



3-YEAR UPDATE | 2022

INVEST SOUTH WEST

**THE FUTURE IS UNDER
CONSTRUCTION**

Mayor Lori E. Lightfoot





ADVANCING LOCAL GOALS AND IMPROVING NEIGHBORHOODS

These past three years have been an incredible journey for my administration and the residents of our South and West Side neighborhoods. Together, we have made bold, transformative investments throughout our historically underserved communities and welcomed growth in these areas for the first time in generations.

Through my administration's INVEST South/West initiative, the City worked in close collaboration with community stakeholders and utilized their voices to meet the needs and goals of our neighborhoods. To date, we have accrued more than \$2.2 billion in public and private sector investment commitments towards 10 unique communities and their 12 commercial corridors in support of mixed-use developments, new public amenities, and other neighborhood enhancements that bring jobs, improved safety, new housing options, and hope for the future.

In this report, you will see that our investments include more than \$450 million towards mixed-use and commercial Request for Proposal (RFP) development sites that focus on building generational wealth and meeting community needs. The 12 INVEST South/West commercial corridors are receiving more than \$280 million of unprecedented streetscape investments to create a unified, safe, walkable and attractive commercial destination. Additionally, more than 1,500 small businesses in INVEST South/West geographies have received City funding and support.

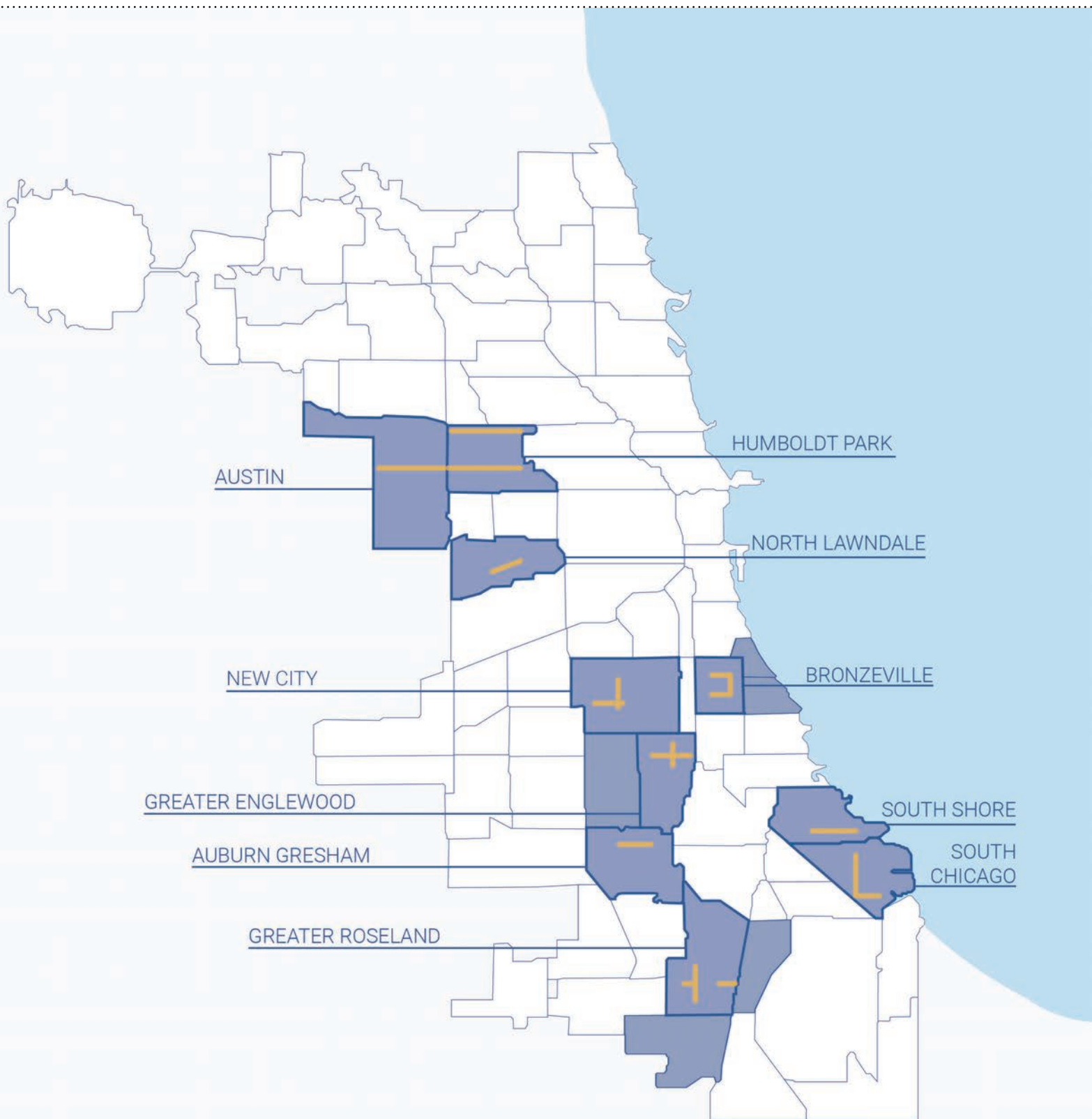
We have celebrated many groundbreakings and ribbon cuttings that are unlocking the full potential of our residents and the neighborhoods they live in, as well as the portfolios of many minority and women-owned businesses. These celebrations will continue, and we expect they will spur countless, continued investments in our South and West Sides.

Hand-in-hand with community, we are proud of all that INVEST South/West has achieved in its first three years. We know, however, there is much more to be done and we will continue that work. This is just the beginning of a new story for the South and West Sides. I promise, as long as I am Mayor, to continue working through a community-driven process to fulfill the dreams of Chicagoans from every neighborhood in our city.

Sincerely,



Mayor Lori E. Lightfoot
November 15, 2022



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\$2 BILLION AND GROWING

Since Mayor Lori E. Lightfoot launched INVEST South/West in fall 2019 with a \$750 million public commitment towards 10 West and South Side community areas, INVEST South/West has evolved into a \$2 billion global model for urban revitalization.

Guided by the people who live and work within each community, the strategy has paved way for more than a dozen major mixed-use projects, comprehensive public realm enhancements, new cultural installations, and a pipeline of financial grants for small businesses and other entities that will resonate for generations to come.

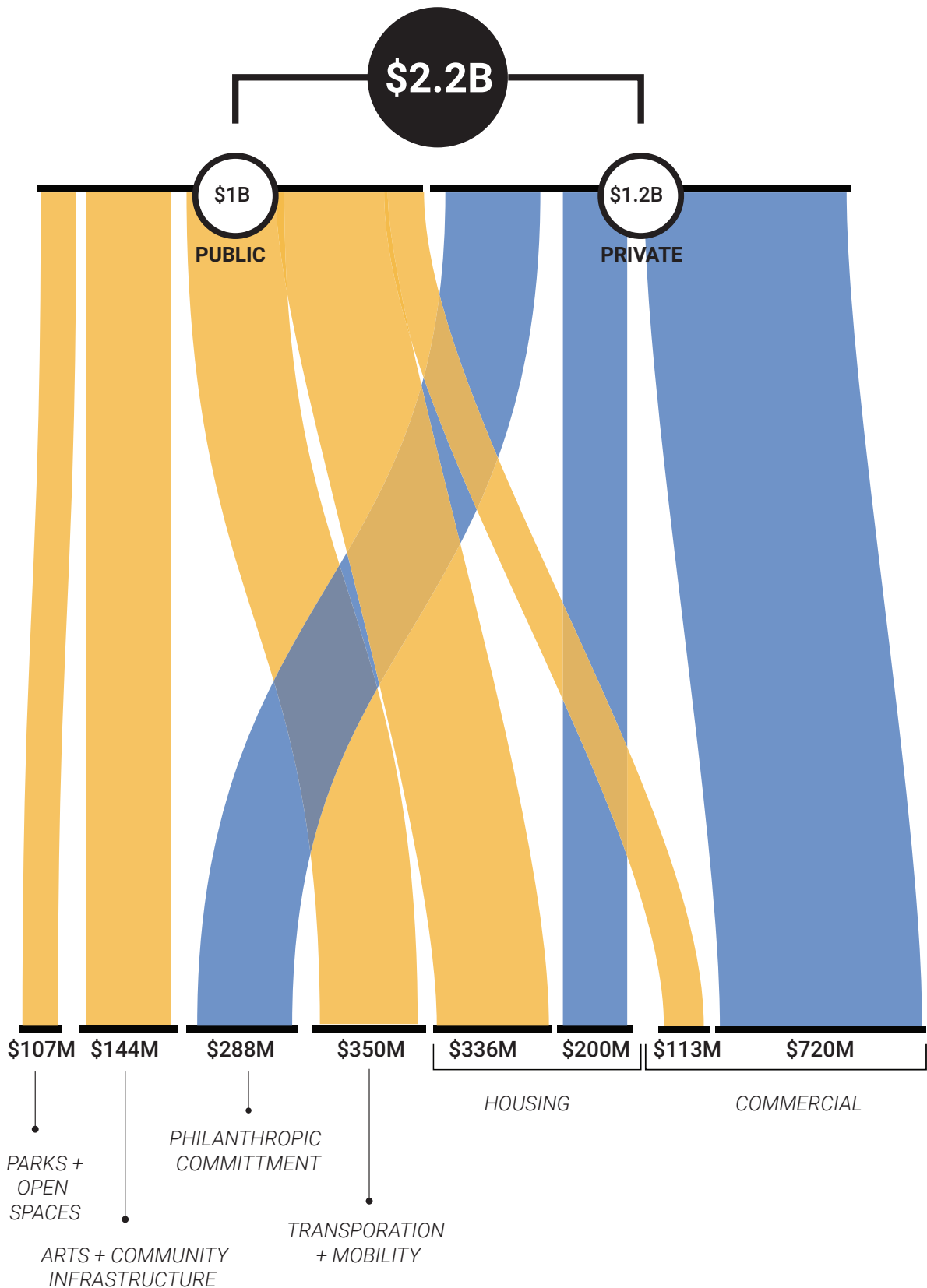
INVEST South/West is supported by multiple public agencies, corporations, institutions, and philanthropies as part of a coordinated approach to community wealth-building and the fulfillment of long-established improvement goals in underinvested neighborhoods.

INVEST South/West is today poised to leverage three years of progress by increasing its strategic scope to include new infill development projects that will increase local population levels, support local business activity, and expand Chicago's legacy as the most livable big city in the country.



Participants in a September 2022 retail bus tour of INVEST South/West neighborhoods enjoy a stop at Austin's new POPCOURTs! public plaza on Chicago Avenue.

3-YEAR INVESTMENT COMMITMENTS



CORRIDORS OF OPPORTUNITY

INVEST South/West investments are focused on 12 priority corridors that have historically served as “front doors” to the 10 targeted community areas, providing convenient access to goods and services, restaurants, cultural locations, public transportation, and other quality-of-life amenities.

Despite decades of systemic disinvestment, each corridor still possesses numerous attributes for growth and vibrancy, including ongoing merchant activity, one or more business associations, ample public transit services, untapped buying power of nearby residents, and vintage buildings available for sustainable reinvestment projects.

Each of the 12 corridors were identified through a community engagement process that also pinpointed specific sites for rehabilitation and new construction projects that serve local needs. Through public- and private-sector partnerships within each corridor, INVEST South/West has utilized a variety of development tools and resources, including Requests for Proposals (RFPs) issued by DPD for new mixed-use projects, public gathering spaces, and hospitality-oriented services. The effort also includes comprehensive streetscape improvements by the Chicago Department of Transportation (CDOT) to enhance the public realm and cultural investments and activities by the Department of Cultural Affairs and Special Events (DCASE) to support the arts and local artists.





The northwest corner of Ashland Avenue and 63rd Street in Englewood, summer 1957.

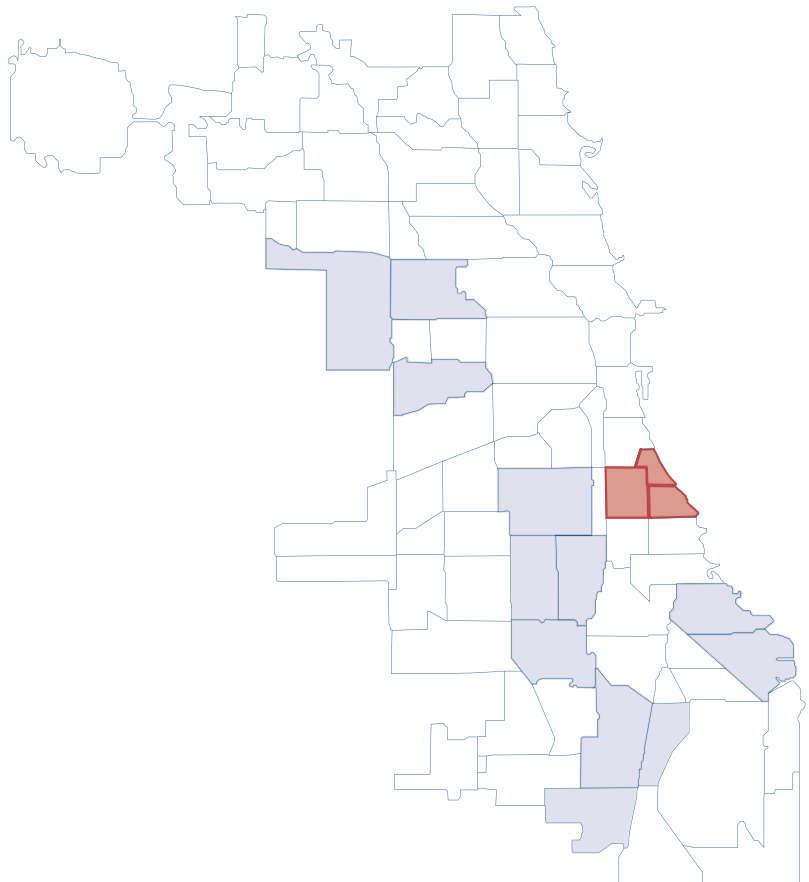
15-MINUTE NEIGHBORHOODS

Chicago’s gridiron pattern of intersecting streets – typically one commercial street for every eight residential blocks – makes the city uniquely suited to the “15-minute” urban planning concept, where an individual’s most basic, day-to-day needs are available within a 15-minute walk or bike ride of their home.

While every 15-minute neighborhood is different, each is characterized by the density and proximity of local resources that collectively reduce the time and effort required for an individual to fulfill their needs, resulting in a higher quality of life.

Given the diminished presence of neighborhood-oriented amenities in many South and West Side neighborhoods, INVEST South/West resources are being strategically allocated to create walkable destinations that fulfill residents’ basic needs, reduce their reliance on cars, and contribute to neighborhood character and private investment. The resources are supporting new and improved stores and restaurants, public plazas, attractive streetscapes, public art, and other amenities that provide opportunities for residents to meet, linger, and enjoy their neighborhoods, all within 15 minutes from their front doors.

The priorities are also supported by multiple community-driven “quality of life” plans for local neighborhoods, as well as the Department of Housing’s (DOH) “Qualified Allocation Plan” for the support of affordable housing.



Bronzeville highlighted

Bronzeville by Foot

With multiple City-supported improvements along portions of 43rd Street, 47th Street and Cottage Grove Avenue, INVEST South/West is creating new mixed-use destinations in Bronzeville that are easily accessible from local homes, public transit facilities, schools, and other locations. With travel times measured in minutes, Bronzeville residents are increasingly able to shop, visit health care professionals, enjoy meals, attend live performances, and receive personal services at businesses that are also constructed, designed, operated and staffed by other Bronzeville community members. The 15-minute neighborhood concept is being replicated on blocks surrounding each INVEST South/West priority corridor.

- Investments over \$1M
- Investments under \$1M





Members of INVEST South/West development teams.

FOUNDATIONS FOR FUTURE GROWTH

The redevelopment of INVEST South/West corridor opportunity sites was initiated by DPD in early 2020 as a direct response to community priorities and existing neighborhood plans.

Targeted locations included a mix of public and private land and historic buildings that, through Requests for Proposals (RFPs) and financial grant programs, were intended to jumpstart a variety of projects that would address immediate neighborhood needs while also creating a sustainable environment for future growth.

As of November 2022, more than a dozen mixed-use projects valued at more than \$450 million are moving forward on the RFP sites and nearby land. Collectively, the projects represent more than 560 new residential units, approximately 400,000 square feet of business and community space, and several acres of new open space.

In addition to revitalizing vacant and underutilized properties, the RFPs and grants are also creating unprecedented opportunities for emerging design and development firms to participate in the revitalization process. Dozens of minority- and women-owned enterprises are expanding their portfolios with high-value projects while making Chicago's construction and business landscape more equitable and representative of the people who call the city home.



AUBURN GRESHAM
AUBURN GRESHAM
APARTMENTS



AUBURN GRESHAM
AUBURN GRESHAM
APARTMENTS II



AUSTIN
AUSTIN UNITED ALLIANCE



BRONZEVILLE
THE LEGACY DISTRICT



ENGLEWOOD
THRIVE ENGLEWOOD



ENGLEWOOD
ENGLEWOOD CONNECT



HUMBOLDT PARK
THE AVE.



HUMBOLDT PARK
3831 W. CHICAGO AVE.



HUMBOLDT PARK
TEAM PIONEROS



NEW CITY
UNITED YARDS



NORTH LAWDALE
LAWDALE REDEFINED



NORTH LAWDALE
INNOVATION CENTER



ROSELAND
FORMER GATELY SITE



SOUTH CHICAGO
GALLERIA 89



SOUTH SHORE
THRIVE EXCHANGE



INVEST South/West neighborhood bus tour with more than 40 national retailers

PASSIONATE PRIVATE PARTNERS

For every \$1 of public funding, INVEST South/West is generating more than \$1 in private sector commitments that help achieve local goals.

The \$1.2 billion in total private sector commitments to date include funding for new mixed-income residences, stores, services, and institutional investments that are transforming long-vacant lots and buildings into productive new uses.

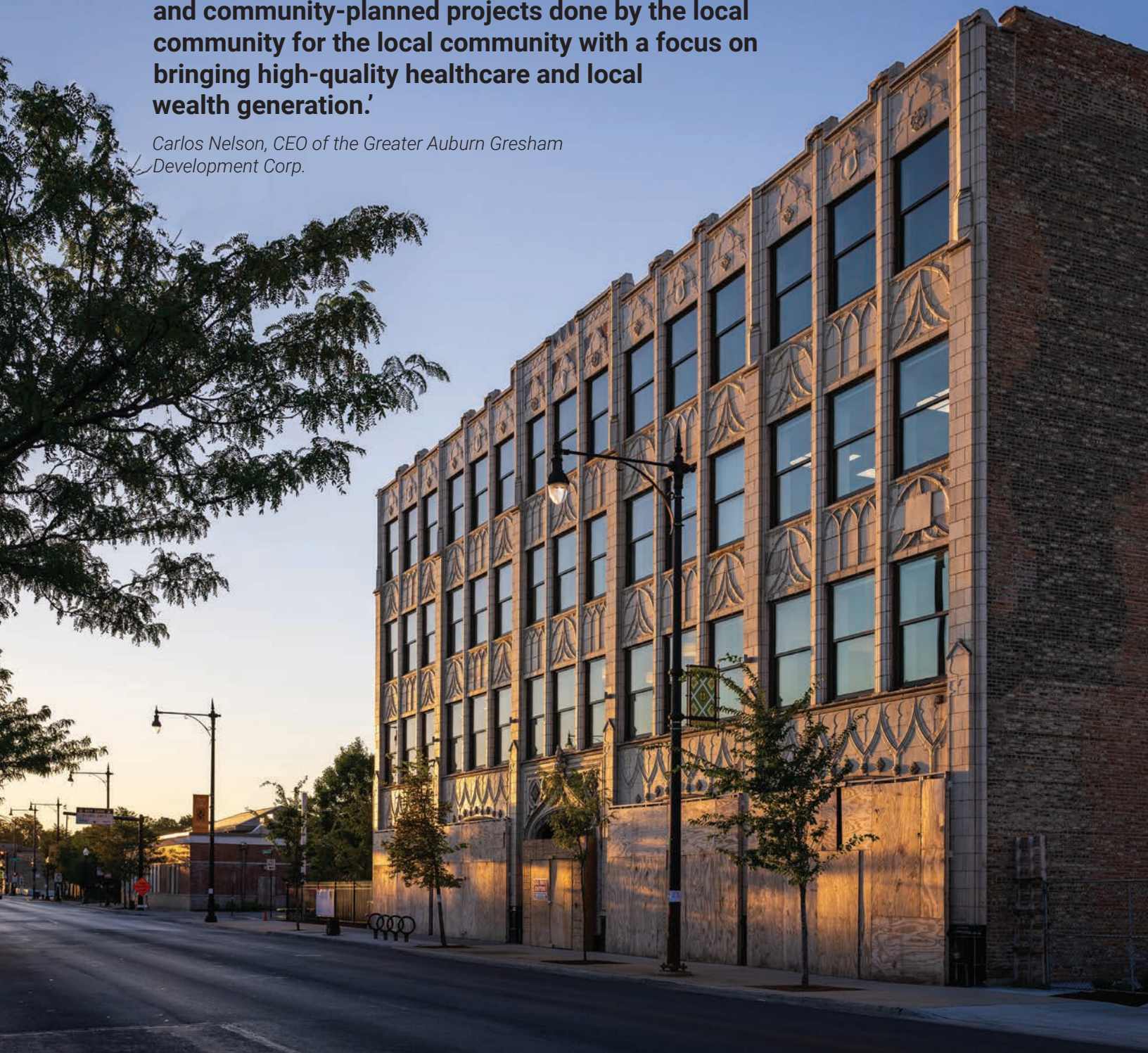
Recently completed projects include Greater Auburn Gresham Development Corp.'s \$20 million Healthy Lifestyle Hub near 79th and Halsted and IBT Group and Chicago businessman Joe Mansueto's \$70 million The Terminal office campus at 1334 N. Kostner.

Forthcoming projects include Northwestern Medicine's \$130 million outpatient center at Cottage Grove and 48th Street, DL3 Realty's \$35 million THRIVE Englewood mixed-income residential project at 63rd and Sangamon, and 548 Development's \$39 million mixed-income residential project at Chicago and Avers.

Largely led by minority-owned development companies, the private-sector investments are helping to expand the traditional geographies of multimillion dollar real estate investments in Chicago and demonstrating the untapped market potential of Chicago's West and South Sides.

‘The Healthy Lifestyle Hub is a national model for catalytic community-led, community-sponsored and community-planned projects done by the local community for the local community with a focus on bringing high-quality healthcare and local wealth generation.’

Carlos Nelson, CEO of the Greater Auburn Gresham Development Corp.



Dawn breaks on a nearly complete Auburn Gresham Healthy Lifestyle Hub, summer 2022.

Northwestern Medicine Advanced Outpatient Care Center

\$130 million total project cost with no City incentives

50,000 local patients served annually

'We believe this site will have a generational impact on the health and wellness of the Bronzeville community... Our advanced outpatient care center will reflect the culture of the neighborhood and will provide patients numerous offerings. An immediate care center to provide urgent care. Primary care, pediatrics, women's health and other sub-specialty care... and a state-of-the-art cancer center with chemotherapy and infusion services.'

*Dr. Kimbra A. Bell, Medical Director,
Northwestern Medicine*





Rendering of the recently announced Northwestern Medicine care center, 4800 S. Cottage Grove Ave.



Statue of gospel icon Mahalia Jackson at the new CRP-funded POP! Plaza on 79th Street.

NEIGHBORHOOD RECOVERY AND SUPPORT

To help overcome the unique impact of COVID-19 on underinvested communities, INVEST South/West is leveraging once-in-a-generation federal assistance by making strategic allocations through the Chicago Recovery Plan (CRP).

DPD's Corridor Ambassador program, for example, is providing approximately \$3.5 million to neighborhood organizations that have hired and trained local residents to perform on-the-street hospitality services along seven priority corridors. Since June 2022, approximately 100 ambassadors have been working in pairs, greeting pedestrians and providing information on wayfinding, parking, dining, and shopping, among other duties.

DPD's Public Outdoor Plaza (POP!) program, meanwhile, is providing approximately \$4 million to neighborhood organizations that are creating new spaces for recreation, performances, pop-up shops, gardening, and other activities at eight locations previously occupied by vacant lots or underutilized land.

DPD's small business grants also continue to target INVEST South/West locations, allocating more than \$30 million in CRP resources in 2022 to more than 30 new and expanding enterprises, with more expected before the end of 2022. The funding is supporting workplace improvements that support the economic health of local business strips.

Chicago Recovery Plan Grantees



Corridor Ambassador program participants



Austin's Austin Harvest food market, 423 N. Laramie Ave.



South Shore's Soul Veg City restaurant, 1536 E. 75th St.



New City's Back of the Yards Algae Sciences facility, 1400 W. 46th St.



Austin's Aspire Center career complex, 5500 W. Madison St.



Bronzeville's Overton Center of Excellence business incubator, 221 E. 49th St.



Auburn Gresham's Save A Lot supermarket, 7908 S. Halsted St.



Mayor Lightfoot congratulates Neighborhood Opportunity Fund grant winners during a July 2021 ceremony.



Small Business Improvement Fund (SBIF) grant recipient Bronzeville Wingz, 4300 S. Michigan Ave.

ASSISTANCE FOR LOCAL BUSINESS

INVEST South/West's support for local businesses is being made available through DPD grant programs such as the Small Business Improvement Fund (SBIF), which allocates Tax Increment Financing (TIF) revenues for workplace improvement projects. Since fall 2019, DPD has approved more than 75 INVEST South/West-area businesses for SBIF grants valued at more than \$4.3 million.

The Department of Business Affairs and Consumer Protection (BACP) is also helping local businesses through its regional Chicago Business Centers. Launched in March 2021 in Austin, Bronzeville, Humboldt Park and greater Roseland through \$1.1 million in BACP funding, each center serves as a regional hub for businesses seeking help with licenses, permits, financing, professional services and other needs. The centers primarily target underserved locations and populations, especially minorities and people with limited English proficiency.

INVESTING IN TRANSPORTATION AND INFRASTRUCTURE

To complement private sector investments along priority INVEST South/West commercial corridors and nearby blocks, City agencies are ramping up public investments in local streetscapes and transportation systems.

CDOT, for example, is implementing more than \$280 million in new public realm improvements to create more walkable pedestrian environments. Led by comprehensive streetscape improvements valued at up to \$40 million each, the streetscape projects will include new community identifiers, pedestrian refuge islands, street furniture, and other upgrades to make the public

way more hospitable to residents and visitors.

Meanwhile, the Chicago Transit Authority (CTA) and Metra are allocating more than \$85 million in transportation enhancements in each community area, including a new regional commuter station in Auburn Gresham, e-bus infrastructure upgrades in Austin, Englewood and Humboldt Park, and initial improvements for the planned \$1.9 billion Red Line Extension project through greater Roseland.



CLOCKWISE FROM TOP: INVEST South/West streetscape investments in Pullman, South Chicago and New City, along with a new Metra station in Auburn Gresham, are making local commercial corridors more accessible and walkable.

ENHANCING ARTS AND CULTURE

To help expand the scope and impact of public funding, City agencies are recruiting artists and cultural organizations to help with INVEST South/West beautification projects and other enhancements.

In the last three years, the Department of Cultural Affairs and Special Events (DCASE) has invested more than \$5 million in grants and financing for special projects like the Austin Soul City Blues Festival, Englewood Music Festival and Taste of Chicago pop-up events, as well as for public murals at key locations and INVEST South/West construction sites.

DCASE is also sponsoring Artist-in-Residence programs in Englewood, Auburn Gresham, Austin, and New City, where artists are assisting City agencies and community stakeholders on projects that leverage local culture and creativity as part of integrated neighborhood improvement plans.



SummerDance in the Parks - Davis Square Park



TOP: Taste of Chicago - Pullman

BOTTOM: Auburn Gresham Public Art by artist Dorian Sylvian



Austin Town Hall City Market



New recreation space at Wentworth Elementary School, 1340 W. 71st St.

REINFORCING VIBRANT COMMUNITY SPACES

In addition to its focus on 12 priority corridors, INVEST South/West is marshaling more than \$180 million for public facilities located on nearby blocks and throughout the 10 community areas.

The Chicago Park District, for example, is spending approximately \$100 million on ball field and lighting improvements, field house upgrades and landscape enhancements that are reinforcing the roles of local parks and playlots as community amenities.

Chicago Public Schools is directing nearly \$50 million toward more than 50 school renovation projects that are creating more effective and comfortable learning environments for students within INVEST South/West elementary and high school facilities.

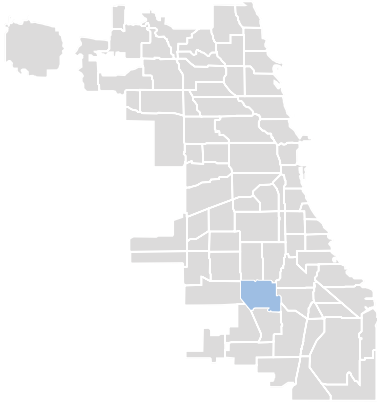
The Chicago Public Library (CPL) is meanwhile allocating more than \$30 million to enhance multiple branches within INVEST South/West neighborhoods, including recent facility renovations in North Lawndale, South Shore and Bronzeville. CPL is also working with DPD and New City residents on plans for a new library branch made possible by \$15 million in state funding.



INVEST SOUTH/WEST COMMUNITIES



Mayor Lightfoot and City officials help Greater Auburn Gresham Development Corp. representatives cut the ribbon on the new Healthy Lifestyle Hub, 839 W. 79th St., during an October 2022 ceremony.



AUBURN GRESHAM

Ongoing renovation and new construction projects in Auburn Gresham, along with new public transit amenities, are helping to restore the 79th and Halsted commercial corridors as mixed-use destinations for residents.



Auburn Gresham Healthy Lifestyle Hub,
839 W. 79th St.

Alderman:

David Moore / Ward 17

Corridor Manager:

Greater Auburn Gresham
Development Corporation

\$43.5M

RFP DEVELOPMENT
AUBURN GRESHAM
APARTMENTS

\$11M

STREETSCAPE:
79TH/ASHLAND/HALSTED

\$7M

SMALL BUSINESS
SUPPORT WITH
178 GRANTS



Public mural by artist Dorian Sylvain

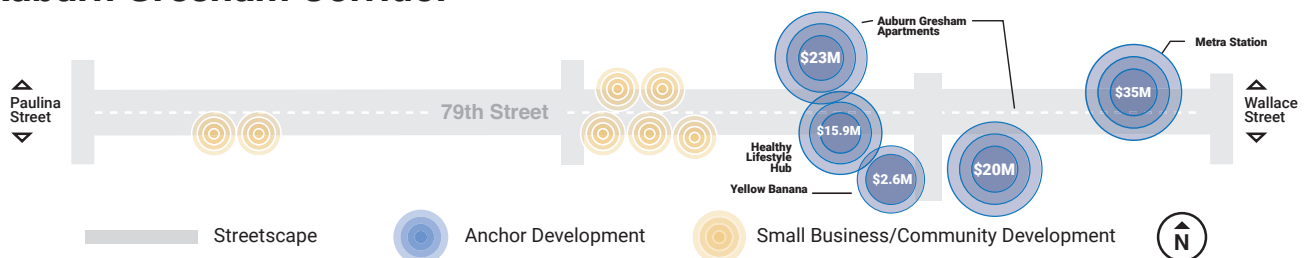


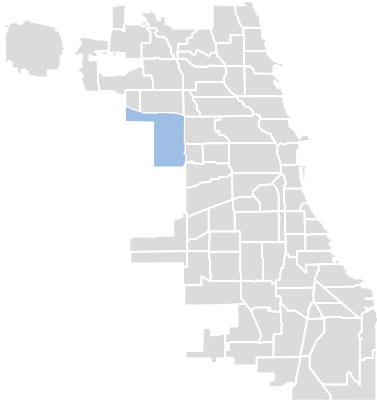
ABOVE: Auburn Gresham Apartments Building I
BELOW: Auburn Gresham Apartments Building II



Auburn Gresham Apartments groundbreaking ceremony

Auburn Gresham Corridor





AUSTIN

As Chicago's second largest community by size and third largest in population, Austin is reestablishing Chicago Avenue as a pedestrian-oriented neighborhood shopping district while also establishing a new legacy as the city's "Soul City" corridor.



Austin United Alliance,
5200 W. Chicago Ave.

Alderman:

Emma Mitts / Ward 37
Christopher Taliaferro / Ward 29

Corridor Manager:

Austin African American Business
Networking Association

\$47.7M

RFP DEVELOPMENT
AUSTIN UNITED
ALLIANCE

\$26M

STREETSCAPE:
CHICAGO AVENUE,
AUSTIN TO CICERO

\$48M

SMALL BUSINESS
SUPPORT WITH
357 GRANTS



POPCourt! public plaza, Chicago and Lockwood avenues



SummerDance in the Parks, Austin Town Hall

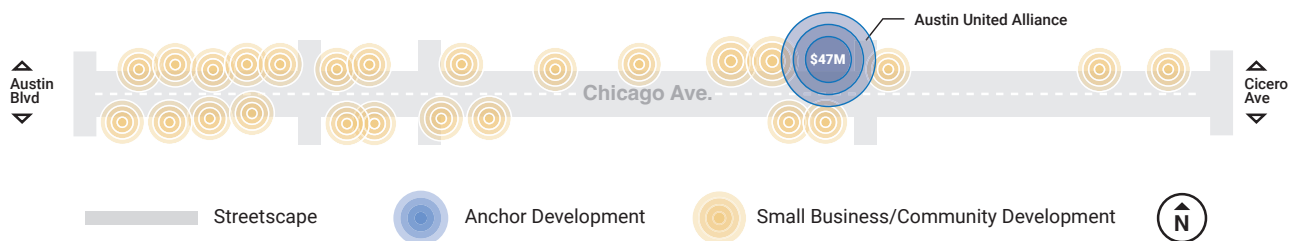


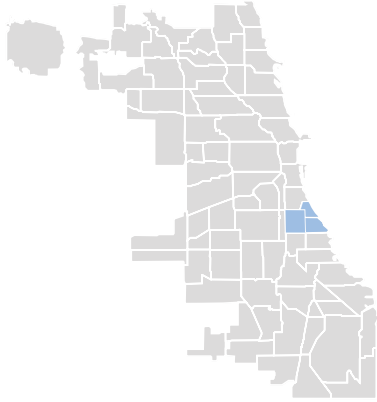
North Austin Community Center, 1841 N. Laramie Ave.



Aspire Center career complex, 5500 W. Madison St.

Austin Corridor





BRONZEVILLE

New and ongoing Bronzeville investments are turning portions of Cottage Grove Avenue, 43rd Street and 47th Street into corridors of opportunity for the Grand Boulevard, Oakland and Kenwood communities.



43 Green Phase I, 4308 S. Calumet Ave.

Aldermen:

Pat Dowell / Ward 3
Sophia King / Ward 4

Corridor Manager:

Quad Communities
Development Corporation

\$14.2M

RFP DEVELOPMENT
THE LEGACY DISTRICT

\$34M

STREETSCAPE:
BRONZEVILLE

\$33M

SMALL BUSINESS
SUPPORT WITH
214 GRANTS



Developer Ghian Foreman's effort to reinvent a former school as the Overton Center of Excellence business incubator is being supported by a \$5 million Chicago Recovery Plan grant.

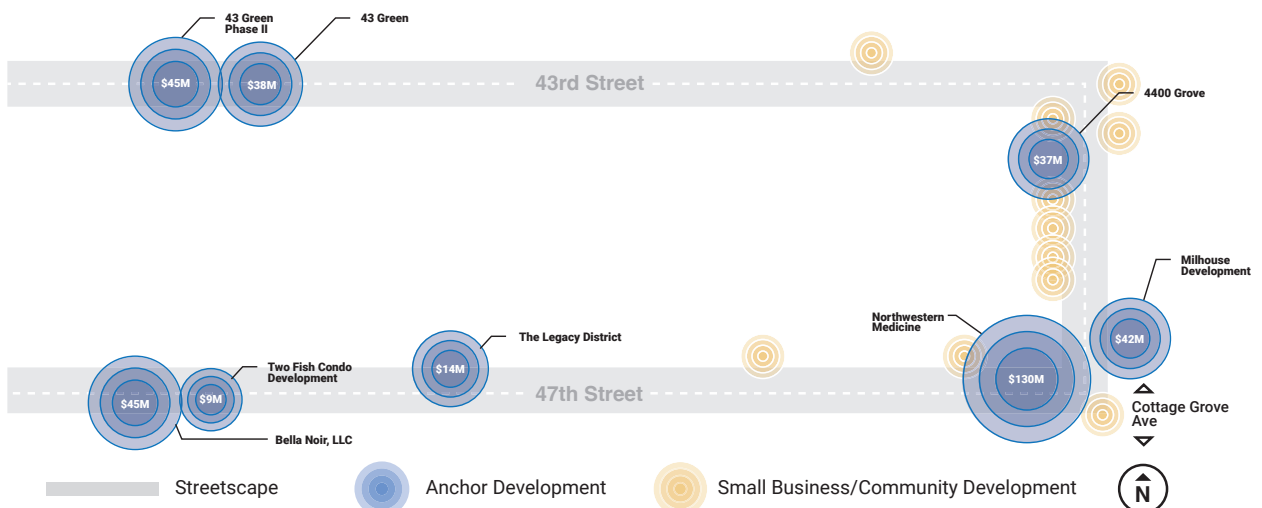


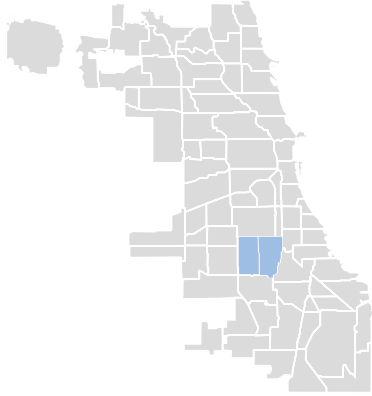
ABOVE: Northwestern Medicine Bronzeville
BELOW: The Legacy District mixed-use RFP project



Mayor Lightfoot joins the ribbon cutting ceremony for Neighborhood Opportunity Fund grant recipient Bronzeville Winery, 4420 S. Cottage Grove Ave.

Bronzeville Corridor





GREATER ENGLEWOOD

As a proving ground for best practices involving urban revitalization strategies, Englewood investments are repurposing vacant land and buildings for productive uses that are reinforcing the community's association with food production and other industries.



Englewood Connect, 6204 S. Green St.

Aldermen:

Stephanie D. Coleman / Ward 16
Jeanette B. Taylor / Ward 20

\$49.3M

RFP DEVELOPMENTS
ENGLEWOOD CONNECT
THRIVE ENGLEWOOD

\$19.8M

STREETSCAPE:
63RD AND HALSTED

\$8M

SMALL BUSINESS
SUPPORT WITH
143 GRANTS



Wentworth Space to Grow, 1340 W. 71st St.



THRIVE Englewood mixed-use development

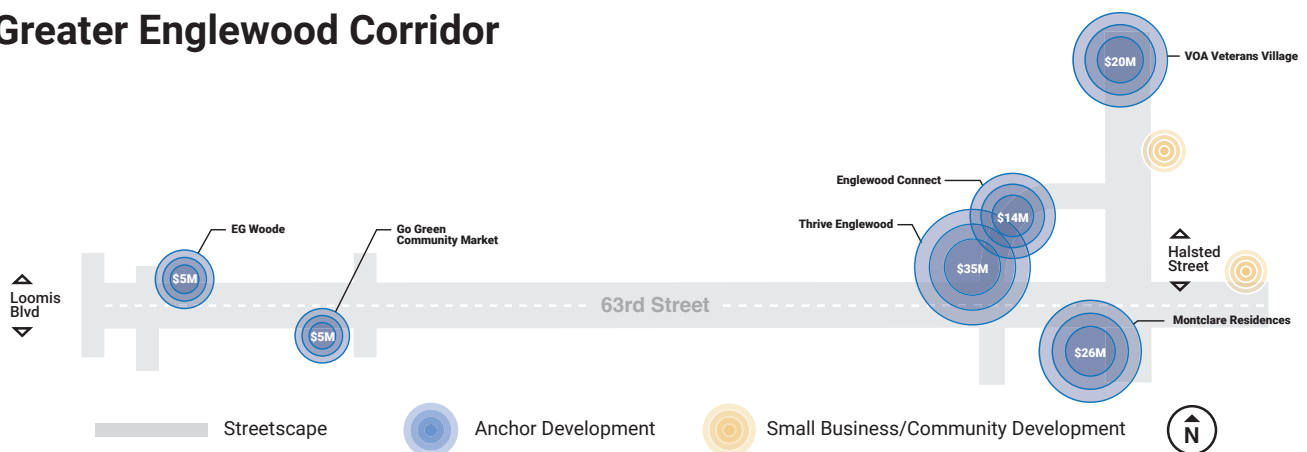


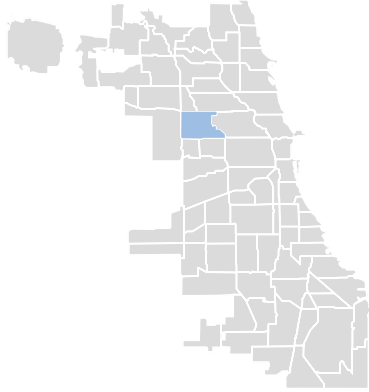
Go Green Community Market



Community meeting for the planned Englewood Nature Trail, summer 2022.

Greater Englewood Corridor





HUMBOLDT PARK

Chicago Avenue

With Chicago Avenue serving as one of two priority corridors in Humboldt Park, local improvements are also serving to connect more traditional neighborhood investment areas to the east and disinvested neighborhoods to the west.



Boys and Girls Club of Chicago,
4433 W. Chicago Ave.

Alderman:

Walter Burnett, Jr. / Ward 27

Corridor Manager:

West Humboldt Park
Development Corporation

\$65.9M

RFP DEVELOPMENTS
THE AVE.
3831 W. CHICAGO AVE.

\$12.7M

STREETSCAPE:
CHICAGO AVENUE

\$2.1M

SMALL BUSINESS
SUPPORT WITH
104 GRANTS

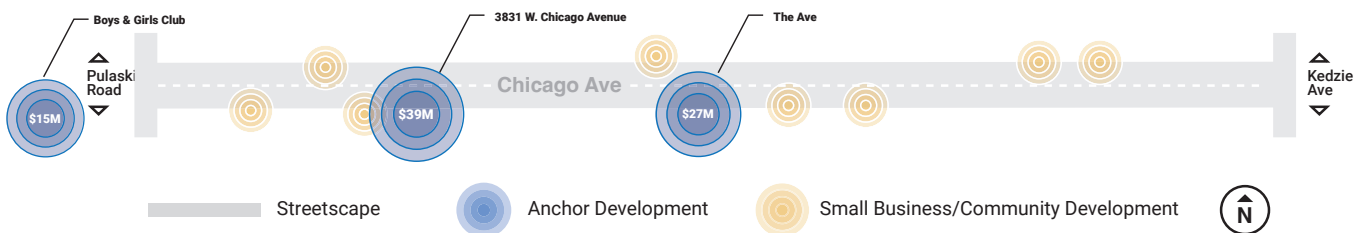


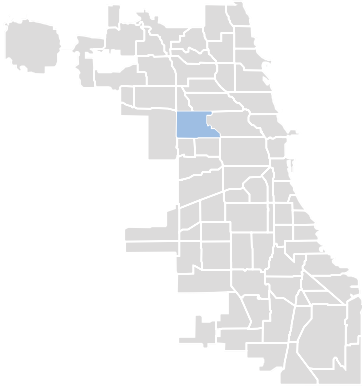
Mixed-use project planned by 548 Development for 3831 W. Chicago Ave.



Rendering of The Ave., 3601 W. Chicago Ave.

Humboldt Park (Chicago Avenue) Corridor





HUMBOLDT PARK

North Avenue

Ongoing public realm and small business investments along North Avenue in Humboldt Park are benefiting from a local population density that's more than 15 times the Chicago-area average.



Team Pioneros, 4000 W. North Ave.

Alderman:

Roberto Maldonado / Ward 26

Corridor Manager:

Puerto Rican Cultural Center

\$76M

RFP DEVELOPMENT
TEAM PIONEROS

\$12.3M

STREETSCAPE:
NORTH AVENUE

\$2.2M

SMALL BUSINESS
SUPPORT WITH
105 GRANTS



The Terminal office campus, 1334 N. Kostner Ave.

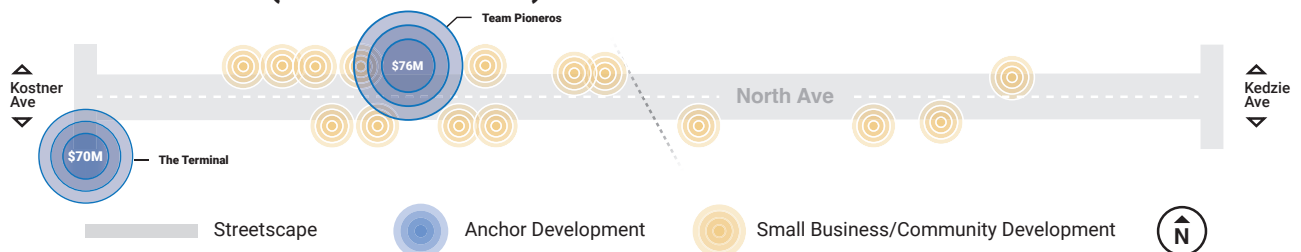


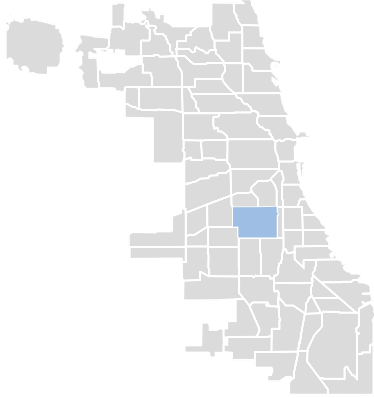
Humboldt Park Health's new \$24 million wellness center at 2933 W. Division St. will employ 60 people and serve more than 50,000 area residents.



The long-vacant Pioneer Arcade, 1535-45 N. Pulaski Road, received a preliminary Landmarks Commission designation in fall 2022 as part of a planned adaptive re-use project.

Humboldt Park (North Avenue) Corridor





NEW CITY

Focused on the historic shopping district at 47th Street and Ashland Avenue, ongoing commercial and residential investment activity is adaptively repurposing New City's underutilized lots and buildings with productive new uses.



Streetscape improvements,
1600 block of West 47th Street

Alderman:

Jeanette B. Taylor / Ward 20

Corridor Manager:

Back of the Yards
Neighborhood Council

\$40.1M

RFP DEVELOPMENT
UNITED YARDS

\$44.7M

STREETScape:
47TH-ASHLAND

\$8.6M

SMALL BUSINESS
SUPPORT WITH
136 GRANTS



Celadon Partners and the Blackwood Group's United Yards project is bringing new mixed-income residential units and retail space to multiple properties near 47th Street and Ashland Avenue.

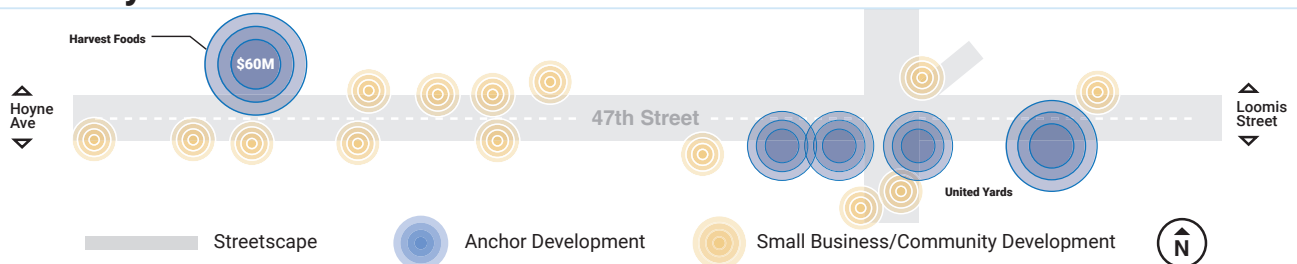


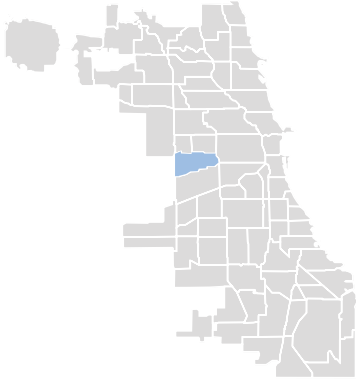
ABOVE: Planned Harvest Foods Group production facility
BELOW: Parks District Headquarters construction site



SummerDance, Davis Square Park

New City Corridor





NORTH LAWNDALE

With the advance of multiple mixed-use projects along Ogden Avenue, Roosevelt Road and other streets, North Lawndale is reversing decades of commercial and industrial decline with new investment projects rooted in equity and resiliency.



Grace Manor Apartments,
3401 W Ogden Ave.

Alderman:

Monique Scott / Ward 24

Corridor Manager:

New Covenant CDC

\$116.7M

RFP DEVELOPMENTS
LAWNDALE REDEFINED
ROOSEVELT & KOSTNER

\$29.6M

STREETSCAPE:
OGDEN

\$7.9M

SMALL BUSINESS
SUPPORT WITH
136 GRANTS



The first phase of Ogden Commons, 2638 W. Ogden Ave., includes a Mt. Sinai outpatient facility, Wintrust Bank and three minority-owned restaurants.

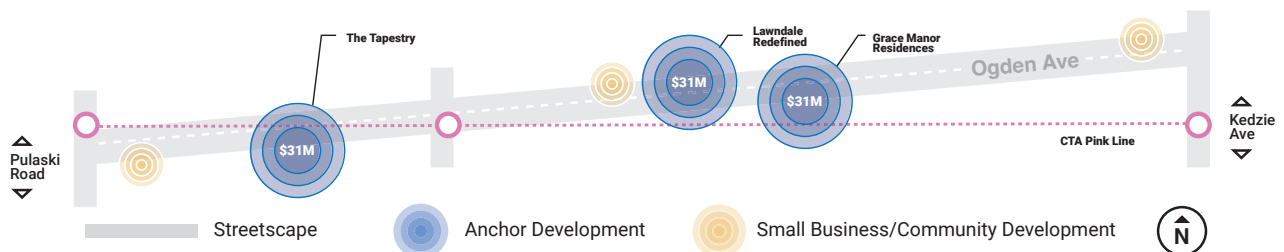


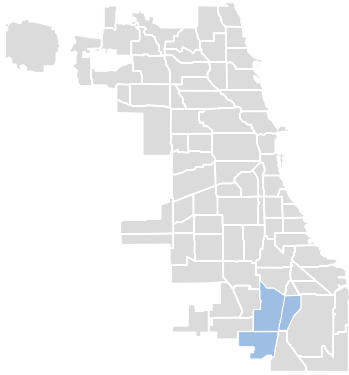
Lawndale Refined, a planned mixed-use RFP project at 3400 W. Ogden Ave.



Rendering of the Lawndale Innovation Center, a mixed-use industrial complex at Roosevelt Road and Kostner Avenue.

North Lawndale Corridor





GREATER ROSELAND

Greater Roseland's three major development opportunity sites are poised to leverage the pending extension of the CTA Red Line, an expanded Roseland Medical district, and continued investment in Pullman National Park.



Conceptual rendering of the former Gately store site, 112th and Michigan.

Alderman:

Anthony A. Beale / Ward 9

Corridor Manager:

Calumet Area Industrial Commission,
Greater Roseland Chamber of
Commerce, Chicago Neighborhood
Initiatives

\$30M

STREETSCAPE:
SOUTH MICHIGAN AVE
PULLMAN NATIONAL
MONUMENT/111TH
COTTAGE GROVE TO DOTY

\$6M

SMALL BUSINESS
SUPPORT WITH
198 GRANTS



Conceptual rendering for the redevelopment of vacant land at 115th and Michigan.



Conceptual rendering for the redevelopment of land adjacent to the Roseland Theater building.

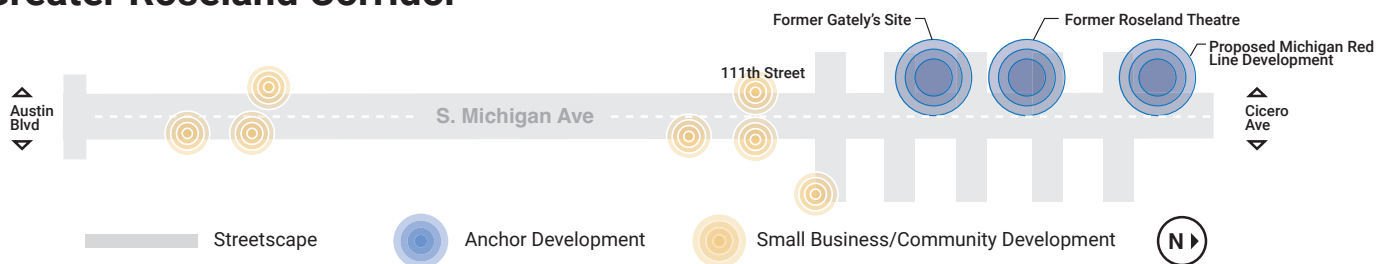


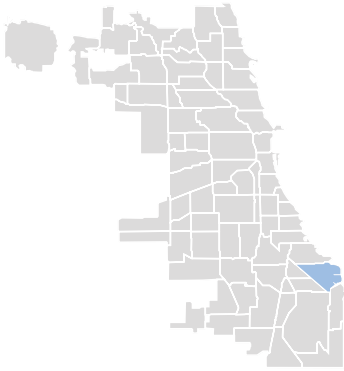
Grand opening of POP! Heights park, 11249 S. Halsted St.



Summer revelers at Taste of Chicago-Pullman.

Greater Roseland Corridor





SOUTH CHICAGO

South Chicago's aptly named Commercial Avenue is expanding its role as a mixed-use corridor with a wide variety of retail and mixed-use investments that are catering to the needs of residents and workers.



Streetscape improvements, South Commercial Avenue.

Alderman:

Susan Sadlowski Garza / Ward 10

Corridor Manager:

Claretian Associates, South Chicago Parents & Friends

\$36.4M

RFP DEVELOPMENT
GALLERIA 89

\$44.2M

STREETSCAPE:
COMMERCIAL AVENUE/
92ND STREET

\$6.8M

SMALL BUSINESS
SUPPORT WITH
80 GRANTS



Neighborhood Opportunity Fund grantee
Salud Center, 3039 E. 91st St

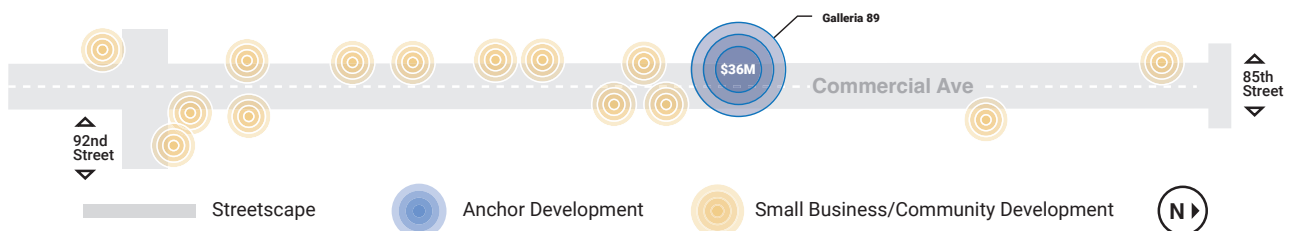


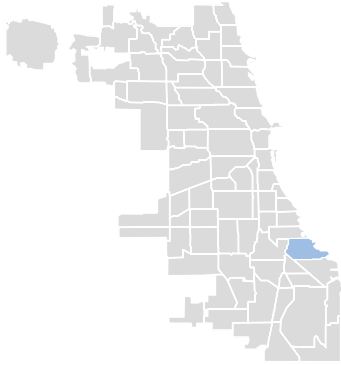
Rendering of the planned 78-unit S.A.C.R.E.D
affordable housing project, 3211 E. 92nd St.



548 Development's 45-unit mixed-use project Galleria 89, 8840 S. Commercial Ave.

South Chicago Corridor





SOUTH SHORE

Anchored by the 79th Street retail corridor that has the Cheltenham Metra station and the Avalon Regal Theater as bookends, South Shore's 18,000 people per square mile represents the highest population density level of all 10 INVEST South/West communities.



Thrive Exchange, 7901 S. Exchange Ave.

Alderman:

Gregory Mitchell / Ward 7

Corridor Manager:

Southeast Chicago Chamber of Commerce

\$26.2M

RFP DEVELOPMENT
THRIVE EXCHANGE

\$24.9M

STREETSCAPE:
79TH STONY ISLAND TO
COMMERCIAL

\$11M

SMALL BUSINESS
SUPPORT WITH
211 GRANTS



Soul Veg City's second location, 1536 E. 75th St.



Planned improvements to be funded through a Chicago Works Community Challenge award for Rainbow Beach

South Shore Corridor



WHAT'S NEXT

With the fall 2022 conclusion of INVEST South/West's initial three-year phase, the initiative's scope is being expanded to promote infill development projects that increase neighborhood populations, improve local housing options and generate potential customers for local businesses.

The infill projects will move forward through new City of Chicago programs designed to expedite the redevelopment of vacant lots with multi-unit buildings and commercial structures. The new programs include:

Come Home, which will support construction of single-family homes and small multi-unit buildings in Auburn Gresham, Bronzeville, East Garfield Park, Englewood, Humboldt Park, and South Shore. The infill development initiative will launch in November 2022 with a nationwide architecture contest that establishes modern design typologies to be built by emerging development firms and made available for affordable home buyers.

Ready Build, which is creating custom concept plans for infill retail and mixed-use structures that accommodate stores, restaurants and neighborhood service providers. The plans will include conceptual architectural drawings, cost estimates and other pre-development considerations that lead to faster, more efficient real estate improvements.

And **Chicago.gov/BlockBuilder**, which will serve as an online portal that streamlines the sale of surplus City of Chicago and Cook County properties to private buyers. With an emphasis on sales that result in residential construction, nearly half of the vacant lots to initially be made available through the portal are located within INVEST South/West communities.

In addition to the expanded scope, INVEST South/West will continue to implement its \$2 billion pipeline of ongoing improvements while supporting new projects that evolve from the renewed interest and investment in Chicago's West and South Sides.

For ongoing INVEST South/West updates, visit [Chicago.gov/INVESTSW](https://chicago.gov/INVESTSW).



Top: Rendering of potential Come Home construction in Humboldt Park.

Bottom left: Screenshot of new Chi Block Builder land sale portal.

Bottom right: Rendering of potential Ready Build construction on a corner development site.

ACKNOWLEDGMENTS

City of Chicago

Mayor

Lori E. Lightfoot

Commissioner

Department of Planning and Development

Maurice Cox

City of Chicago Departments

Office of the Mayor

Department of Assets, Information and Services (AIS)

Department of Business Affairs and Consumer Protection (BACP)

Department of Transportation (CDOT)

Department of Public Health (CDPH)

Chicago Public Library (CPL)

Department of Cultural Affairs and Special Events (DCASE)

Department of Family & Support Services (DFSS)

Department of Buildings (DOB)

Department of Housing (DOH)

Department of Planning and Development (DPD)

Department of Streets and Sanitation (DSS)

Office of Budget and Management (OBM)

Other City Agencies

World Business Chicago

Chicago Housing Authority (CHA)

Chicago Parks District (CPD)

Chicago Public Schools (CPS)

Chicago Transit Authority (CTA)

INVEST South/West Report Project Leadership

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Walter S. Mitchell III, Patrick L. Pyszka, Samuel Sotelo-Avila, Heidi Zeiger, Joshua Clark, City of Chicago.

Prime 312, LLC, Chicago History Museum

Cover art includes detail of mural by Rahmaan Statik

Select INVEST South/West Developers

Auburn Gresham - "Auburn Gresham Apartments"

Evergreen Real Estate Group, Imagine Group*

Auburn Gresham - "Healthy Lifestyle Hub"

Greater Auburn Gresham Development Corporation*

Austin - "Austin United Alliance"

Heartland Housing Alliance, Oak Park Regional Housing

Bronzeville - "The Legacy District"

KMW Communities*, LG Development, Bronzeville Community Partners

Bronzeville - "43 Green"

P3 Markets*, The Habitat Company

Bronzeville - "4400 Grove"

The Michaels Organization, Brinshore Development

Englewood - "Englewood Connect"

McLaurin Development*, Farpoint Development

Englewood - "THRIVE Englewood"

DL3 Realty*

Humboldt Park at Chicago Avenue - "The Ave."

KMW Communities*, Preservation of Affordable Housing (POAH), CEC*

Humboldt Park at Chicago Avenue - "3831 W. Chicago Avenue"

548 Development*,

Humboldt Park at North Avenue - "Team Pioneros"

JGMA*, Park Row Development, All Construction Group*

New City - "United Yards"

Celadon Partners, Blackwood Group*

North Lawndale - "Lawndale Redefined"

GRE Ventures*, 548 Development*, Imagine Development Group*

North Lawndale - "Lawndale Innovation Center"

548 Development*, Related Midwest

North Lawndale - "Ogden Commons"

The Habitat Company

South Chicago - "Galleria 89"

548 Development*

South Shore - "Thrive Exchange"

DL3 Realty*, Revere Properties*, Claretian Associates

* M/WBE firm



