

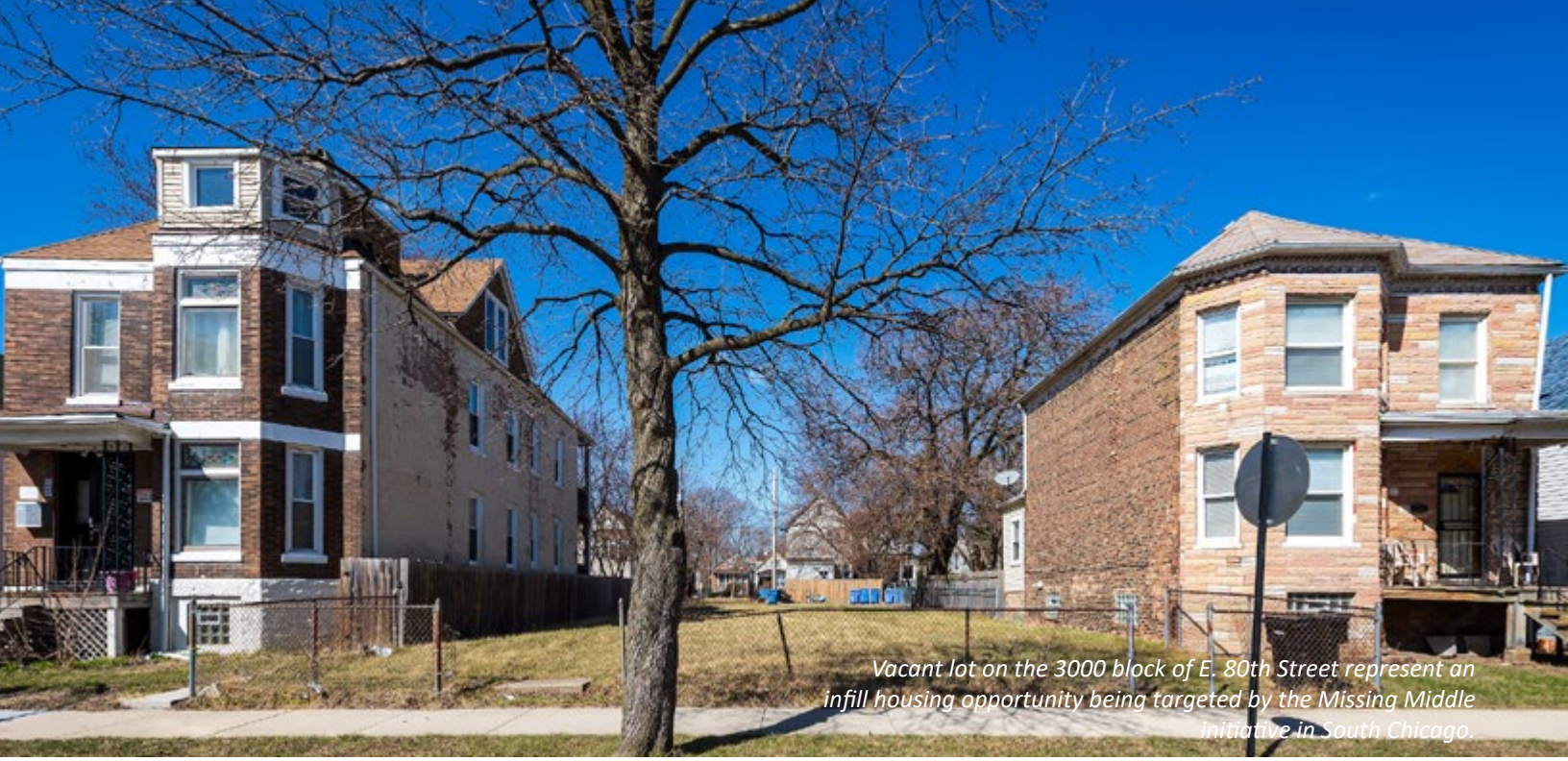
MISSING MIDDLE INFILL HOUSING

Request for Applications



Department of Planning and Development
Cierra Boatright, Commissioner

April 2025



Vacant lot on the 3000 block of E. 80th Street represent an infill housing opportunity being targeted by the Missing Middle initiative in South Chicago.

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 program is offering 54 vacant City lots in three focus areas on the South Side for redevelopment as townhouses and two- 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 the city’s South Side renaissance.

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 at www.chiblockbuilder.com from April 1 through May 16, 2025.

Missing middle housing refers to gaps in neighborhood street patterns due to missing medium-density housing types 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, mostly due to historic and systemic neighborhood disinvestment. As of spring 2025, 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 are 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 pilot round was launched in October 2024 for a focus area in North Lawndale. From that process, five unique developer teams were selected to construct approximately 100 new residential units on 36 parcels. The initiative's expansion to other South and West Side communities 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.

The second round of the Missing Middle initiative includes 11 clusters in three historic South Side neighborhoods: West Chatham, South Chicago and Morgan Park.

The West Chatham focus area includes 14 parcels in three clusters. The clusters are generally located less than ¼ mile from the new Auburn Park Metra station, less than one mile from the CTA's 79th Street Red Line station, and recent public investments around the 79th and Halsted intersection.

The South Chicago focus area includes 14 parcels in three clusters. The clusters are generally located less than ¼ mile from the Cheltenham/79th Street Metra station and major area improvements, such as Thrive Exchange, Advocate Trinity Hospital and the Illinois Quantum and Microelectronics Park (IQMP).

The Morgan Park focus area includes 26 parcels in five clusters. The clusters are generally located approximately ¼ miles from the Major Taylor Trail, and approximately one mile from the 103rd, 107th and 111th Street Metra stations.

Each cluster contains at least four parcels.

Developers must select at least one cluster for redevelopment as single-family homes that include additional dwelling units (ADUs), townhomes, two-flats, three-flats flats or six-flats. Lots within each cluster will be sold for \$1 each.

These three Missing Middle geographies were selected due to their locations within walking distance to public transit options, the availability and proximity of development-ready City land, real estate values, nearby private and public investments, and input by elected officials.

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.
- partnerships among developers with varying levels of experience to promote mentorship and capacity-building.

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 May 16th, 2025, DPD will select a limited number of respondents based on their experience developing similarly scaled-projects, financial capacity, project density, design quality, relevant experience, and demonstrated ability to complete projects of similar scale and scope.

After the evaluation scoring, DPD may select a shortlist of applicants before proceeding with an additional round of evaluation. DPD may request additional information from applicants and may require applicants to participate in meetings with elected officials. Applicants may be given additional time to refine their proposals based on feedback received from the department, the community and elected officials. Final proposals will then be re-evaluated by DPD following the same evaluation rubric.

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. If a cluster is not awarded to any applicant, its parcels may be redistributed to other selected developers.

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 by the end of 2025.

Selected developers must 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.

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

Key Dates	
Application Round Opens:	
	Tuesday, April 1, 2025
Pre-Submission Webinars:	
	2 p.m. Wednesday, April 9, 2025 Register
	2 p.m. Friday, April 11, 2025 Register
Application Round Closes:	
	11:59 p.m. Friday, May 16th, 2025
Applicant Selections:	
	Late June / Early July 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]

Questions about the application process may be submitted to the following DPD Planners until May 1, 2025:

For West Chatham Clusters: Jaya Eyzaguirre [Jaya.Eyzaguirre@cityofchicago.org.]

For South Chicago & Morgan Park Clusters: Tamara Fou [Tamara.Fou@cityofchicago.org]

Site Ownership and Descriptions

All Missing Middle parcels listed on ChiBlockBuilder are owned by the City of Chicago based on the City’s City Owned Land System (COLS) database. However, the information provided in the COLS database, or CBB, should not be used as a substitute for title research, title evidence, or as a substitute for legal, accounting, real estate, business, tax or other professional advice.

Each listing includes a PIN, zoning, and square footage information. Parcels listed for redevelopment through the Missing Middle initiative are located in the 6th, 7th, and 21st Wards and are zoned RT-4 or are in the process of being rezoned to RT-4 or B2-2. For additional information on zoning changes, please reference the Appendix.

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 requiring 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, but

shall not exceed a total of \$5 million per development team. DPD provides this type of grant funding as a 50% reimbursement at the completion of half of the new residential buildings within the cluster and at 100% completion of the remaining buildings.

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.

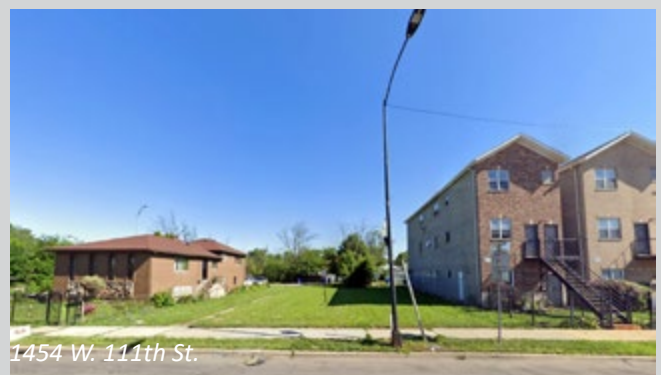
Redevelopment Agreements

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 land for residential uses.
- Assistance with development review processes and approvals.
- Development incentives to make the project possible.



Ready for Redevelopment

Ranging from 2,750 to 10,960 square feet in size, the 54 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.

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 form partnerships with less-experienced developers to help build capacity; demonstrate team qualifications; 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

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.

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

West Chatham

In the last five years, DPD and DOH have invested more than \$150 million in economic development and affordable housing projects within a mile of West Chatham’s Missing Middle clusters. Local development priorities and opportunities are articulated further in the 79th Street Corridor Plan, slated for adoption by the Chicago Plan Commission in the spring of 2025.

South Chicago

The South Chicago community is seeing an influx in billions of dollars in new development with the proposed new Advocate Hospital and Illinois Quantum and Microelectronics Park projects. An updated South Chicago Quality of Life Plan is underway, and several previous plans continue to guide improvements, including two by the UIC Great Cities Institute.

Morgan Park

Located adjacent to the Major Taylor Trail and with easy access to the I-57 expressway, the area around Morgan Park’s Missing Middle clusters will have new investments at the Jackie Robinson Park field house and the future Morgan Park Commons development. Community priorities include residential development that provides opportunities for family-friendly housing at attainable prices.

Acknowledgements

DPD thanks Aldermen Hall (6th), Mitchell (7th), and Mosley (21st) for their support and collaboration on this Missing Middle Infill Housing round as well as Alderwoman Scott (24th) for her partnership for the first pilot round launched in October 2024. DPD also acknowledges 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. DPD intends to work with selected architects to further refine their designs to be pre-approved for future Missing Middle application rounds.



8023 S. Parnell Ave. and 8025 S. Parnell Ave.

West Chatham Clusters

Addresses, PINs, Sizes and Valuations

**Rezoning process underway*

Cluster A	PIN	Sq. Ft.	Zoning	Market Valuations
525 W 80TH ST	20-33-112-001-0000	3,215	RT-4*	\$6,421.72
523 W 80TH ST	20-33-112-002-0000	3,000	RT-4*	\$6,034.26
8017 S PARNELL AVE	20-33-112-010-0000	3,475	RT-4*	\$6,974.16
8047 S PARNELL AVE	20-33-112-012-0000	3,115	RT-4*	\$6,521.34
8023 S PARNELL AVE	20-33-122-013-0000	3,245	RT-4*	\$6,524.42
8025 S PARNELL AVE	20-33-122-014-0000	3,245	RT-4*	\$6,525.64
TOTAL		19,295		

Cluster B	PIN	Sq. Ft.	Zoning	Market Valuations
514 W 81ST ST	20-33-112-037-0000	3,000	RT-4*	\$6,038.16
504 W 81ST ST	20-33-112-038-0000	3,000	RT-4*	\$6,043.32
506 W 81ST ST	20-33-112-039-0000	3,000	RT-4*	\$6,033.26
508 W 81ST ST	20-33-112-040-0000	3,000	RT-4*	\$6,041.12
TOTAL		12,000		

Cluster C	PIN	Sq. Ft.	Zoning	Market Valuations
513 W 81ST ST	20-33-120-006-0000	3,038	RT-4*	\$6,070.34
515 W 81ST ST	20-33-120-008-0000	3,038	RT-4*	\$6,069.76
8115 S NORMAL AVE	20-33-121-011-0000	3,600	RT-4*	\$7,194.22
8117 S NORMAL AVE	20-33-121-012-0000	2,750	RT-4*	\$5,692.72
TOTAL		12,426		

Cluster Map



South Chicago Clusters

Addresses, PINs, Sizes and Valuations

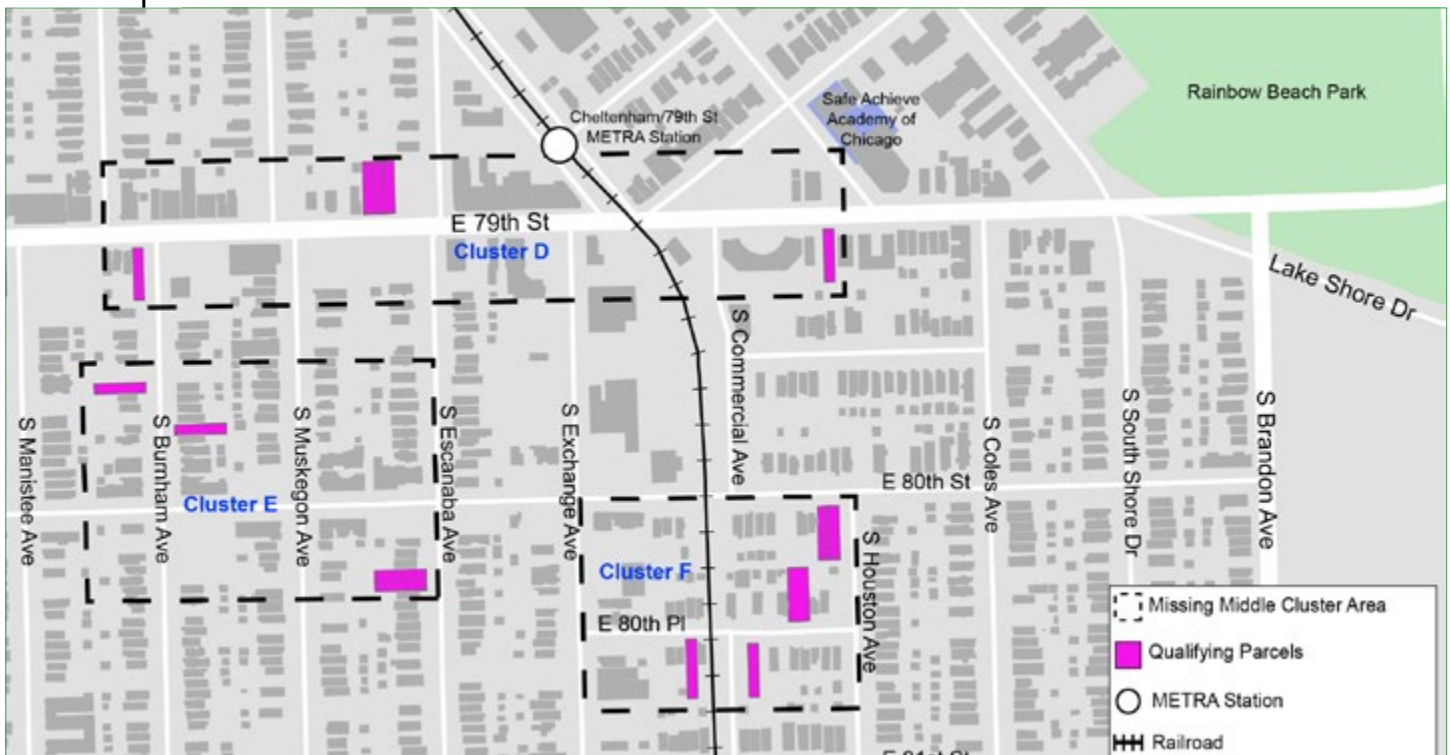
*Rezoning process underway

Cluster D	PIN	Sq. Ft.	Zoning	Market Valuations
2864 E 79TH ST	21-30-408-034-0000	3,274	B2-2*	\$4,910.27
2858 E 79TH ST	21-30-408-037-0000	3,151	B2-2*	\$4,726.83
2860 E 79TH ST	21-30-408-038-0000	3,149	B2-2*	\$4,723.17
3027 E 79TH ST	21-31-204-011-0000	3,174	RT-4	\$4,760.99
2759 E 79TH ST	21-31-107-008-0000	3,063	B2-2*	\$4,594.26
TOTAL		15,811		

Cluster E	PIN	Sq. Ft.	Zoning	Market Valuations
7945 S BURNHAM AVE	21-31-200-016-0000	3,111	RT-4	\$6,221.82
7930 S BURNHAM AVE	21-31-107-029-0000	3,122	RT-4	\$6,244.42
8012 S ESCANABA AVE	21-31-209-027-0000	3,103	RT-4*	\$6,206.92
8016 S ESCANABA AVE	21-31-209-028-0000	3,100	RT-4*	\$6,200.60
TOTAL		12,436		

Cluster F	PIN	Sq. Ft.	Zoning	Market Valuations
3023 E 80TH ST	21-31-211-022-0000	3,217	RT-4*	\$6,433.04
3025 E 80TH ST	21-31-211-023-0000	3,459	RT-4*	\$6,917.74
3016 E 80TH PL	21-31-211-034-0000	6,438	RT-4*	\$12,875.56
2957 E 80TH PL	21-31-212-014-0000	3,656	RT-4*	\$7,312.76
3007 E 80TH PL	21-31-212-018-0000	3,225	RT-4*	\$6,449.60
TOTAL		19,995		

Cluster Map



Morgan Park Clusters

Addresses, PINs, Sizes and Valuations

**Rezoning process underway*

Cluster G	PIN	Sq. Ft.	Zoning	Market Valuations
10826 S BISHOP ST	25-17-309-012-0000	10,960	RT-4	\$27,399.88
10726 S LOOMIS ST	25-17-303-006-0000	4,998	RT-4*	\$14,994.27
10734 S LOOMIS ST	25-17-303-021-0000	4,987	RT-4*	\$14,961.51
10730 S LOOMIS ST	25-17-303-025-0000	4,791	RT-4*	\$14,373.87
TOTAL		25,736		

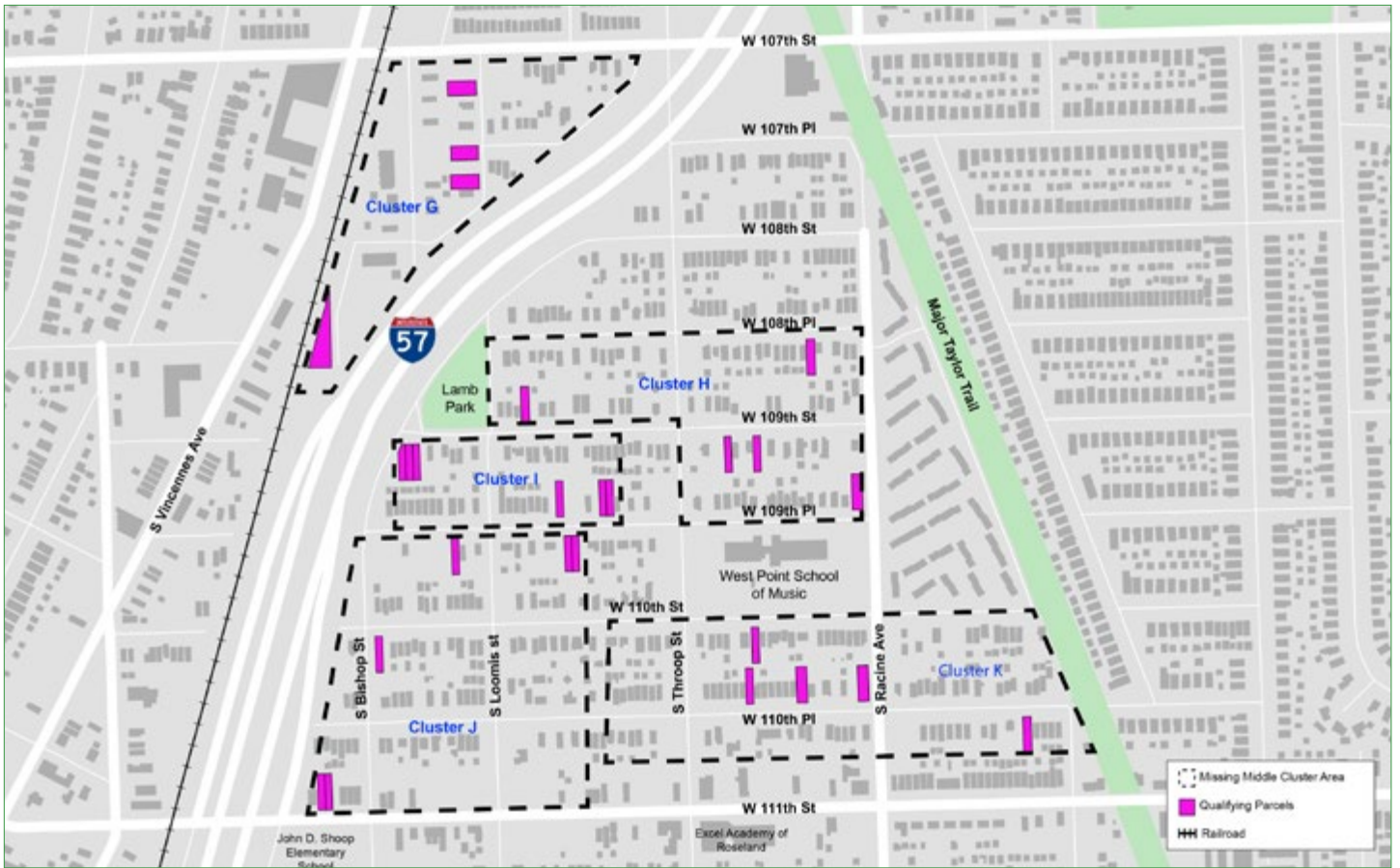
Cluster H	PIN	Sq. Ft.	Zoning	Market Valuations
1348 W 109TH ST	25-17-313-024-0000	3,653	RT-4*	\$10,960.14
1215 W 108TH PL	25-17-315-013-0000	3,734	RT-4*	\$11,202.63
1245 W 109TH ST	25-17-320-006-0000	3,120	RT-4*	\$9,359.25
1235 W 109TH ST	25-17-320-010-0000	3,117	RT-4*	\$9,351.21
1202 W 109TH PL	25-17-320-039-0000	4,684	RT-4*	\$14,050.95
TOTAL		18,308		

Cluster I	PIN	Sq. Ft.	Zoning	Market Valuations
1429 W 109TH ST	25-17-318-005-0000	2,948	RT-4*	\$8,843.91
1427 W 109TH ST	25-17-318-006-0000	3,121	RT-4*	\$9,364.41
1425 W 109TH ST	25-17-318-007-0000	3,118	RT-4*	\$9,355.44
1338 W 109TH PL	25-17-319-032-0000	3,127	RT-4*	\$9,380.16
1322 W 109TH PL	25-17-319-038-0000	3,124	RT-4*	\$9,372.78
1320 W 109TH PL	25-17-319-039-0000	3,124	RT-4*	\$9,372.66
TOTAL		18,562		

Cluster J	PIN	Sq. Ft.	Zoning	Market Valuations
1409 W 109TH PL	25-17-323-011-0000	3,143	RT-4*	\$9,430.26
1335 W 109TH PL	25-17-324-010-0000	3,121	RT-4*	\$9,361.83
1333 W 109TH PL	25-17-324-011-0000	3,125	RT-4*	\$9,373.80
1435 W 110TH ST	25-17-328-001-0000	3,121	RT-4*	\$9,362.76
1456 W 111TH ST	25-17-331-025-0000	3,132	RT-4	\$10,961.93
1454 W 111TH ST	25-17-331-026-0000	3,132	RT-4	\$10,962.04
TOTAL		18,774		

Cluster K	PIN	Sq. Ft.	Zoning	Market Valuations
1235 W 110TH ST	25-17-330-009-0000	3,130	RT-4*	\$9,390.75
1240 W 110TH PL	25-17-330-029-0000	3,133	RT-4*	\$9,399.78
1222 W 110TH PL	25-17-330-046-0000	4,710	RT-4*	\$14,129.79
1200 W 110TH PL	25-17-330-048-0000	4,700	RT-4*	\$14,099.82
1158 W 110th PI	25-17-414-016-0000	3,735	RT-4*	\$11,204.28
TOTAL		19,408		

Cluster Map



APPENDIX

Household and Community Wealth Building

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

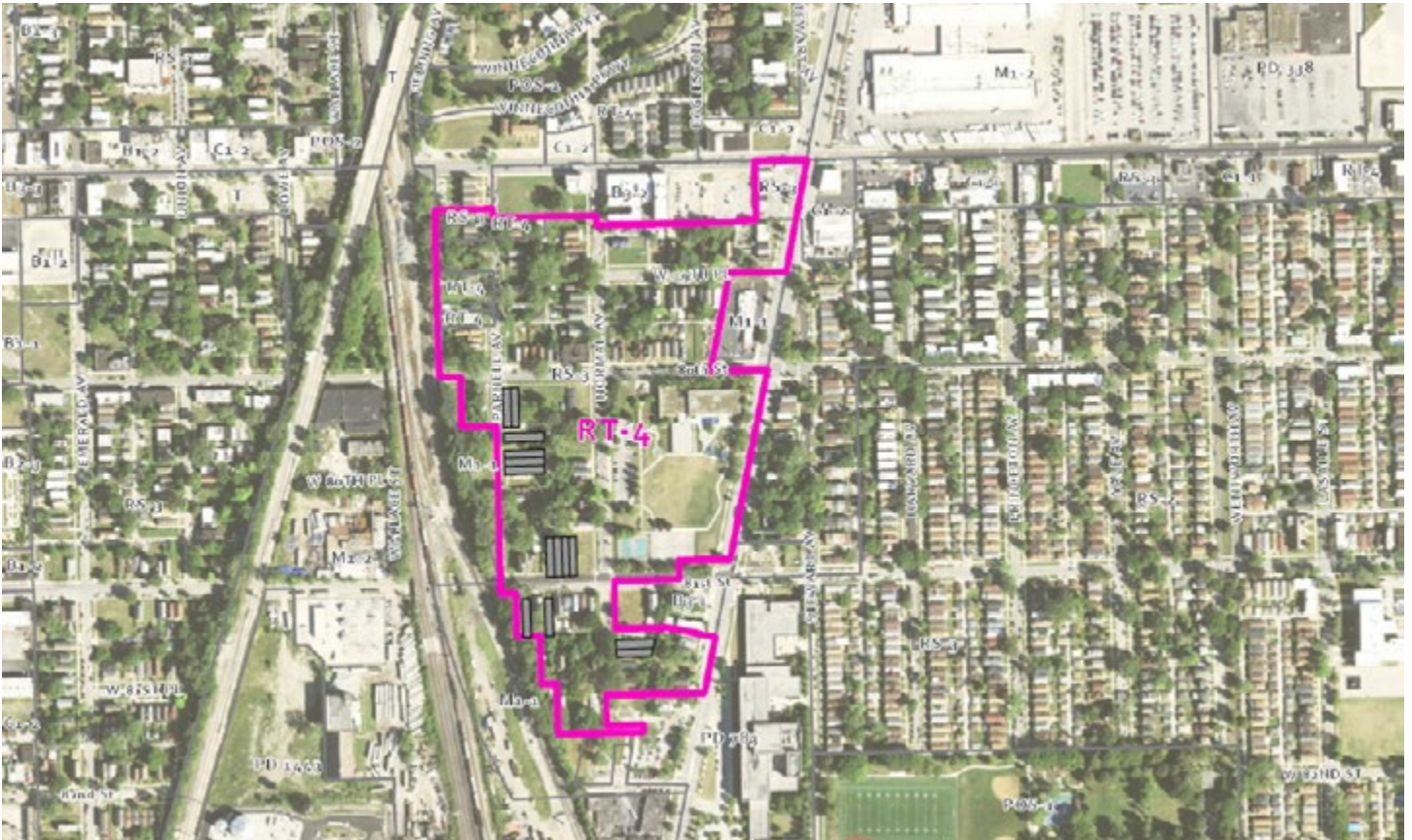
City-owned lots for Missing Middle program are either zoned RT-4 or B2-2 or are expected to be rezoned to those districts in coming months. Zoning district details can be found in the zoning ordinance.

Zoning Ordinances are scheduled for introduction at April City Council. These zoning changes are expected to be completed prior to property dispositions to selected applicants.

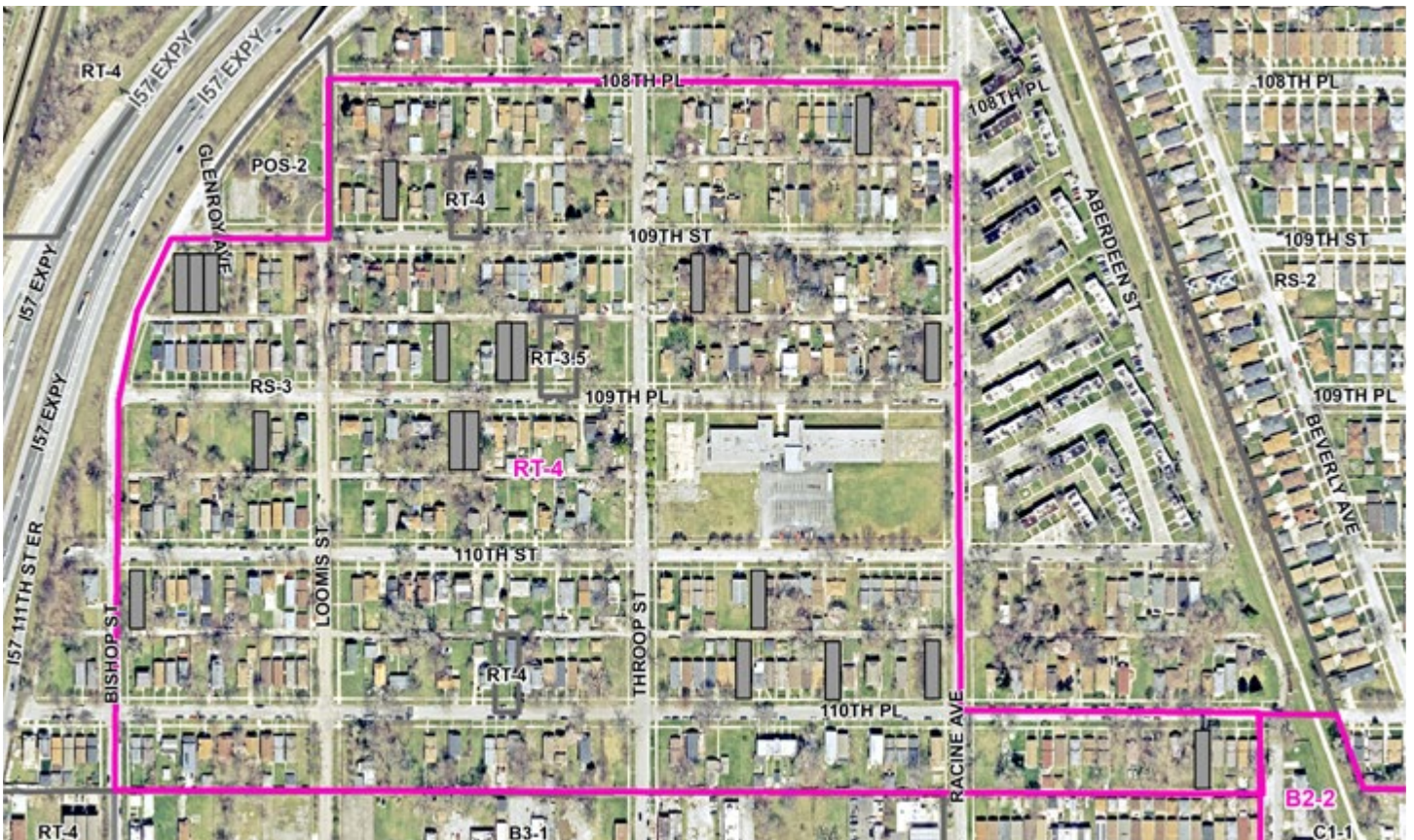
The following maps identify the boundaries of the zoning changes that will permit Missing Middle housing development by-right.



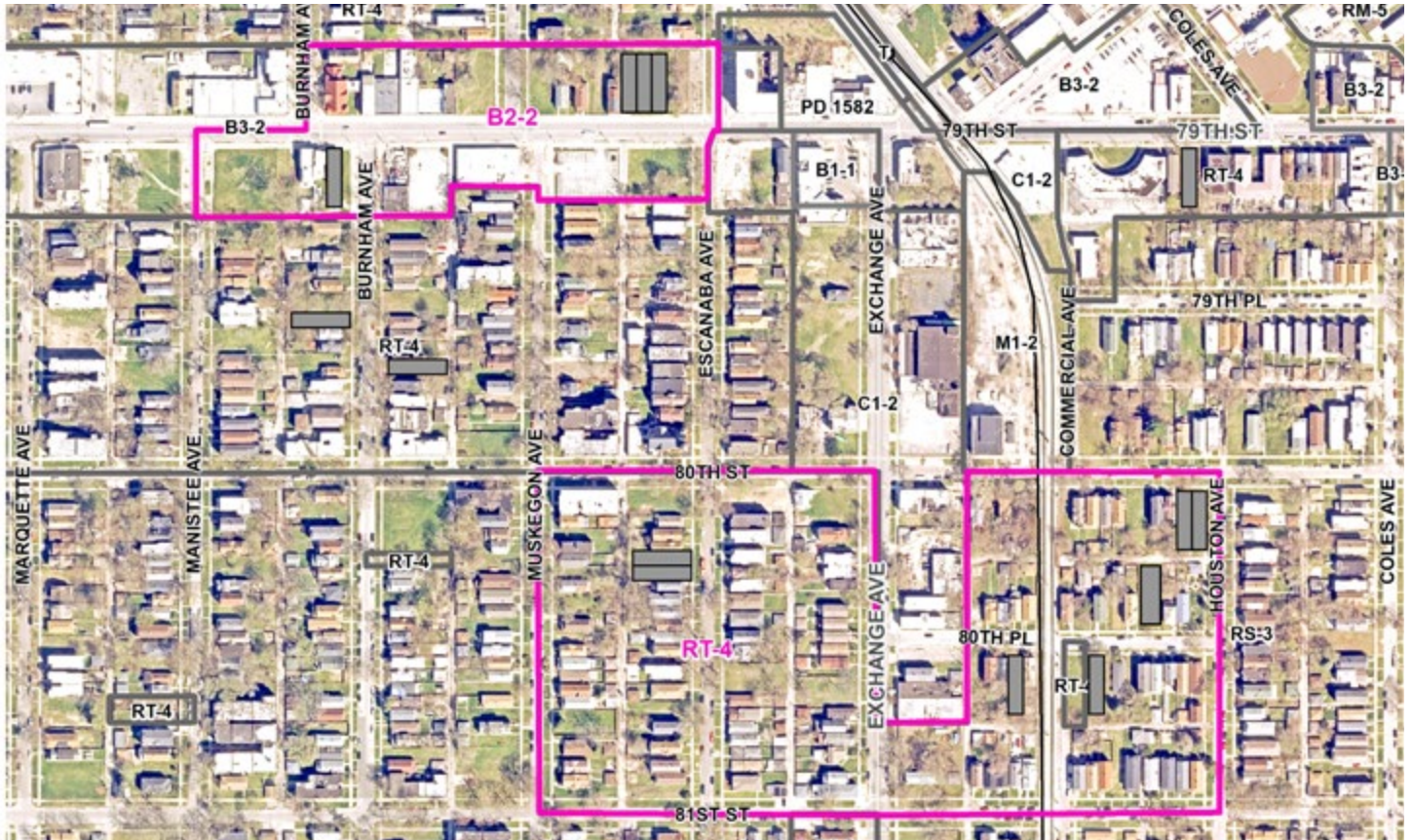
REZONE BOUNDARY (West Chatham Clusters)



REZONE BOUNDARY (Morgan Park Clusters)



REZONE BOUNDARY (South Chicago Clusters)



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

The [Sustainable Development Policy](#) applies to any building with six or more units developed under the Missing Middle initiative, provided the developer is receiving City financial assistance. For qualifying projects, developers are required to achieve at least 100 points from the list of approved strategies for new construction.

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 April 1, 2025 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.



1320 W. 109th Pl.

Chatham Demographic Profile

Housing Type, 2018-2022

	Chatham		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	5,329	30.7	325,853	25.9	1,743,736	49.8
Single Family, Attached	825	4.8	44,619	3.5	264,078	7.5
2 Units	1,346	7.8	172,982	13.7	235,558	6.7
3 or 4 Units	3,632	20.9	183,410	14.6	273,909	7.8
5 to 9 Units	3,899	22.5	144,732	11.5	271,861	7.8
10 to 19 Units	1,370	7.9	54,523	4.3	156,360	4.5
20 or More Units	949	5.5	328,898	26.1	525,369	15.0
Mobile Home/Other*	0	0.0	3,687	0.3	30,157	0.9

Household Income, 2018-2022

	Chatham		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	4,926	32.8	229,233	20.3	453,945	14.0
\$25,000 to \$49,999	3,882	25.9	196,704	17.4	496,759	15.3
\$50,000 to \$74,999	2,233	14.9	159,061	14.1	466,365	14.3
\$75,000 to \$99,999	1,325	8.8	131,717	11.7	407,838	12.5
\$100,000 to \$149,999	1,754	11.7	173,844	15.4	591,558	18.2
\$150,000 and Over	897	6.0	239,349	21.2	834,175	25.7
Median Income	\$39,348		\$71,673		\$87,766	
Per Capita Income*	\$28,801		\$45,840		\$47,125	

Race and Ethnicity, 2018-2022

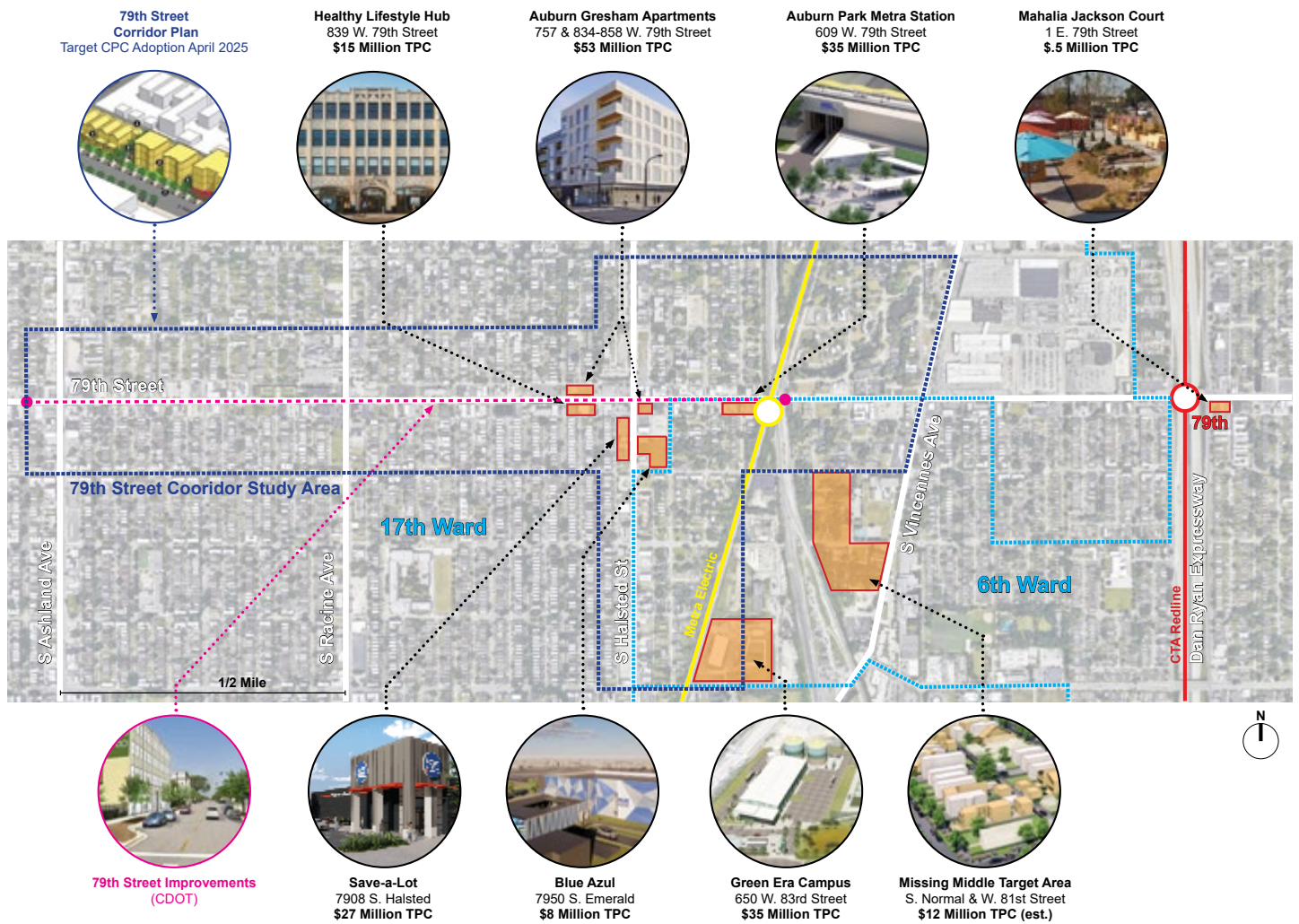
	Chatham		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	336	1.1	891,281	32.7	4,211,527	49.4
Hispanic or Latino (of Any Race)	783	2.5	788,106	29.0	2,023,572	23.7
Black (Non-Hispanic)	29,576	94.2	771,853	28.4	1,380,647	16.2
Asian (Non-Hispanic)	111	0.4	188,325	6.9	648,059	7.6
Other/Multiple Races (Non-Hispanic)	576	1.8	82,349	3.0	263,236	3.1

Age Cohorts, 2018-2022

	Chatham		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,210	3.9	156,309	5.7	484,947	5.7
5 to 19	5,541	17.7	453,431	16.7	1,634,226	19.2
20 to 34	6,701	21.4	736,346	27.1	1,773,356	20.8
35 to 49	4,977	15.9	552,647	20.3	1,709,186	20.0
50 to 64	7,139	22.7	462,033	17.0	1,638,073	19.2
65 to 74	3,414	10.9	211,359	7.8	760,750	8.9
75 to 84	1,606	5.1	104,397	3.8	367,111	4.3
85 and Over	793	2.5	45,392	1.7	159,392	1.9
Median Age	41.4		35.3		38.1	

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

Chatham & Auburn Gresham | Recent Public Investments



79th Street Corridor Plan

Currently slated for adoption in the spring of 2025, the 79th Street Corridor plan represents a community-led vision to revitalize commercial activity along 79th Street between Ashland and Vincennes avenues and Halsted Street between 77th and 83rd streets. The goals of the plan include identifying neighborhood commercial centers and planning for housing infill, parks and open space.

79th Street Improvements

Initiated in 2022, the Chicago Department of Transportation is planning to construct street improvements on 79th between the new Auburn Park Metra Station and Ashland. Street improvements will include resurfacing, new sidewalks and traffic calming to improve pedestrian safety, drainage improvements, street lighting, signal upgrades and side street intersection improvements.



Save-a-Lot | 7908 S. Halsted St.

Reopened in January 2025 through \$13.5 million in tax-increment financing and \$13 million in New Market Tax Credits, this new grocery store provides convenient access to fresh food and vegetables.



Mahalia Jackson Court | 1 E. 79th St.

Opened in 2022 and funded with a \$500,000 grant from the Department of Cultural Affairs and Special Events, this public plaza is adjacent to the 79th Street CTA Red Line stop and provides public space and programming for neighborhood residents, including space for food trucks and special exhibits and events.

Healthy Lifestyle Hub | 839 W. 79th St.

Opened in 2022 through an \$11 million New Markets Tax Credit (NMTC) allocation, the Healthy Lifestyle Hub includes a University of Illinois health clinic and urgent care center, a UIC neighborhood tutoring and small business center, a Bank of America branch, a community kitchen, and a pharmacy.



Auburn Gresham Apartments | 757 & 834-858 W. 79th St.

Nearing completion, this \$53 million mixed-use housing development includes two buildings with a total of 58 affordable homes. AYO West African Foods, a community center and supper club will operate within ground floor commercial spaces.

Blue Azul | 7950 S. Emerald St.

Recently awarded a Department of Planning and Development Grant, this planned community center will include a fitness center, commercial kitchen, multi-purpose rooms, and a full-sized basketball court.



Green Era Campus | 650 W. 83rd St.

A recipient of a \$10 million Chicago Prize in 2020, this \$35 million project includes an anaerobic digester that turns food waste into compost for gardening. Led by the Urban Growers Collective, the campus is moving forward with an expansion that will include a vertical farm and community education center.



Auburn Park Metra Station | 609 W. 79th St.

Opening in the fall of 2025, this \$35 million commuter rail station will provide service between downtown Chicago and the south suburbs.

South Chicago Demographic Profile

Housing Type, 2018-2022

	South Chicago		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	4,382	30.4	325,853	25.9	1,743,736	49.8
Single Family, Attached	167	1.2	44,619	3.5	264,078	7.5
2 Units	3,569	24.8	172,982	13.7	235,558	6.7
3 or 4 Units	2,976	20.6	183,410	14.6	273,909	7.8
5 to 9 Units	1,940	13.5	144,732	11.5	271,861	7.8
10 to 19 Units	478	3.3	54,523	4.3	156,360	4.5
20 or More Units	900	6.2	328,898	26.1	525,369	15.0

Household Income, 2018-2022

	South Chicago		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	3,502	30.9	229,233	20.3	453,945	14.0
\$25,000 to \$49,999	2,802	24.7	196,704	17.4	496,759	15.3
\$50,000 to \$74,999	1,502	13.3	159,061	14.1	466,365	14.3
\$75,000 to \$99,999	1,386	12.2	131,717	11.7	407,838	12.5
\$100,000 to \$149,999	1,267	11.2	173,844	15.4	591,558	18.2
\$150,000 and Over	870	7.7	239,349	21.2	834,175	25.7
Median Income	\$43,936		\$71,673		\$87,766	
Per Capita Income*	\$22,912		\$45,840		\$47,125	

Race and Ethnicity, 2018-2022

	South Chicago		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	1,016	3.4	891,281	32.7	4,211,527	49.4
Hispanic or Latino (of Any Race)	5,743	18.9	788,106	29.0	2,023,572	23.7
Black (Non-Hispanic)	22,742	75.0	771,853	28.4	1,380,647	16.2
Asian (Non-Hispanic)	157	0.5	188,325	6.9	648,059	7.6
Other/Multiple Races (Non-Hispanic)	657	2.2	82,349	3.0	263,236	3.1

Age Cohorts, 2018-2022

	South Chicago		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,956	6.5	156,309	5.7	484,947	5.7
5 to 19	6,693	22.1	453,431	16.7	1,634,226	19.2
20 to 34	6,457	21.3	736,346	27.1	1,773,356	20.8
35 to 49	5,179	17.1	552,647	20.3	1,709,186	20.0
50 to 64	5,456	18.0	462,033	17.0	1,638,073	19.2
65 to 74	2,364	7.8	211,359	7.8	760,750	8.9
75 to 84	1,436	4.7	104,397	3.8	367,111	4.3
85 and Over	774	2.6	45,392	1.7	159,392	1.9
Median Age	35.2		35.3		38.1	

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

South Shore and South Chicago | Recent Public Investments



Illinois Quantum and Microelectronics Park | 8080 S. DuSable Lake Shore Drive

Approved in December 2024, the 420-acre Illinois Quantum and Microelectronics Park (IQMP) will be anchored by one of the world's most advanced quantum computers and cooling facilities. The \$5.6 billion project is being developed by Related Midwest and CRG and expected to generate thousands of jobs through partnerships with local colleges.



Advocate Hospital | 8101 S. DuSable Lake Shore Drive

Announced in December 2024, Advocate Health Care systems will be the first new hospital on the South Side in 100 years. The \$300 million facility will be part of the IQMP, providing 52 beds and emergency services for area residents and workers. The 23-acre project will replace Advocate's 115-year-old facility in Calumet Heights.



Thrive Exchange | 7901 S. Exchange Ave.

The City is investing \$16 million in the development of Thrive Exchange, a community investment project that aims to address access to health care, quality affordable housing, and financial stability. This development will create 100 new homes, including 43 affordable units, as well as 2,760 square feet of retail space and on-site office space for NHS Chicago.



Urban Luxe Cafe | 2911 E. 79th St.

DPD awarded \$154,200 to Urban Luxe Cafe towards interior and exterior renovations through the Neighborhood Opportunity Fund (NOF) grant. The cafe and event space provides food and drinks and hosts community events.



Sisters in Cinema | 2310 E. 75th St.

Sisters in Cinema celebrated the grand opening of its Media Arts Center in February 2024 after rehabbing the space with DPD financing. The assistance helped cover carpentry, mechanicals, and other eligible expenses that support the organization’s mission to create equitable cultural opportunities for Black girls, women and gender nonconforming storytellers.



Work by Mar Garcia

Adopted by Chicago Plan Commission
May 21, 2020

SOUTH SHORE CORRIDOR STUDY

South Shore Corridor Study | 75th and 79th St, Stony Island Ave to Lake Michigan

The South Shore Corridor Study examines the retail and housing markets along these corridors, within the context of transportation improvements and changing demographics.

79th Street Streetscape Improvements | 79th St., Stony Island Ave. to South Shore Dr.

The Chicago Department of Transportation is leading a streetscape improvement project along 79th street, between Stony Island Avenue and South Shore Drive. This section of 79th Street will be improved in tandem with CTA’s [Better Street for Buses Plan](#), which also developed a framework for enhancing bus stops, as well as adjacent street and intersection improvements.

Morgan Park Demographic Profile

Housing Type, 2018-2022

	Morgan Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	6,440	71.7	325,853	25.9	1,743,736	49.8
Single Family, Attached	530	5.9	44,619	3.5	264,078	7.5
2 Units	541	6.0	172,982	13.7	235,558	6.7
3 or 4 Units	391	4.4	183,410	14.6	273,909	7.8
5 to 9 Units	384	4.3	144,732	11.5	271,861	7.8
10 to 19 Units	140	1.6	54,523	4.3	156,360	4.5
20 or More Units	554	6.2	328,898	26.1	525,369	15.0
Mobile Home/Other*	0	0.0	3,687	0.3	30,157	0.9

Household Income, 2018-2022

	Morgan Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	1,559	18.5	229,233	20.3	453,945	14.0
\$25,000 to \$49,999	1,770	21.0	196,704	17.4	496,759	15.3
\$50,000 to \$74,999	1,024	12.2	159,061	14.1	466,365	14.3
\$75,000 to \$99,999	1,136	13.5	131,717	11.7	407,838	12.5
\$100,000 to \$149,999	1,365	16.2	173,844	15.4	591,558	18.2
\$150,000 and Over	1,561	18.5	239,349	21.2	834,175	25.7
Median Income	\$71,683		\$71,673		\$87,766	
Per Capita Income*	\$39,283		\$45,840		\$47,125	

Race and Ethnicity, 2018-2022

	Morgan Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	6,215	30.0	891,281	32.7	4,211,527	49.4
Hispanic or Latino (of Any Race)	834	4.0	788,106	29.0	2,023,572	23.7
Black (Non-Hispanic)	12,589	60.7	771,853	28.4	1,380,647	16.2
Asian (Non-Hispanic)	211	1.0	188,325	6.9	648,059	7.6
Other/Multiple Races (Non-Hispanic)	875	4.2	82,349	3.0	263,236	3.1

Age Cohorts, 2018-2022

	Morgan Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,230	5.9	156,309	5.7	484,947	5.7
5 to 19	4,032	19.5	453,431	16.7	1,634,226	19.2
20 to 34	3,038	14.7	736,346	27.1	1,773,356	20.8
35 to 49	4,168	20.1	552,647	20.3	1,709,186	20.0
50 to 64	3,948	19.0	462,033	17.0	1,638,073	19.2
65 to 74	2,041	9.8	211,359	7.8	760,750	8.9
75 to 84	1,363	6.6	104,397	3.8	367,111	4.3
85 and Over	905	4.4	45,392	1.7	159,392	1.9
Median Age	43.0		35.3		38.1	

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

Morgan Park | Recent City Investments



111th Street Station Area Rendering

CTA Red Line Extension | Various Locations

The Chicago Transit Authority (CTA) is extending the Red Line from the existing terminal at 95th/Dan Ryan to 130th Street. The 5.5-mile Red Line Extension (RLE) will include four new fully-accessible stations near 103rd Street, 111th Street, Michigan Avenue, and 130th Street. Multimodal connections at each station will include bus, bike, pedestrian, and park-and-ride facilities.



Morgan Park Commons | 11420 S. Halsted St.

The 12-acre redevelopment of the former Jewel grocery store and Halsted Mall will transform the site into a vibrant housing and retail development.



Jackie Robinson Park Field House | 10540 S. Morgan St.

The Chicago Park District is leading the development of the new, \$15 million field house for Jackie Robinson Park. The new, 18,000-square-foot structure will offer year-round programming for the park when open in the fall of 2025.



Ambassador Floral Co. | 11045 S. Halsted St.

Ambassador Floral Co. was awarded \$225,988 through the Neighborhood Opportunity Fund in 2023 for interior and exterior improvements to both the interior and exterior of the building.

City of Chicago
Department of Planning and Development
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[Chicago.gov/MissingMiddle](https://chicago.gov/MissingMiddle)
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