



CITY OF CHICAGO



DEPARTMENT OF PLANNING AND DEVELOPMENT

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'Missing Middle' Construction Projects Proposed for City Land, Incentives

Seventeen multi-unit buildings would be constructed in North Lawndale through the sale of 16 City-owned lots and additional financial support proposed to City Council today by Mayor Brandon Johnson.

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 would 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 would replace eight vacant lots with nine market rate three-flats. Consisting of 30,000 square feet and valued at \$104,322, the lots would 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 would replace eight vacant lots with eight market rate two-flats. Consisting of 26,598 square feet and valued at \$116,800, the lots would be sold for \$1 each.

Additionally, \$150,000 in City bond proceeds would 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 three additional multi-family projects pending City Council introduction.

Developer applications are currently being accepted for 54 available Missing Middle lots in Chatham, South Chicago and Morgan Park.

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

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Tax Incentive Proposed for North Lawndale Industrial Complex

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

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 would 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.

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.

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Landmark Status, Tax Rebate Proposed for Loop's Harris Trust & Savings Bank

The former Harris Trust & Savings Bank complex at 111 W. Monroe St. in the Loop would be designated as an official Chicago landmark under a proposal introduced to City Council today.

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

The landmark designation would protect 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, the site is proposed for a Cook County Class L property tax incentive 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 would convert 315,000 square feet of office space to create 345 mixed-income residences, part of a City initiative to repurpose underutilized high-rises on the LaSalle corridor.

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Landmark Status Proposed for Morning Star Baptist Church in Grand Boulevard

Grand Boulevard's Morning Star Baptist Church of Chicago would be designated an official Chicago landmark under a proposal introduced to 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.

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 would protect all exterior elevations of the property, as well as historic interior spaces including the nave and entrance vestibule.

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Neighborhood Opportunity Fund Grant Would Support Food Facility Expansion for Eggroll Manufacturer

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

Twisted Eggroll would 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 would 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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Land Sale Proposed for East Garfield Park Community Plaza

A new community plaza would be created in East Garfield Park through the sale of a quarter-acre of City land under a proposal introduced to City Council today by Mayor Brandon Johnson.

The nonprofit Homan Housing LLC would acquire 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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