

MISSING MIDDLE INFILL HOUSING

Request for Applications





Three vacant lots on the 1400 block of South Trumbull Avenue represent multiple infill housing opportunities being targeted by the Missing Middle initiative in North Lawndale.

Missing Middle Infill Housing Request for Applications

The City of Chicago's Missing Middle Infill Housing Initiative is a neighborhood repopulation strategy that is leveraging City land and public financing for contemporary home construction on behalf of market rate buyers.

Led by the Department of Planning and Development (DPD), the pilot program is initially offering 44 vacant City lots in North Lawndale for redevelopment as one- to six-unit residential buildings. The lots will be sold to qualified housing developers in clusters, with completed homes to be made available for owner-occupants interested in being part of North Lawndale's renaissance as a mixed-use neighborhood.

The initiative is intended to offer purchase options for existing residents, attract new residents, build community wealth, complement nearby commercial improvements, and reestablish residential densities generally associated with healthy urban neighborhoods. To facilitate development, DPD is issuing this Request for Applications (RFA). Through the RFA, the City will sell available lots for \$1 each and provide up to \$150,000 in site preparation and construction assistance for each housing unit.

Interested developers may apply through the ChiBlockBuilder land sale portal from October 1 through November 15, 2024.

Missing middle housing refers to gaps in neighborhood street patterns due to missing homes that had occupied local blocks for generations of residents. The term also

references the middle-class families that occupied these structures before systemic neighborhood disinvestment led to their departures and the eventual demolitions of their former homes.

New construction, traditional typologies

Middle-density housing includes townhouses, two-through six-flats, and courtyard buildings that are the residential backbones of most Chicago neighborhoods. In many parts of the South and West sides, however, local blocks have incurred a proliferation of vacant lots as more than a quarter million Black residents left the city since 2000. As of summer 2024, the City of Chicago owns more than 7,000 residential lots, many of them clustered in neighborhoods with populations that are substantially less than 50% of their 1960 levels.

Despite the abundance of available land, infill development has been slow to materialize in these areas due to cost-prohibitive market conditions. The construction costs of new housing is generally more expensive than most area residents can afford to pay, either as renters or owner-occupants. As a result, most new construction is explicitly intended to be affordable for lower-income families, with long-term covenants required by multiple public funding sources. The City's Missing Middle Initiative directly addresses these conditions with developer subsidies that lower the purchase prices of new homes.

The 44 available lots in North Lawndale represent the pilot phase of the initiative. Located within a .5-square-mile

area that's within walking distance to Ogden Avenue and public transit options, the geography was determined by the proximity of City parcels, land values, nearby private and public investments, and input by elected officials.

The initiative's expansion to other South and West Side communities in future phases is anticipated to result in the construction of 250 to 400 new buildings containing up to 750 residential units through 2028, when up to \$75 million allocated for the Missing Middle initiative is expected to be fully allocated.

Sites are being offered in six clusters with each cluster containing at least five parcels. Developers must select at least one cluster for redevelopment as single-family homes, townhomes, two-flats, three-flats flats, or six-flats. Lots within each cluster will be sold for \$1 each. Applicants may request financial support from \$50,000 to \$150,000 per unit in order to maintain a maximum per-unit sale price that's commensurate with a household income of 140% area median income (AMI). Any unit subject to the Affordable Requirements Ordinance (ARO) must comply with the ARO. There are no income limits for home buyers of non-ARO units.

Development teams are encouraged to find other applicable grants, loans and resources to enhance financial feasibility.

Applications should reflect the City's development objectives for the available sites, including:

- well-integrated family housing that enhances community vibrancy.
- new homeownership opportunities for families with a diverse range of incomes.
- higher population density to support nearby commercial corridors.
- equitable transit-oriented development principles that enable all people regardless of income, race, ethnicity, age, gender, immigration status or ability to benefit from nearby transit hubs.
- design excellence that is consistent with the neighborhood and conforms with principles of equity and inclusion, innovation, sense of place, sustainability, and communication.

Applications should include a projected development plan with construction timelines following land acquisitions. Applications may also include statements of qualifications. Following the conclusion of the application period

on November 15, DPD will select a limited number of respondents based on financial capacity, project density, design quality, relevant experience, and demonstrated ability to complete projects of similar scale and scope.

Clusters will be awarded to developers with the highest scoring applications. In the event of multiple applications with a tie score, DPD staff will select the awarded applicant. DPD may also decide to limit the total number of clusters awarded to a single development entity to enable more developers to participate in the initiative.

Shortlisted respondents will present their development proposals to the community and, upon selection and requisite approvals, expeditiously advance to lot acquisition, permitting and vertical construction. Developers should plan to start construction in spring 2025.

Selected developers are expected to use architects that are self-certified by the Department of Buildings. Future Missing Middle phases may include designs made possible through a recent Chicago Architecture Center design contest, with working drawings to be provided through a modest licensing fee. Other developer responsibilities include site planning, environmental remediation, entitlements, marketing and sales/leasing.

Developers are required to sell completed buildings to owner/occupants. Purchasers may occupy one of the units and rent one or more units to relatives, friends or the general public.

Interested applicants must attend a pre-submission webinar prior to completing ChiBlockBuilder applications.

Key Dates

Application Round Opens:

Tuesday, Oct. 1, 2024

Pre-Submission Webinars:

1 p.m. Wednesday, Oct. 9, 2024 [Register](#)

2 p.m. Thursday, Oct. 10, 2024 [Register](#)

Application Round Closes:

11:59 p.m. Friday, Nov. 15, 2024

Applicant Selections:

Late December 2024/Early January 2025

Application Submission Procedures

Application documents should be uploaded through the Submittable platform that's part of [ChiBlockBuilder](#). Responses should be labeled as follows:

Missing Middle_[developer name]_[document name].pdf

Questions about the application process may be submitted via email between Oct. 1 and 15, 2024, to Brian.Hacker@cityofchicago.org.

Site Ownership and Descriptions

All parcels listed on ChiBlockBuilder are owned by the City of Chicago. Each listing includes a PIN and zoning and square footage information. Parcels listed for redevelopment through the Missing Middle initiative are zoned RT-4, located in the 24th Ward and generally valued at \$3 to \$6 per square foot. Each cluster has five or more parcels.

Site Preparation

Selected developers 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. Selected developers are solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities.

Selected developers are 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.

Permitting

DPD is seeking proposals that can be permitted as-of-right and through the [Department of Buildings Self-Certification Permit Program](#).

Financial Incentives

To facilitate development within cost-prohibitive market conditions for new construction, DPD will transfer each lot for \$1. Developers may additionally request \$50,000 to \$150,000 per unit, with funding to be provided through the City's Housing and Economic Development bond.

Selected developers shall maintain a maximum per-unit sale price that is commensurate with a household income of 140% of the area median income (AMI) or as required by the ARO. AMI is dependent on household size. Current AMI levels are published by the Department of Housing online: Chicago [Area Median Income \(AMI\) Chart](#).

There are no income limits for buyers of non-ARO units.

Redevelopment Agreements

Selected development teams will complete projects pursuant to formal redevelopment agreements (RDAs) with the City. Developer RDA responsibilities will include, but are not limited to:

- Producing detailed schedules for planning, design, financing, construction, and maintenance activities.
- Developing a project that adheres to City development guidelines and objectives.
- 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 City Departments of Planning and Development, Transportation, etc.
- Devising a financing structure and securing required debt and equity for land development.
- Overseeing and partially financing all environmental remediation efforts.
- Managing ongoing operations and maintenance of project infrastructure and land.
- Complying with all City requirements for the use of financial assistance tools.
- Initiating vertical development as quickly as possible post-closing.

In exchange, the City will offer:

- Exclusive right to purchase City-owned land for private residential uses.
- Assistance with development review processes and approvals.
- Development incentives to make the project possible.

Property Transfers

City land sales will occur upon proven commitments that planned infrastructure and construction are financed, designed, approved and permitted to be completed.

Sales will be structured on an “as-is” basis, without warranty as to physical condition. Developers will be allowed site access to conduct due diligence prior to RDA executions.

Developers must initiate vertical construction within 60 days from RDA execution. If a developer is unable to initiate or complete construction, it is the absolute and sole discretion of the City to terminate RDA and select a different developer, relist the sites, or take other appropriate measures to fulfill the initiative’s objectives.

Selection Criteria

Completed proposals will be reviewed by a City evaluation committee based on the City’s selection criteria and objectives for the available sites. The evaluation committee will submit a recommendation to the DPD commissioner, who will determine the awarded respondent(s).

Proposed projects and property conveyances are subject to City Council review and approval. Following City Council approval, DPD will have authority to execute redevelopment agreements with individual developers. All respondents that are not chosen will have the opportunity for detailed feedback to DPD as a means of improving future application rounds as well as contributing to the capacity-building of BIPOC and emerging developers across the city.



Ready for Redevelopment

Ranging from 2,378 to 12,472 square feet in size, the 44 available lots in the Missing Middle pilot program were acquired by the City through various measures, many by default through demolition liens dating to the 1990s, '80s and '70s. Virtually all the lots have a depth of 125 feet or more with alley access.

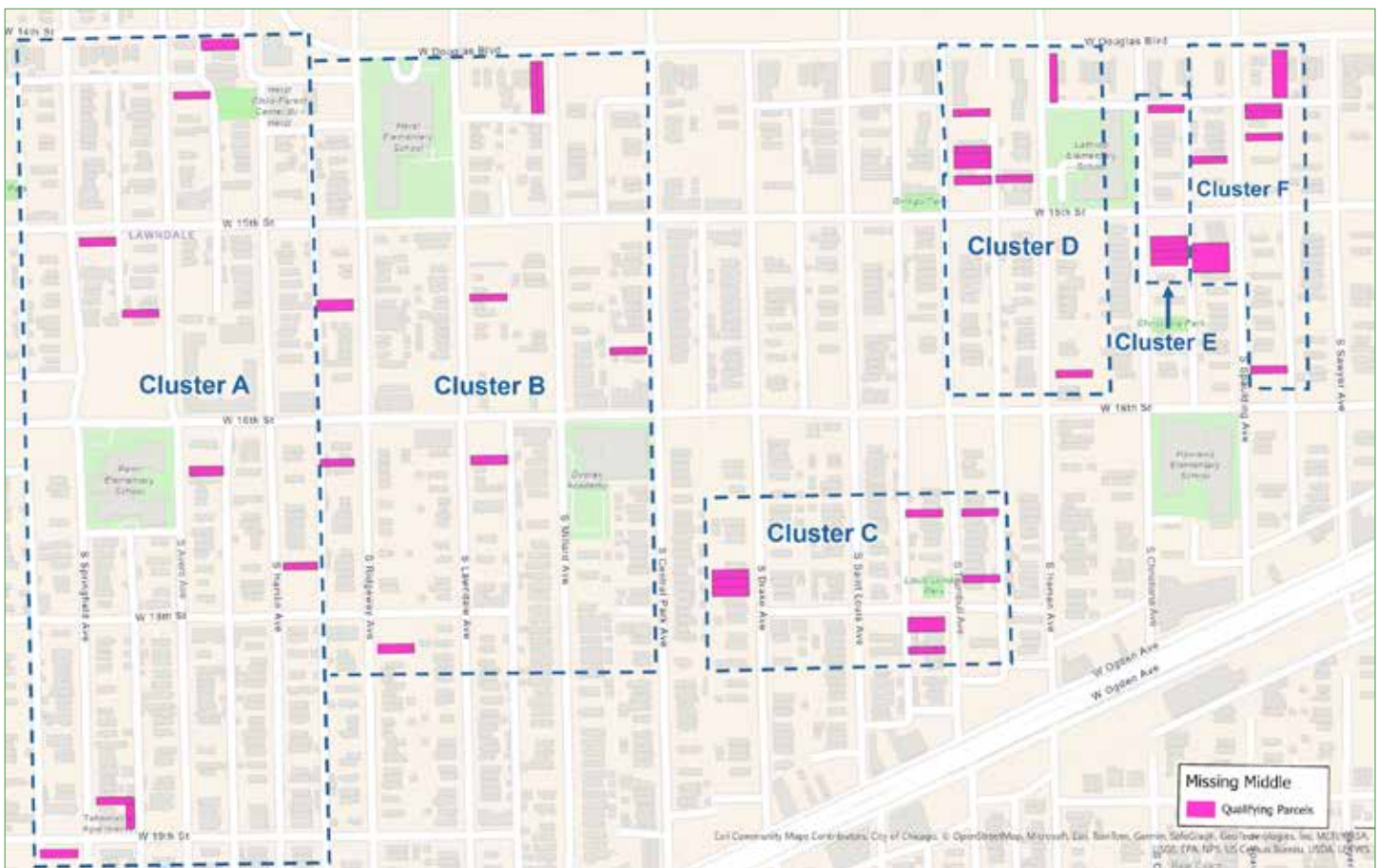
Addresses, PINs, Sizes and Valuations

CLUSTER A	PIN	Sq. Ft.	Market Valuation
1900 S SPRINGFIELD AVE	16-23-318-026-0000	3,911	\$11,733.00
1402 S INDEPENDENCE BLVD	16-23-117-021-0000	4,645	\$13,934.00
1501 S SPRINGFIELD AVE	16-23-124-001-0000	3,746	\$14,985.00
1524 S AVERS AVE	16-23-124-018-0000	3,131	\$9,394.00
1613 S AVERS AVE	16-23-303-005-0000	3,643	\$10,928.00
1647 S HAMLIN AVE	16-23-304-016-0000	2,905	\$11,620.00
1859 S SPRINGFIELD AVE	16-23-310-019-0000	3,211	\$12,843.00
3846 W 19TH ST	16-23-310-043-0000	2,378	\$4,757.00
		27,570	
CLUSTER B	PIN	Sq. Ft.	Market Valuation
3637 W DOUGLAS BLVD	16-23-120-007-0000	3,717	\$22,301.00
3635 W DOUGLAS BLVD	16-23-120-008-0000	3,830	\$22,980.00
1522 S RIDGEWAY AVE	16-23-126-022-0000	4,663	\$13,990.00
1523 S LAWNSDALE AVE	16-23-128-008-0000	3,003	\$9,008.00
1540 S CENTRAL PARK AVE	16-23-129-035-0000	3,126	\$9,378.00
1610 S RIDGEWAY AVE	16-23-304-024-0000	2,907	\$8,722.00
1611 S LAWNSDALE AVE	16-23-306-004-0000	3,750	\$11,249.00
1809 S RIDGEWAY AVE	16-23-313-003-0000	3,999	\$11,997.00
		28,995	
CLUSTER C	PIN	Sq. Ft.	Market Valuation
1648 S DRAKE AVE	16-23-400-063-0000	3,744	\$14,977.00
1654 S DRAKE AVE	16-23-400-064-0000	3,742	\$14,968.00
1658 S DRAKE AVE	16-23-400-065-0000	3,744	\$14,977.00
1630 S TRUMBULL AVE	16-23-402-032-0000	3,131	\$12,526.00
1631 S TRUMBULL AVE	16-23-403-010-0000	3,118	\$9,355.00
1653 S TRUMBULL AVE	16-23-403-019-0000	3,120	\$9,360.00
1804 S TRUMBULL AVE	16-23-409-011-0000	6,261	\$18,783.00
1810 S TRUMBULL AVE	16-23-409-014-0000	3,129	\$9,386.00
		29,989	
CLUSTER D	PIN	Sq. Ft.	Market Valuation
1421 S TRUMBULL AVE	16-23-217-005-0000	3,120	\$15,600.00
1433 S TRUMBULL AVE	16-23-217-009-0000	3,119	\$18,714.00
1435 S TRUMBULL AVE	16-23-217-010-0000	3,121	\$12,485.00
1437 S TRUMBULL AVE	16-23-217-011-0000	3,119	\$12,474.00
1443 S TRUMBULL AVE	16-23-217-013-0000	3,742	\$18,710.00
1442 S HOMAN AVE	16-23-217-024-0000	3,137	\$18,819.00
3357 W DOUGLAS BLVD	16-23-218-001-0000	4,120	\$24,718.00
1551 S HOMAN AVE	16-23-226-019-0000	3,120	\$15,599.00
		26,598	

Addresses, PINs, Sizes and Valuations cont.

CLUSTER E	PIN	Sq. Ft.	Market Valuation
1419 S CHRISTIANA AVE	16-23-219-008-0000	3,107	\$15,537.00
1507 S CHRISTIANA AVE	16-23-227-002-0000	3,122	\$15,611.00
1509 S CHRISTIANA AVE	16-23-227-003-0000	3,120	\$15,598.00
1511 S CHRISTIANA AVE	16-23-227-004-0000	3,122	\$15,611.00
1515 S CHRISTIANA AVE	16-23-227-005-0000	3,122	\$15,609.00
		15,593	
CLUSTER F	PIN	Sq. Ft.	Market Valuation
1436 S SPAULDING AVE	16-23-219-028-0000	3,119	\$15,596.00
3245 W DOUGLAS BLVD	16-23-220-004-0000	7,994	\$39,970.00
1419 S SPAULDING AVE	16-23-220-009-0000	3,124	\$15,622.00
1421 S SPAULDING AVE	16-23-220-010-0000	3,126	\$15,629.00
1429 S SPAULDING AVE	16-23-220-013-0000	3,127	\$15,634.00
1514 S SPAULDING AVE	16-23-227-026-0000	12,472	\$49,887.00
1551 S SPAULDING AVE	16-23-228-020-0000	3,128	\$12,511.00
		36,090	

Cluster Map



Evaluation Criteria and Scoring

Missing Middle applications will be scored based on the below categories and evaluation rubrics.

Proof of Relevant Experience (0-30)

Priority is given to applicants who demonstrate team qualifications, proven experience completing similar projects, and capacity to timely execute the project.

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

Financial Capacity and Feasibility (0-40)

Priority is given to projects with clear plans and designs, realistic timelines, proof of funding, and estimated budgets for site remediation and construction.

- 0 to 10 Project readiness
- 0 to 10 Detailed budget
- 0 to 10 Financial feasibility
- 0 to 10 Funding secured

Design Quality (0-10)

Priority is given to projects with high-quality designs that address local context and culture.

- 0 to 5 Context and design diversity
- 0 to 5 Building materials quality

Catalytic Impact and Proposed Density (0-10)

Priority is given to projects that maximize the density and economic impact based on the density allowed “by right” by the existing zoning.

- 0 to 10 Site maximization

Community Engagement (0-10)

Priority is given to projects that demonstrate communication with area residents, businesses, community organizations and elected officials about the project.

- 0 to 10 Demonstrated engagement

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.

Community Priorities

North Lawndale redevelopment initiatives include numerous projects and programs. Under Mayor Brandon Johnson, more than \$210 million in economic development projects are recently completed or moving forward through DPD assistance, and more than \$100 million in affordable housing projects are moving forward through DOH assistance.

Local development priorities and opportunities are further identified in the City’s 2023 “Altenheim Line Planning Study” that includes portions of North Lawndale near the CSX-Altenheim railroad corridor, the ongoing “Reconnecting Chicago’s West Side Communities Plan” involving a portion of North Lawndale property near the I-290 expressway, and the 2018 LISC “Quality of Life” plan.

Acknowledgements

DPD thanks the Chicago Architectural Center and the Chicago Community Trust for organizing, leading and funding the “Missing Middle Infill Housing Competition” in 2023 which shared creative ideas for Missing Middle designs by architects.

DPD intends to work with selected architects to further refine their designs to be pre-approved for future Missing Middle application rounds.

APPENDIX

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.

Regulatory Context

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). In low-moderate income areas, the current ARO requires developers of residential projects with 10 or more units to sell (i) 10% of the total number of units in the project for purchase prices with a weighted average of 100% of AMI, or (ii) 8% 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.

Zoning Code

City-owned lots for Missing Middle program are located in RT-4 zoning district governed by the Chicago Zoning Ordinance. Zoning district details can be found in the 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.

Chicago Townhouse Ordinance

The Chicago Townhouse Ordinance establishes special zoning requirements for townhouse developments (two or more single family dwellings that share party walls). Townhouse permits are obtained as part of the building permit zoning process.

Construction Requirements

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least twenty-six percent (26%) of qualified project costs must be paid to City-certified Minority Business

Enterprises (MBEs) and at least six percent (6%) must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects must pay prevailing wage rates for all construction jobs.

Sustainability

Chicago Sustainable Development Policy strategies can be found [here](#).

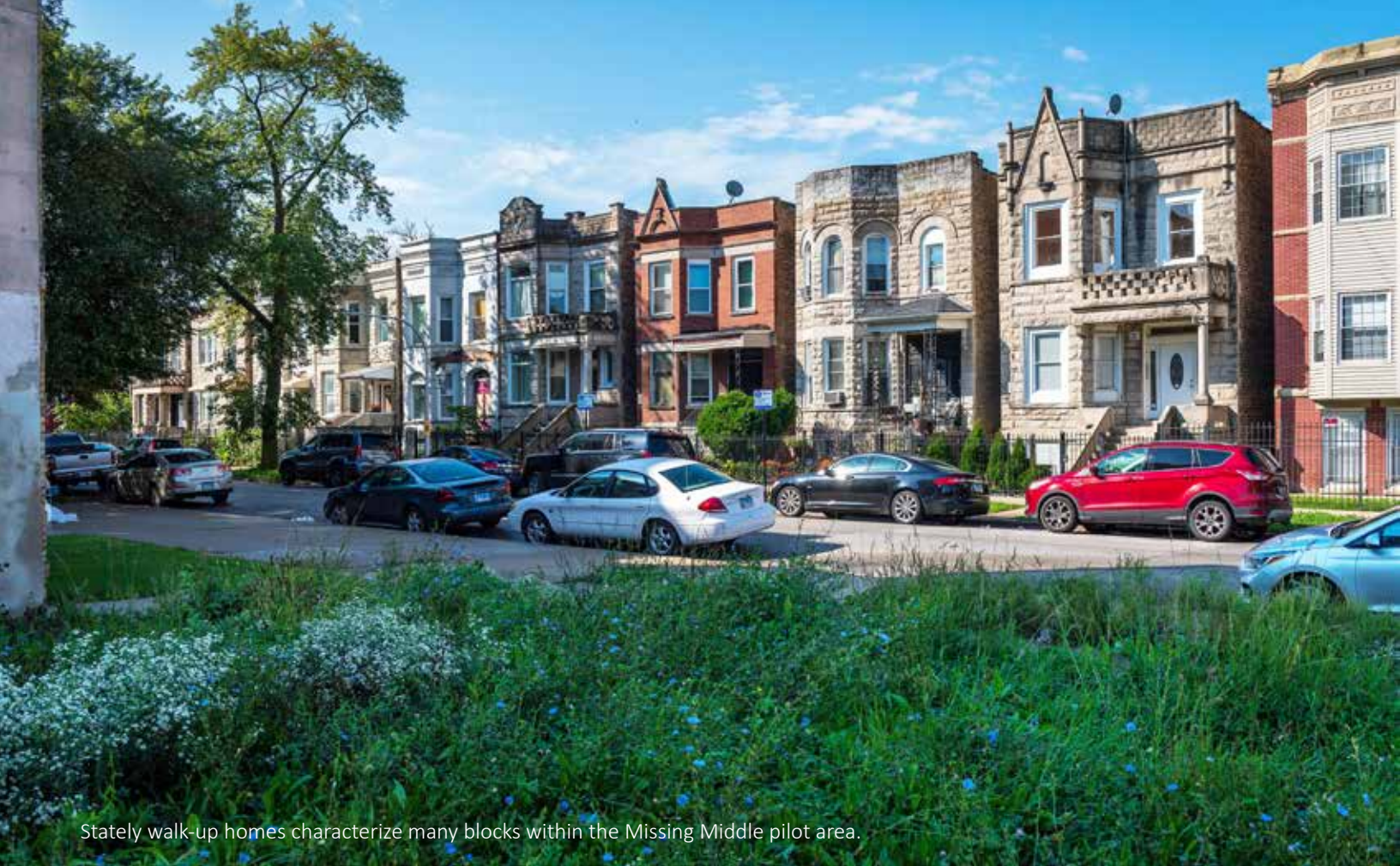
Environmental Requirements

The City of Chicago has performed limited environmental reviews of internal files and other publicly available records for properties listed on ChiBlockBuilder to identify potential sources of soil, groundwater, and soil vapor contamination, including historic land uses and other documented conditions on and adjacent to listed properties. In performing reviews, the City assumed all past uses, except low-density residential and low-risk commercial uses, present potential environmental concerns.

All lots listed in the October 2024 Missing Middle application round are classified as "available for sale pending updated environmental review." Parcels categorized as available for sale pending updated environmental review mean the City's most recent environmental review either did not identify potential environmental concerns associated with the property or identified potential environmental concerns associated with the property that the City will not require to be assessed further. The City will conduct an additional review prior to the closing date and if circumstances at the site have not changed, the City will not require the buyer to complete additional environmental assessment. If the additional review finds additional environmental records of concerns, the City may require additional action or contract terms as conditions for acquisition.

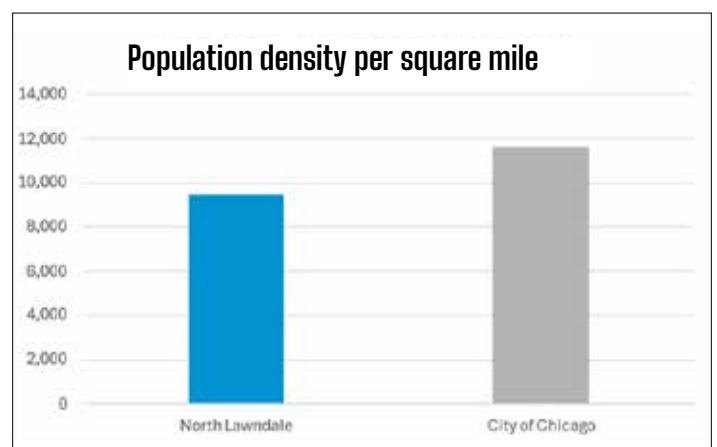
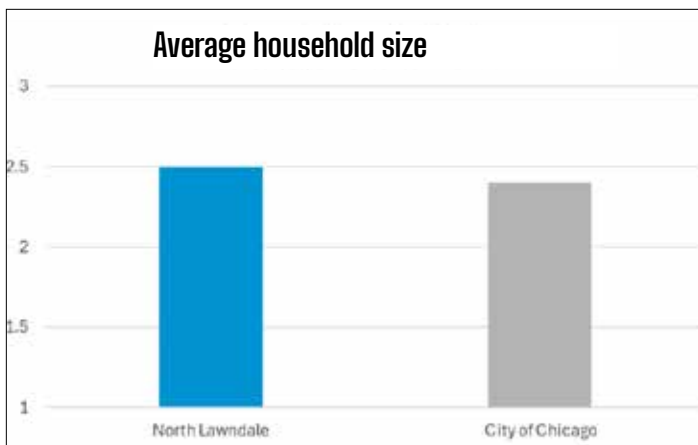
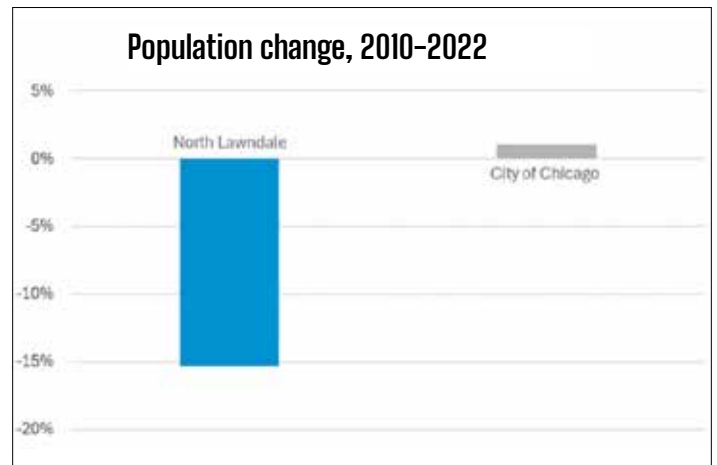
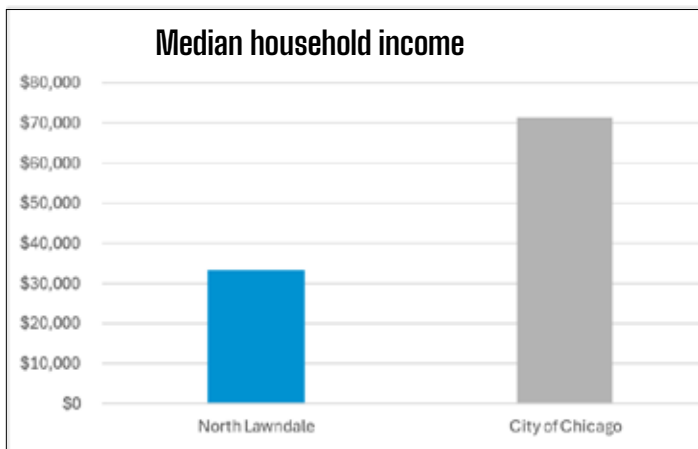
Note, the City's environmental review is not a determination that a property is clean. It is only a determination, based on limited review, that additional environmental assessment is not required. Because of the limited nature of the City's review, the City recommends that developers perform their own due diligence before acquiring lots from the City's vacant land inventory.

If a buyer discovers an underground storage tank (UST) during construction, the buyer must remove and close the UST in accordance with applicable regulations.



Stately walk-up homes characterize many blocks within the Missing Middle pilot area.

North Lawndale Demographic Profile



North Lawndale Demographic Profile cont.

General Land Use, 2020

	Acres	Percent
Single-Family Residential	110.7	5.4
Multi-Family Residential	347.3	16.9
Commercial	68.4	3.3
Industrial	223.8	10.9
Institutional	140.0	6.8
Mixed Use	19.2	0.9
Transportation and Other	669.1	32.6
Agricultural	0.0	0.0
Open Space	171.9	8.4
Vacant	304.0	14.8
TOTAL	2,054.3	100.0

Race and Ethnicity, 2018-2022

	North Lawndale		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	1,618	5.3	891,281	32.7	4,211,527	49.4
Hispanic or Latino (of Any Race)	4,433	14.6	788,106	29.0	2,023,572	23.7
Black (Non-Hispanic)	23,633	77.7	771,853	28.4	1,380,647	16.2
Asian (Non-Hispanic)	59	0.2	188,325	6.9	648,059	7.6
Other/Multiple Races (Non-Hispanic)	666	2.2	82,349	3.0	263,236	3.1

Age Cohorts, 2018-2022

	North Lawndale		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,830	6.0	156,309	5.7	484,947	5.7
5 to 19	6,949	22.9	453,431	16.7	1,634,226	19.2
20 to 34	6,744	22.2	736,346	27.1	1,773,356	20.8
35 to 49	6,052	19.9	552,647	20.3	1,709,186	20.0
50 to 64	5,095	16.8	462,033	17.0	1,638,073	19.2
65 to 74	2,309	7.6	211,359	7.8	760,750	8.9
75 to 84	973	3.2	104,397	3.8	367,111	4.3
85 and Over	457	1.5	45,392	1.7	159,392	1.9
Median Age	34.3		35.3		38.1	

SOURCES FOR DEMOGRAPHIC DATA: Chicago Metropolitan Agency for Planning, American Community Survey five-year estimates.



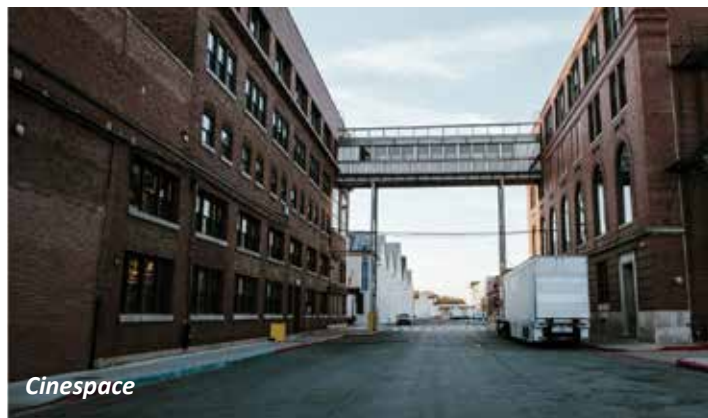
Alteneim Line Framework Plan

Adopted by Plan Commission in 2023, the Alteneim Plan identifies opportunities for a public trail and strategic mixed-use improvements along two miles of the Alteneim railroad corridor between Kostner and California avenues.

Recent City-Supported Projects

14-Forty Enterprises, 1440 S. Kedzie Ave.
Approved in 2022 for a \$248,000 Community Development grant, 14-Forty is renovating a vacant building with a family-focused restaurant.

1600 Business Hub & Art Gallery, 1600 S. Lawndale Ave.
Made possible through a \$217,000 eTOD grant from DPD, the \$290,000 project is rehabilitating a vacant corner building as a business center and art gallery.



Cinespace

Chicago Film Studio Holdings, 15th and Rockwell Streets
Provided in phases over the last decade, Class C and 6(b) property tax incentives coordinated by DPD and Cook County have helped revitalize the Joseph T. Ryerson & Son Steel complex for multiple users and tenants, including Cinespace film studio.



Fillmore Center

Fillmore Center, 4100 W. Fillmore St.
Approved by City Council in May 2024 for \$10 million in TIF assistance, the \$40.5 million project by the Steans Family Foundation is renovating a 168,000-square-foot building at as a commercial laundry with plans for a coffee roaster, and flower distributor, among other businesses.



Grace Manor

Grace Manor, 3401 W. Ogden Ave.
Under construction following a December 2023 groundbreaking, the \$40 million East Lake Management project includes 65 affordable apartments and ground-floor retail made possible through \$5.5 million in TIF.

Recent City-Supported Projects cont.

Ida's Artisan Ice Cream & Treats, 3935 W. Roosevelt
Made possible through a \$512,000 DPD grant, the \$2 million project is rehabbing a vacant building as at an ice cream parlor.

Ogden Avenue Improvements, 2200-4100 blocks of West Ogden
Expected to start in 2026, the Chicago Department of Transportation project is redesigning the Ogden corridor with new streetscape and traffic control features that prioritizes community safety, vitality, economic development, and convenient access to public transit resources.



Ogden Commons, 2638 W Ogden Ave
Under construction, the \$200 million, 10-acre, mixed-use project includes 350 mixed-income units and 120,000 square feet of City-supported commercial space that includes Momentum Coffee Shop, La Catedral Cafe & Restaurant, Wintrust Bank and Sinai Health System.

Peoria Packing
Approved by City Council in May 2024 for a property tax incentive, the \$44.8 million project will create a 97,000-square-foot meat packing plant that will accommodate Peoria Packing's relocation of 75 employees from Fulton market.

Reclaiming Chicago Communities Initiative
Approved by City Council in 2021, the housing initiative anticipates up to 250 new affordable single-family homes to be constructed in North Lawndale through a partnership between the Chicago Department of Housing, Lawndale Christian Development Corp., Chicago Neighborhood Initiatives and United Power for Action and Justice.

Roosevelt/Kostner, 4300 W. Roosevelt Road
Selected through a 2020 RFP, 548 Development and Related Midwest are investing \$85 million to redevelop City land as two 181,000-square-foot buildings and a pair of 5,000-square-foot innovation centers to be used for workforce training and special events.



Soulé Chicago, 3615 W. Roosevelt Rd.
Supported by a \$250,000 Neighborhood Opportunity Fund grant, the new construction project is the first full-service restaurant and bar to open in North Lawndale in decades.

Starling, 1600 S. Sawyer Ave.
Made possible by a \$250,000 Community Development Grant, the \$1.5 million project includes a coffee shop, art gallery and business incubator that opened in September 2024.

Sunshine's Place, 2902 W. Roosevelt Road
Made possible by a \$151,000 eTOD grant, the Westyard Corp project is replacing vacant retail space with a soul food restaurant.



WACA Bell Park, 1921 S. Drake Ave.
Completed at in 2024 and managed by New Covenant CDC, the \$1.5 million recreation space was made possible by a \$583,000 grant through DPD's Public Outdoor Plaza (POP!) program.

Whadda Jerk Restaurant 1600 S. Kedzie.
Made possible through \$725,000 in City support, the \$2.8 million project is creating a new Caribbean sit-down restaurant.



Flanked by early 1900s greystones, a pair of vacant lots on the 1600 block of South Hamlin Avenue await redevelopment as contemporary, multi-unit homes.



City of Chicago
Department of Planning and Development
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