

INVEST South/West RFP Summary

South Chicago – Commercial Avenue ISW Corridor



DPD@cityofchicago.org

8840-8854 S. Commercial Ave.

Site Description:

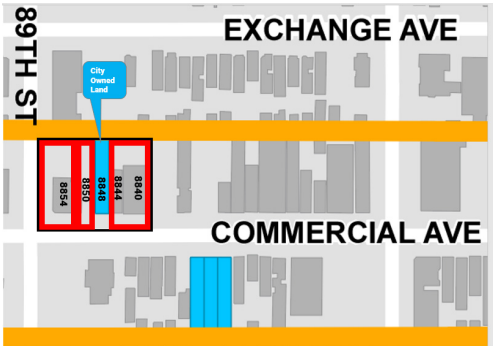
Commercial Avenue has long been the heart of economic activity in South Chicago and the larger Calumet region in Chicagoland. At the turn of the 20th century, the steel industry brought people from all over the world to this region. While many jobs were lost when the steel mills closed in the latter half of the 20th century, the city designated Commercial Avenue as an Invest South/West corridor because it remains a hub of well-established small businesses and has passionate stakeholders who are committed to seeing the area revitalized.

The RFP site is located in the center of the commercial corridor at south Commercial Avenue and east 89th Street, adjacent to a number of active uses. After extensive consultation with the South Chicago community, the City selected the assemblage of land at 8840-8854 S. Commercial Ave. The development concept shown in the RFP document includes the rehabilitation of two early 20th century buildings with a new building on the corner that respects the scale of the existing built environment. This is an opportunity to create a mixed-use development project that will catalyze future development within this corridor.

The following “one-pagers” are a high-level summary of the three RFP responses received for the 8840-8854 S. Commercial Ave. opportunity site in March 2021.



Historic Commercial Avenue



RFP Site



RFP Site -View Looking North West(Existing)



RFP Vision View From South West



RFP Site - View Looking South West (Existing)



RFP Vision Street View

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STEEL CITY APARTMENTS

Project Description:

Steel City Apartments pays homage to the area’s past with a mixed-use development including 16,000 square feet of commercial and 44 mixed-income rental apartments. Ground floor retail is divided to accommodate small businesses and a number of two and three bed apartments can accommodate larger families. An interior courtyard to maximize light will feature public art. **Estimated project cost: \$29.3 M**



Development Team:

Preservation of Affordable Housing (POAH)
Claretian Associates, INC.

Design Team:

Urban Works (WBE)

Pre-Construction Team:

Berglund Construction
and The Blackwood Group (MBE)

Community Partners:

Nine3 Studios
Spanish Coalition for Housing

Proposed Uses:

Office Space: 8,250 sf
Housing: 53,800 sf (Amenities 6,745 sf)
100% affordable up to 80% AMI
Retail: 7,500 sf
Green Rooof: 3,000+ sf
Court yard: 4,680 sf

Total Development Size:

83,625 SF

Commercial Space:

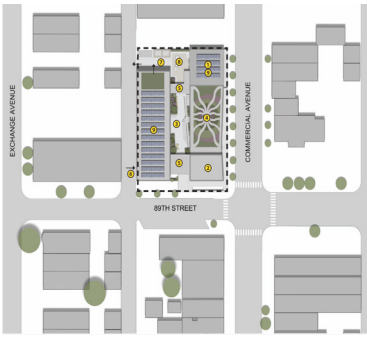
16,000 SF

Total Housing Units:

44 (1-3BR)

Permanent Jobs :

50-55



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GALLERIA 89

Project Description:

The rehabilitation of a three-story commercial building and the construction of a new four-story mixed-use building. Incorporating brick and steel in recognition of the steel industry’s history in South Chicago, the development would provide a connectivity cafe, business development center, biking infrastructure and repair shop, open-air plaza with art space, restaurant space, and solar-powered housing. **Estimated project cost: \$23.7 M**



Development Team:

548 Development(MBE)

Design Team:

Rivetna Architects
(MBE,LGBT)
Engage Civil (MBE)
Syzygy Cities (WOSB)

Construction Team:

Milhouse Engineering &
Construction, Inc. (MBE)

Financial Consultant:

Gold Leaf Capital Partners
(Financial consultants,
Black owned)

Community & / Business Partners:

Dollop Coffee Co.
Cambio Labs
Nine3 Studios, Skyart
Jamii Group
Black Women Talk Tech
Pilsen Wellness Center

Proposed Uses:

Housing: 43,005 sf | 40% Market Rate
60% Affordable @ average 60% AMI
Retail/Commercial: 12,060 sf
Residential Common Space/Amenities: 3,495 sf

Total Development Size:

58,056 sf

Commercial Space:

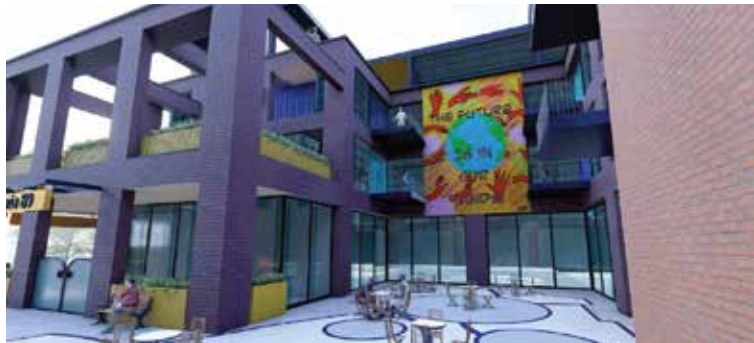
12,060 sf

Total Housing Units:

45 (1-3 BR)

Permanent Jobs

60+



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Vision for South Chicago Future

Project Description:

Hammersly Architecture collaborated with the University of Illinois Chicago School Of Architecture Graduate Studio, community organizations, local artists, community members, and the Great Cities Institute (UIC) to create a visionary planning document for future development in South Chicago. This document includes renderings and drawings for a mixed-use building on the RFP site.



Proposed Uses:

Art plaza on the ground floor with Housing units above.

Total Development Size:

N/A

Commercial Space:

N/A

Total Housing Units:

46 (estimate)

Permanent Jobs

N/A

