



CITY OF CHICAGO • OFFICE OF THE MAYOR



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City Land, Incentives Approved for North Lawndale 'Missing Middle' Projects

Seventeen multi-unit residential buildings will be constructed in North Lawndale through the sale of 16 City-owned lots and additional financial support approved by City Council today.

To be developed by Westside Community Group and Citizens Building a Better Community LLC, the projects are part of the Department of Planning and Development's Missing Middle Infill Housing initiative, which is incentivizing the redevelopment of vacant lots with walk-up buildings that have gone "missing" due to decades of disinvestment. Each completed building will be sold to at least one owner-occupant as part of the initiative's community wealth-building goals.

The \$6.5 million Westside Community Group project on the 1600 and 1800 blocks of South Drake and Trumbull avenues will replace eight vacant lots with nine market-rate three-flats. Consisting of 30,000 square feet and valued at \$104,322, the lots will be sold for \$1 each.

The \$5.9 million Citizens Building a Better Community LLC project on the 1400 and 1500 blocks of South Trumbull and Homan avenues and the 3300 block of West Douglas Boulevard will replace eight vacant lots with eight market-rate two-flats. Consisting of 26,598 square feet and valued at \$116,800, the lots will be sold for \$1 each.

Additionally, \$150,000 in City bond proceeds will be provided for the construction of each unit within each project, ensuring purchase prices are commensurate with market rates.

North Lawndale is part of the Missing Middle pilot phase, with two additional multi-family projects pending City Council introduction.



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

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Landmark Designation, Tax Incentive Approved for Loop's Harris Bank

The former Harris Trust & Savings Bank complex at 111 W. Monroe St. in the Loop was designated as an official Chicago landmark by City Council today.

Comprised of a Classical Revival building constructed in 1911 and a modern east tower added in 1960 and designed by architect Walter Netsch, the complex reflects the Loop's growth as a financial center during the 20th century.

The landmark designation protects all exterior elevations of the property, as well as the bas relief bronze lion sculptures on the facade of the 1911 building.

In conjunction with the designation, City Council also approved a Cook County Class L property tax incentive for the building valued at \$19.4 million over the next 12 years.

City Council previously approved a planned \$179.2 million adaptive reuse project for 111 W. Monroe that will convert 315,000 square feet of office space as 345 mixed-income residences, part of a City initiative to repurpose underutilized high-rises on the LaSalle corridor.

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Grand Boulevard's Morning Star Baptist Church Named City Landmark

Grand Boulevard's Morning Star Baptist Church of Chicago was designated as an official Chicago landmark by City Council today.

Located at 3993 S. King Drive and originally built in 1912 as an auto garage, the building was remodeled in 1939 and 1968 to serve the church congregation. The church's growth paralleled the development of Bronzeville during the Great Migration and served as a gathering place and center of worship for Chicago's Black community.



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With renovations led by pioneering Black architect Walter Thomas Bailey and the architectural firm of Hunter, Konn & Duster and Associates, the building's design reflects the evolution of 20th century church architecture.

The landmark designation protects all exterior elevations of the property, as well as historic interior spaces including the nave and entrance vestibule.

###

Neighborhood Opportunity Fund Grant Will Support Eggroll Manufacturer

An eggroll manufacturer will expand its operations from The Hatchery food incubator to a Grand Crossing warehouse through an \$859,238 Neighborhood Opportunity Fund grant approved by City Council today.

Twisted Eggroll will use the funds to purchase a vacant, 6,500-square-foot building at 657 E. 75th St. from the Cook County Land Bank and rehabilitate the structure for food manufacturing, catering and retail sales. The \$1.4 million project will create up to 10 full-time positions.

Founded in 2015, Twisted Eggroll produces a variety of fresh and frozen eggrolls.

The Neighborhood Opportunity Fund allocates fees paid by downtown construction projects to support commercial corridor investment on the South, Southwest and West sides. Grant amounts exceeding \$250,000 require City Council approval.

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Tax Incentive Approved for North Lawndale Industrial Complex

A former illegal dump in North Lawndale will be redeveloped as a \$71.3 million industrial complex through a Cook County Class 6(b) property tax incentive approved by City Council today.

The 21-acre property at 4300 W. Roosevelt Road is planned by 548 Development and Related Midwest for two 181,760-square-foot industrial buildings and two 5,000-square-foot "innovation centers."

Valued at \$7.7 million over its 12-year term, the tax incentive will help create 250 full-time jobs and 125 construction jobs. The project was previously approved by City Council for up to \$8 million in Tax Increment Financing (TIF) assistance.



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The site's use as an illegal dump in the 1990s led to the conviction of multiple public officials.

The Class 6(b) property tax incentive is intended to encourage industrial development in areas in need of revitalization.

###

Land Sale Approved for East Garfield Park Community Plaza

A new community plaza will be created in East Garfield Park through the sale of a quarter-acre of City land following approval from City Council today.

The nonprofit Homan Housing LLC is acquiring the land, consisting of five lots at Harrison Street and Homan Avenue, for \$3,575. The properties are valued at \$35,751.

The \$200,000 project will convert the vacant site into a public space called the Homan Gateway.

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