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CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

Department of Planning and Development

312.744.9267

VARIOUS PLANNING MEASURES PASSED BY CITY COUNCIL

North Lawndale Land Sales Will Facilitate Missing Middle Housing Construction

Eight multi-unit buildings will be constructed in North Lawndale through the sale of eight City-owned lots and \$3.75 million in financial support approved by City Council today.

To be developed as seven three-flats and one four-flat by Missing Middle Chicago LLC, the lots are part of the Department of Planning and Development's Missing Middle Infill Housing initiative, which is incentivizing the construction of walk-up buildings that have gone "missing" due to decades of disinvestment.

The \$4.8 million project will replace lots on the 3600 block of West Douglas Boulevard and nearby locations on South Springfield, Independence and Avers avenues. Consisting of approximately 30,000 square feet and valued at nearly \$119,000, the lots are being sold for \$1 each.

The developer was approved to receive \$150,000 in City bond proceeds for the construction of each unit within each building, ensuring purchase prices are commensurate with market rates. Each completed building will be sold to at least one owner-occupant as part of the initiative's community wealth-building goals.

For more information, [visit the Missing Middle website](#).

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Tax Incentive Approved for Fulton Market Landmark

The historic Davis & Rankin Building on the Near West Side will undergo a \$77 million commercial rehabilitation through a Cook County Class L property tax incentive approved by City Council today.

The Class L incentive is valued at \$9.1 million over its 12-year term for 920 W Lake Street Owner LLC, which is updating the building as 92,000 square feet of office space, 14,000 square feet of retail space and basement parking. The work will include upgrades to the roof, elevators, entrances, windows, interior common spaces, fire protection system and other features.

Completed at 900 W. Lake St. in 1887, the six-story structure originally housed the Davis & Rankin dairy supply company before being expanded in 1894 for the Arnold Schwinn Co., the Zimmerman Brush Co. and other tenants. In 1999, the 127,000-square-foot building was converted to

condominiums, and in 2015, it was included in the Fulton-Randolph Market Historic District. It has been vacant since 2022.

The building's return to commercial use is estimated to create more than 300 construction jobs and 320 permanent jobs.

The Class L incentive encourages the preservation and reuse of designated City landmarks.

###

Landmark Grant Will Fund Improvements to Pullman's Greenstone Church

Exterior improvements to Greenstone United Methodist Church in Pullman will be facilitated through a \$1.2 million Adopt-A-Landmark grant approved by City Council today.

The work at 11211 S. St. Lawrence Ave. will repair the church's green-hued masonry belltower, which is deteriorating due to weather-related conditions. The grant covers the entirety of project costs.

Built in 1882, Greenstone Church was designated as a Chicago landmark in 1972.

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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TIF Funding Will Support Black Ensemble Theater Expansion

The Black Ensemble Theater will add a 150-seat studio theater and rehearsal room to its Uptown performance complex through \$2.4 million in Tax Increment Financing (TIF) support approved by City Council today.

The \$5 million project at 4450 N. Clark St. will enable the nearly 50-year-old nonprofit organization to increase its small theater productions from four to eight shows annually. The improvements will replace vacant second-floor space.

Black Ensemble Theater has operated in Uptown since 1976. The organization opened its current location in 2011 with support from a City TIF grant.

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City Land Sale Will Support West Pullman Urban Agriculture District

An acre of City land in Pullman will be repurposed as the We Sow We Grow urban agriculture district through a land sale approved by City Council today.

The \$2.3 million project near the intersection of 120th Street and Union Avenue will include an educational farm, production farm, a Zen garden and an orchard.

The site's 11 City parcels are valued at approximately \$150,000 and are being sold for \$1 each to the NeighborSpace land trust, which is partnering with We Sow We Grow on the project.

We Sow We Grow is an agricultural nonprofit that has operated at 11918 S. Union Ave. since 2016.

###

Open Space Impact Fee Funding Approved for Logan Square Garden Project

Decorative fencing and a performance pavilion will be added to Logan Square's planned Emil Biorn Neighborhood Garden through \$66,000 in City funding approved by City Council today.

The Logan Square Preservation project at 2616 N. Albany Ave. includes walking paths, seating areas and public art that celebrates the neighborhood's immigrant communities.

The property was donated by longtime Logan Square resident Phil Hehn and once served as the residence of Emil Biorn, a Norwegian immigrant, artist and musician.

The funding is being made available through the City's Open Space Impact Fee program, which leverages fees paid by residential construction projects to help offset the impact of new residents on a community area's public open spaces.

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