



CITY OF CHICAGO



DEPARTMENT OF PLANNING AND DEVELOPMENT

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New Zoning Will Facilitate 'Missing Middle' Residential Projects in Chatham, Morgan Park and South Chicago

New zoning designations approved by City Council today for more than 800 properties in Chatham, Morgan Park and South Chicago will facilitate their redevelopment for Missing Middle housing construction and other neighborhood goals.

Approximately 765 properties are being rezoned from an RS-3 district, which permits single-family homes, to RT-4, which permits small, multi-unit buildings. Approximately 40 properties are being rezoned from a B3-2 district, which permits small mixed-use buildings, to B2-2, which permits small mixed-use buildings with residential uses on the ground floor.

In Chatham, the rezonings are generally bounded by Parnell Avenue, Vincennes Avenue, 79th Street and 81st Street (168 parcels)

In Morgan Park, the rezonings are generally bounded Vincennes Avenue, Racine Avenue, 107th Street and 111th Street (455 parcels)

In South Chicago, the rezonings are generally bounded Manistee Avenue, Houston Avenue, 79th Street and 81st Street (183 parcels)

Led by the Department of Planning and Development, the Missing Middle Infill Housing initiative is incentivizing the redevelopment of vacant lots with walk-up buildings that have gone "missing" due to decades of disinvestment. Through the program, developer applications are being accepted for 54 City-owned lots in Chatham, Morgan Park and South Chicago.

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

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Former Home of Lincoln Park Record Store Approved as Official Chicago Landmark

The former WAX TRAX! Records building in Lincoln Park was designated an official Chicago landmark today following approval by City Council.

Located at 2449 N. Lincoln Ave., the two-story, Renaissance Revival-style building was constructed in the 1880s. In 1978, WAX TRAX! opened in the building and quickly became an international destination for an eclectic variety of music genres including punk, new wave, rockabilly and dance.

WAX TRAX! subsequently launched its own record label and helped establish Chicago as the birthplace of industrial music.

Until its closing in 1993, the store also offered clothing, fanzines, concert tickets and other items that made it a gathering place for musicians and music lovers. The landmark designation protects all exterior elevations of the building.

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Neighborhood Opportunity Fund Grant Approved for West Garfield Park Community Center

A former West Garfield Park church will be rehabilitated as the MAAFA Center for Arts & Activism through support from a \$2.4 million Neighborhood Opportunity Fund grant approved by City Council today.

The MAAFA Redemption Project plans to invest \$6 million to redevelop the property at 4241 W. Washington Blvd. as its new headquarters, supporting programming focused on the arts, education, organizing and neighborhood activation. The center will include an art gallery, classrooms, meeting space, a library, a fitness center and a dining and lounge area.

Constructed in 1916, the building was previously the home of St. Barnabas Episcopal Church. The project is estimated to create 22 full-time jobs and 56 part-time jobs. The MAAFA Redemption Project, founded in 2017, provides workforce development, educational training and access to mental wellness services to at-risk young men.

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 Near West Side Industrial Project

A two-building Near West Side industrial complex will be constructed with support from a Cook County Class 6(b) property tax incentive approved by City Council today. Kinzie Commerce Development's \$19 million project at 2519 W. Fulton St. and 2520 W. Lake St. will replace a pair of outmoded industrial structures with contemporary buildings totaling 68,000 square feet of space.

Valued at \$1.9 million over its 12-year term, the incentive will help create 20 full-time positions when the buildings are fully leased. The Class 6(b) property tax incentive is intended to encourage industrial development in areas in need of revitalization.

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Tax Incentive Approved for O'Hare Industrial Facility

A \$52.3 million industrial facility at O'Hare International Airport will receive a Cook County Class 6(b) property tax incentive following approval from City Council today. Aero Chicago II constructed a 132,394-square-foot facility at 838 Patton Drive in 2023. Now leased by Worldwide Flight Services, the project created 125 full-time jobs and 200 construction jobs.

The incentive is valued at \$2.7 million over its 12-year term.

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

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