with, and conveys the land to, the selected respondent. The RDA must be consistent with all representations made by the Development Team and the proposed project. The Development Team must demonstrate, without limitation, the wherewithal to complete the proposed project.

Property disposition to the Development Team will occur upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, approved and will be completed to support the development. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an “as-is” basis, without warranty by the City as to its physical condition. The Development Team will be allowed access to the site, pursuant to a right-of-entry, to conduct due diligence prior to the RDA being executed. See Appendix for additional information regarding environmental remediation.

Developers are required to initiate construction of vertical development within 60 days from the execution of an RDA. If the Development Team is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the RDA and select a different applicant.

## SITE PREPARATION

The selected developer will assume the costs of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected developer is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities.

The selected developer is also responsible for reconstructing sidewalks and relocating street lighting, fire hydrants, or other facilities within the public way if such work is necessitated by the project. Any construction in the public way must be made according to the City’s specifications and the work must be fully bonded.



# V. Appendix

## REGULATORY CONTEXT

### Household and Community Wealth Building

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households, and communities. DPD is committed to equitable economic development that advances both household and community wealth building.

### Affordable Requirements Ordinance

If a developer constructs 10 or more units as part of the same residential project, the developer must comply with the current Affordable Requirements Ordinance (ARO). All clusters marketed in this RFP are identified as Community Preservation Areas, meaning they may or may not be high-cost or low-affordability currently, but are experiencing or are at high risk of experiencing displacement of their existing low-income residents. In Community Preservation Areas, the current ARO requires developers of owner-occupied residential projects with 10 or more units to sell (i) 20% of the total number of units in the project for purchase prices with a weighted average of 100% of AMI, or (ii) 16% of the total for purchase prices with a weighted average of 80% of the AMI. In either case, buyers of ARO units may earn no more than 120% of the current AMI. The ARO units must remain affordable for 30 years under the current ordinance. For affordability requirements applying to rental projects, please see the ARO website ([chicago.gov/aro](https://chicago.gov/aro)).

### Zoning Code

The City-owned lots within the four clusters are currently zoned B1-3, C1-2 and C2-2 zoning districts. As part of selected redevelopment proposals, DPD would support the rezoning of clusters A, B and C up to B3-3, and cluster D up to B2-3. Zoning district details can be found in the [Chicago Zoning Ordinance](#).

### Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation and Bureau of Forestry for public way requirements.

### Construction Requirements

For any proposal seeking City financial assistance or County tax classification incentives, at least 26% of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6% must be paid to City-certified Woman Business Enterprises (WBEs) during construction. In

addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive City financial assistance must pay prevailing wage rates for all construction jobs. For proposals that offer market value or higher and that do not include any City financial assistance or County tax classification incentives, these Construction Requirements would not apply.

### **Sustainability**

Please see the website for the [Chicago Sustainable Development Policy](#) for a full list of requirements applying to new developments.

### **Equitable Transit-Oriented Development**

Equitable TOD (eTOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability. The 2022 Connected Communities Ordinance identifies additional practices for equitable development near transit with provisions that expand existing TOD incentives, improve street and sidewalk safety, and increase housing opportunity, affordability, and accessibility.

Learn more about the City's eTOD policy at [chicago.gov/etod](https://chicago.gov/etod).

### **Environmental Conditions**

At the applicant's request, DPD will provide an initial right-of-entry agreement to the applicant to conduct a Phase I Environmental Site Assessment, survey and other non-invasive due diligence. At the applicant's request, the Department of Fleet and Facility Management will provide a separate right-of-entry agreement for a Phase II Environmental Site Assessment or other sampling work, soil borings and other invasive testing.

Additional environmental conditions information will be provided by the city in the coming weeks via an RFP Addendum.

### **Stormwater Management Ordinance**

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Community Area Demographic Profile

The Near West Side community area has grown in population by 41% from 2000 to 2022, exceeding the Chicago area’s regional growth of 4.7%. Nearly half of the households in this community are one-person households and more than a third of household incomes exceed \$150,000.

The East Garfield Park community area has 65% of households earning less than \$50,000 a year, compared to 37.7% for the overall city. East Garfield Park also has a higher percentage of family households, at 56.9%, compared to the city average at 51.1%.

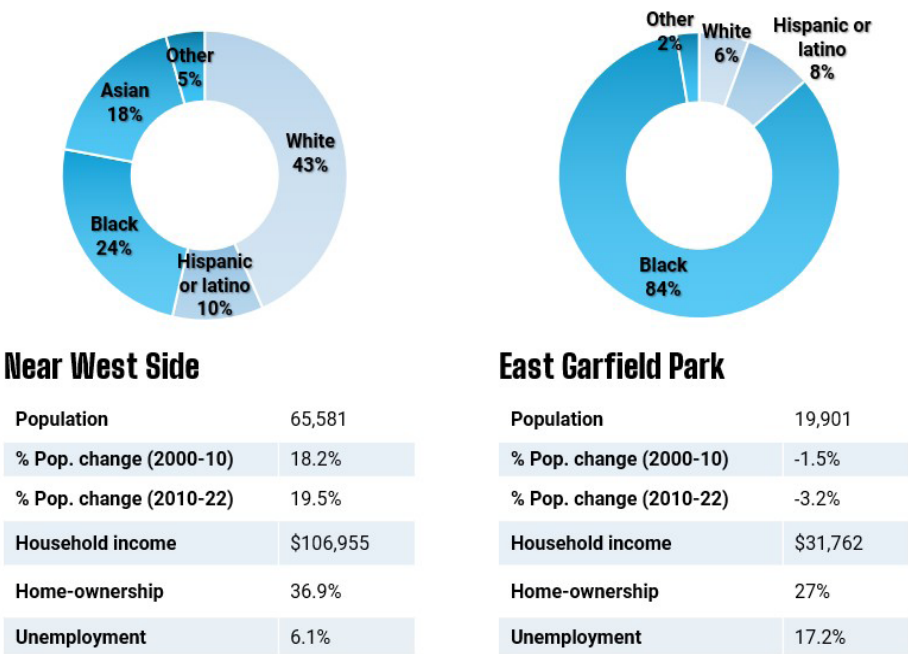


Figure 9: Community area demographics

Transportation and Infrastructure

The City-owned parcels front Madison Street, four blocks from the CTA Green Line and five blocks from the CTA Blue Line and I-290. Along the CTA Green Line, a new \$80 million Damen station was opened in summer 2024. The site is also served by the CTA’s #20 Madison Street bus. Prior to the completion of the 1901 project’s initial phase, traffic signal improvements and upgrades will be incorporated at specific intersections near the United Center and protected bike lanes will be installed along portions of Damen and Adams.



Market Demand

Due to the continued population growth in the Near West Side, and the significant investment and redevelopment occurring around the United Center, residential demand is expected west into East Garfield Park along Madison Street. The corridor is well served by public transit, being located between the CTA Green and Blue rail lines, and the I-290 Eisenhower Expressway. It is also close to job centers



within the Illinois Medical District and the Kinzie Industrial Corridor.

The \$7 billion, multi-phase 1901 project is expected to generate 12,000 permanent jobs, up to 660,000 square feet of office space, 670,000 square feet of retail space, 9,500 residential units, 1,300 hotel keys and will provide more than 25 acres of open space.



### Development Incentives

The sites are located within Enterprise Zone 4 which enables businesses to be eligible for state and local tax incentives such as a sales tax exemption on permanent building materials, exemption on the state utility tax for electricity, natural gas, the Illinois Commerce Commission's administration charge and telecommunication excise tax, and allows eligible project owners to deduct received tax credits from their taxable income.

The City's Neighborhood Opportunity Fund (NOF) may be applied for separately for small businesses and cultural projects located within the ground-floor retail spaces of the buildings.

Development incentives that are not administered by the city include HB 2621, called Affordable Illinois, which provides property tax incentives for residential buildings that set aside between 15%-35% of their units as affordable. Cluster C and D are within the Illinois Opportunity Zone, created as part of the Tax Cuts and Jobs Acts of 2017, and provides a temporary tax deferral for Opportunity Zone investors. The U.S. Department of Housing and Urban Development's Section 221(d)(4) insures mortgage loans to facilitate the new construction of multifamily rental or cooperative housing for moderate-income families, elderly, and the handicapped.

### Recent City-Supported Projects

Recently completed, City-supported projects in the Near West Side and East Garfield Park community areas include the new National Public Housing Museum, mHUB's non-profit incubator for hardtech manufacturing, Fifth City Commons with 43 affordable units, and Phase 3B of Roosevelt Square with more than 200 mixed-income rental units.

Other City-supported projects that are approved or ongoing include HUB 32 with approximately 60

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affordable units; Firebird Community Arts Center's new state-of-the-art glassblowing and ceramics studio with gallery; Revolution Workshop's learning spaces for new career pathways; BandWith Music's new headquarters; Covenant House youth center; and Phase IID of Westhaven Park for 96 rental units.

Additional City-assisted economic development grant projects include Inspiration Kitchens, Four Star Mushrooms, Pupstars Pet Care, Haymarket Center, and 345 Outdoor Art Museum, Chasing Tails 4 U, Dragon Fly Gallery, and Herban Produce.



## Acknowledgements

Special thanks to Ald. Burnett (27th) for his support of the redevelopment of these vacant city-owned parcels and for guiding the department in identifying the redevelopment goals for these sites. DPD will continue to coordinate with the 27th Ward office and with the future appointed 27th Ward Alderman as this RFP process progresses.





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**BETTER**   
**TOGETHER**  
**MAYOR BRANDON JOHNSON**