Community Investment Portfolio

14 catalytic projects
The New Communities Program neighborhoods offer unique investment opportunities.
Cities and neighborhoods, like businesses, rise or fall based on investment. Many parts of Chicago—downtown in particular—have boomed thanks to public and private investment in such projects as residential Dearborn Park, the restoration of Wacker Drive and, most recently, Millennium Park on Chicago’s magnificent lakefront.

Assembled here is a portfolio of Chicago’s next great investment opportunities.

These projects are the most investment-ready of hundreds to emerge from a series of quality-of-life plans written by neighborhood residents under the leadership of local organizations. The plans are part of the New Communities Program, a four-year-old effort to apply comprehensive community development in 16 Chicago neighborhoods.

Some of the projects call for substantial residential and commercial redevelopment—project values run more than $245 million in the aggregate. Others are modest in dollar amounts, but heavy on civic spirit: ethnic wall murals by local artists, a retail feasibility study, expansion of a training program for auto mechanics.

Many have key partners in place while others are looking for co-developers. Virtually all seek “seed investment” to trigger something larger. How large? Large enough to change these neighborhoods—and this city—in important ways. Large enough to help reconnect these communities and their residents to the region’s economic mainstream.

Look carefully at what the NCP neighborhoods propose for themselves and for their city. We think you’ll agree. It is time to invest.
Green and Energy-Efficient Renovation
Vacant building to be reborn as community cornerstone using green technology for efficiency and affordability

A city-owned abandoned building on a key corner in the 79th Street commercial district will be fully rehabilitated. Energy-efficient materials and environmentally friendly construction methods will make it one of the first green and sustainable mixed-use buildings on the South Side. The building will contain three affordable housing units, an office for the Greater Auburn-Gresham Development Corp., and meeting space for computer classes, personal finance training and free tax preparation.

**BENEFITS**
The renovated building will relieve the community of a blighted and unsafe building; improve air quality and reduce utility costs for limited-income tenants; promote investment in Auburn Gresham while fostering awareness of sustainable technologies; and provide community spaces where residents can learn the skills necessary to achieve financial security and independence.

**SPONSORING ORGANIZATION**
Greater Auburn-Gresham Development Corp. (GADC) is working to revitalize the neighborhoods of Auburn Gresham, Englewood and West Chatham by designing and implementing programs that improve the community’s economic viability; increase the availability of quality housing to people of different income levels; maintain and improve existing affordable housing; and enhance the delivery of social services, particularly to senior citizens.

**LOCATION**
934 West 79th Street

**INVESTMENT OPPORTUNITY**
$450,000 for loans and/or grants

**OVERALL PROJECT VALUE**
$750,000

**TIMELINE**
Early 2007 Construction
Late 2007 Completion

**PARTNERS**
McBride Kelley Baurer, architect; Ramm & Associates, engineer; H/Kessler Associates, sustainable design consultant

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The Cannery Shopping Center
Community group and major developer partner
to build a different kind of shopping center

The Cannery will be a “neighborhub” that appeals to ethnic communities underserved by retailers. It will bring together stores, restaurants and other foot traffic generating uses to create a destination that appeals to a broad audience. General Growth Properties, one of the world’s largest shopping center developers, is working with Greater Southwest Development Corporation to construct up to 375,000 sq. ft. of retail space.

**BENEFITS**
Originally a can factory, the site was redeveloped in the 1980s for retail uses, but much of the land remains unused. The Cannery will anchor this intersection as a major retail destination. The catalytic effect already can be seen with a smaller retail center now being developed across the street.

**SPONSORING ORGANIZATION**
Greater Southwest Development Corporation (GSDC) was founded in 1974 to hold banks accountable for community disinvestment. GSDC’s mission has broadened and, with its partners, it has been responsible for $500 million invested or retained in the neighborhood. Projects include a Jewel-Osco grocery store that was key to keeping 63rd and Western a vibrant retail district (and of which GSDC owns ⅓); retention of the Nabisco bakery, which makes 22 million Oreo cookies a day; and housing developments, single-family rehabs and foreclosure-prevention work.

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(pictured right) 1. The new center will anchor neighborhood redevelopment. 2. The Jewel-Osco will be part of the mix. 3. A large population lives nearby. 4. The site includes ample vacant land. (photo credits) 1. General Growth Properties (rendering), 2-4. Eric Young Smith
Madison Street ROADMAP
Partnership aims to populate retail streets with places to stop and shop, eat and greet

ROADMAP stands for Retail Opportunities And Design, the Madison Advisory Partnership. ROADMAP has more than 60 participants and includes representatives from the city, local chambers of commerce, business and property owners, churches, and residents. It is devising strategies and recommendations to attract retailers to the East Garfield Park trade area, centered on Madison Street from Damen to Central Park. It will create marketing materials and hire a retail development expert to “tell the story” and attract new retailers.

The immediate area has a population of 19,000 and a traffic count, at Madison and Western, of 25,000 cars per day. UIC researchers estimate that crowds coming to United Center events can support a sit-down restaurant, and that local shoppers could support 40,000 sq. ft. of family-apparel retail space.

**Benefits**
A revitalized Madison Street will attract other retailers to the trade area; provide support to the Garfield Park Conservatory and its 180,000 annual visitors; and set the table for a new cultural arts facility on Madison that would provide performance and gallery space for local artists and residents.

**Sponsoring Organization**
Garfield Park Conservatory Alliance (GPCA) enhances the environmental, social and economic vitality of Chicago’s West Side and encourages the larger community to explore the fundamental connection between plants and human life.

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The Chicagoland Youth and Adult Training Center (CYATC) Auto Repair Service, or CARS, provides training to at-risk young adults, especially the formerly incarcerated. Based at Kennedy-King City College, CARS trains students to become industry-certified automotive technicians—one of Illinois’ fastest-growing occupations with an average starting salary of $30,500. CARS maintains 250 vehicles for the City of Chicago and has placed more than 60 graduates in private-sector positions. This project will allow CARS to offer repair services to the general public at a garage building near 59th and Halsted.

**BENEFITS** The program helps launch careers among those who might otherwise take a wrong turn. The expansion will provide direct employment opportunities to residents; provide local repair services; generate scores of good-paying jobs in other repair shops; and attract additional commercial investment.

**SPONSORING ORGANIZATION** Teamwork Englewood (TE) brings together diverse representatives to participate in a collaborative and comprehensive approach to community development. TE does not control the process or dictate to the community, but rather serves as a facilitator and coordinator of the talents, energies and resources of residents and other stakeholders.

**FOR MORE INFORMATION CONTACT**
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Mural Arts Program
Rainbow of painted walls will proclaim a neighborhood’s racial and ethnic heritage

Ten original murals will be painted by local artists on community-owned space throughout Humboldt Park. The murals will enhance connections between the neighborhood’s Puerto Rican, African-American and Mexican ethnicities, and reaffirm Humboldt Park as a culturally distinct Chicago neighborhood. The project is included in the neighborhood’s 2006 Building Community through the Arts action plan.

Benefits The Mural Arts Program will show that community institutions can use the arts to improve neighborhoods, while contributing to the city’s overall cultural heritage. It will also demonstrate how small investments that build on existing community strengths can achieve larger social goals such as community pride and ownership of public space; increased leadership and participation in community affairs; and expanded investment in economic development.

Sponsoring Organization Bickerdike Redevelopment Corporation builds community by creating affordable housing, improving economic conditions, developing grassroots leadership and preserving ethnic and cultural traditions. Active for 39 years in West Town, Humboldt Park, Logan Square and Hermosa, Bickerdike has developed 1,006 affordable housing units. Much of the portfolio has been built by Bickerdike’s subsidiary, Humboldt Construction Co.

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Little Village Park Campaign
A place where students once learned skills will again nourish the young with constructive activity and exercise

The community has developed a campaign to demolish the former site of the Washburne Trade School, a dormant and dilapidated building that blights two city blocks in the heart of Little Village. In conjunction with the City of Chicago and the Chicago Public Schools, the plan is to build a park along with a recreation center or other community amenity.

**BENEFITS**
Little Village is a densely populated working-class neighborhood with few green spaces or public recreational facilities. This project will eliminate a dangerous, unsightly building; increase the number of parks and/or community-use facilities in Little Village; and attract more private development throughout the area.

**SPONSORING ORGANIZATION**
Little Village Community Development Corporation (LVCDC) is working to ensure balanced and sustainable development that is respectful to all stakeholders: working families, youth, seniors, faith communities, local businesses and organizations. Since 1990 LVCDC has organized community residents and collaborated with its many partners to combat youth violence, improve educational opportunities and build a better future for one of Chicago’s fastest-growing communities.

**LOCATION**
3100 S. Kedzie Avenue
**INVESTMENT OPPORTUNITY**
$5 million for demolition
**OVERALL PROJECT VALUE**
$25 million
**TIMELINE**
2007 Groundbreaking begins
**PARTNERS**
Chicago Department of Planning and Development, Chicago Park District, Chicago Public Schools, Little Village community members

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(pictured right) 1. Activities now take place on city streets. 2. The Washburne site could become a park. 3. In park-short community, volunteers build a playground. (photo credits) 1-3. Juan Francisco Hernandez
School-to-School Armitage Housing
Lively storefronts beneath affordable apartments will enhance Armitage Avenue’s “school corridor”

Sixty units of family rental housing above storefront and restaurant spaces will be built along a one-mile stretch of Armitage Avenue. The development will fill up to six vacant parcels along the commercial street, which is less than two blocks from five elementary schools, one middle school and three parks.

**BENEFITS**
This project will build community by linking families, schools, affordable housing and the retail district in a common corridor. It will also build on human assets and parent networks nurtured over the last 10 years; help shape an important retail district in a way that supports local businesses; provide affordable housing for long-term residents; and strengthen local schools by stabilizing student populations.

**SPONSORING ORGANIZATION**
Logan Square Neighborhood Association, established in 1962, is one of Chicago’s oldest and most successful community organizations. A primary focus is building stronger community through stronger schools using innovative programs such as Parent Mentors, Community Learning Centers, Literacy Ambassadors and a bi-lingual teacher development program called Nueva Generación.

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*(pictured right)*
1. Armitage Avenue is within two blocks of six schools.
2. Stores and housing will fill gaps along street.
Dr. Martin Luther and Coretta Scott King, Jr. Memorial District

Housing and new community facilities for the site where Dr. King lived in 1966

Forty years ago, to call attention to segregated slum conditions in northern cities, the Rev. Dr. Martin Luther King, Jr. and his wife, Coretta Scott King, lived in a walk-up apartment building at the corner of Hamlin Avenue and 16th Street. That building, like so many in North Lawndale, was later torn down. The King Memorial District will cover four acres along 16th between Hamlin and Springfield. It will consist of a memorial to Dr. King; an affordable family housing development that includes both rental and home ownership opportunities; a park near Penn Elementary School; a community center for the Marcy Newberry and Chicago Youth Centers, now located nearby; and a new public library.

BENEFITS

The King District will help revive the once-thriving commercial area on 16th Street, which was damaged by the riots following Dr. King’s assassination. The project will add momentum to recent developments including renovation of the former Howland Elementary School, a new fire station and a new Access Living site.

SPONSORING ORGANIZATION

Lawndale Christian Development Corporation was established in 1987 by Lawndale Community Church to bring holistic revitalization to the lives and environments of Lawndale residents through economic empowerment, housing improvements, educational enrichments and community advocacy.

FOR MORE INFORMATION CONTACT

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La Casa College Dormitory
In a former convent, Pilsen-area students can live and learn in a safe, supportive atmosphere

La Casa is envisioned as a 70-student multi-college dormitory in a neighborhood environment. The Resurrection Project will convert the former St. Adalbert Convent, a beautiful building with five floors that have been vacant for decades, into 19 single rooms and 31 doubles. The basement and first floor will provide a drop-in study center for current and prospective college students, with a computer lab and conference rooms. The site is one block from train and bus stops and close to restaurants, groceries and other businesses.

**BENEFITS**
La Casa will provide an alternative living arrangement for students who live in overcrowded homes where studying is difficult; increase the number of community members who will continue their post-secondary education; improve the types of jobs our youth can obtain as college graduates; and attract young people to local businesses, the nearby El Zócalo town square and community service opportunities with local organizations.

**SPONSORING ORGANIZATION**
The Resurrection Project (TRP) was founded in 1990 by a coalition of six Catholic churches and concerned citizens who wanted to make a difference in their community. TRP’s work has resulted in more than $146 million in commercial development, affordable housing, small business support and loan packaging for first-time homebuyers. This year TRP’s services and activities will reach approximately 5,000 individuals.

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(pictured right) 1. Dorm will be built in this former convent 2. Pilsen college students helped gain state funding for La Casa 3. Mexican-style mosaics on Orozco School (photo credit) 4. César Nuñez, 5. The Resurrection Project, 6. Eric Young Smith
Cottage Grove Corridor Initiative
Developers rediscover a South Side thoroughfare thanks to its market potential...and stylish renewal plan

This marketing, beautification and maintenance plan lays the groundwork for redevelopment of a 12-block stretch of Cottage Grove into one of the South Side’s premier shopping venues...but with a big residential component. Daily street and sidewalk cleaning has begun and young artists have crafted a signature “look” for banners, benches and sidewalk tile. The message: You’ve arrived at “The Grove.”

BENEFITS
Giving the corridor a sense of excitement and identity is the first step to attracting quality retail to an area that has been underserved for 30 years. This project will help bring local and national retailers to new and rehabbed mixed-use buildings; attract newcomers, current residents, visitors and tourists; and recapture some of the $450 million a year that residents now spend outside the neighborhood. Several retail/residential projects will break ground in 2007.

SPONSORING ORGANIZATION
Quad Communities Development Corporation (QCDC) serves the North Kenwood, Oakland, Douglas and Grand Boulevard neighborhoods. Bringing together a community in transition, it aims to maintain an economically diverse population by spurring development of affordable housing, creating vibrant and healthy commercial corridors and improving delivery of services to underserved populations. QCDC serves as a convener of existing organizations to attract resources to the 4th Ward.

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1. Banners proclaim Cottage Grove’s new identity. 2. Cleanslate crew maintains and beautifies. 3. New housing to bring more shoppers. 4. Students at Little Black Pearl designed the banners. (Photo credits: 1. Alex Friedeljohn, 2. Eric Young Smith, 3. Sarah Morton, 4. Eric Young Smith)
Steel Town to Green Town
Community will bring vacant lots back into use with affordable, environmentally friendly housing

South Chicago plans new affordable housing west of the soon-to-be-developed USX steel site. The community will apply to the Chicago Community Land Trust to purchase vacant lots, and will build homes that incorporate “green” features such as solar panels, high-performance windows and energy-saving appliances. The goal is to provide high levels of efficiency similar to the New Homes for South Chicago built by Claretian Associates, and to gain certification in the Leadership in Energy and Environmental Design (LEED) program.

**Benefits**
South Chicago is poised for rebirth with the forthcoming redevelopment of the 573-acre mill site. The project will provide affordable housing as new market-rate units are built nearby; support income diversity; and replace Rust Belt grey with green, environmentally friendly housing on 10 vacant parcels.

**Sponsoring Organization**
Southeast Chicago Development Commission (SCDCom) was founded in 1981 to help the neighborhood cope with de-industrialization. The mission has broadened into providing leadership, planning, advocacy and other programs that improve the quality of life. Recent accomplishments include expansion of SCDCom’s Job Resource Center; renovation of Russell Square park; creation of a community/school partnership at Sullivan Elementary; and launch of the Southeast Chicago Observer newspaper.

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(pictured right): 1. New houses will include solar panels or other green technologies. 2. Many vacant lots are available for reuse. 3. Commercial Avenue retail is nearby (photo credits): 1. Eric Young Smith. 2. Southeast Chicago Development Commission. 3. Eric Young Smith
**St. Edmund’s Commons Townhomes**

Vacant lots to become affordable rental townhouses—and a base for local renewal efforts

- **LOCATION**
  - 60th Street from Wabash to Indiana Avenues

- **INVESTMENT OPPORTUNITY**
  - $500,000 for gap financing

- **OVERALL PROJECT VALUE**
  - $14.6 million

- **TIMELINE**
  - 2007 Construction
  - 2008 Completion

- **PARTNERS**

Fifty-three rental townhouses, mostly three-bedroom units, will be built on 10 vacant lots, bolstering the return of middle-income housing in this reviving South Side neighborhood. The Commons will contain four units for households earning less than 30 percent of the area median income, 17 units for those earning less than 50 percent and 25 for those below 60 percent. The remaining five units will be leased at market rates.

**BENEFITS**

The housing development will reduce the number of vacant lots that plague Washington Park; expand the income range of neighborhood residents; serve as a neighborhood model for mixed-income housing; and attract other developers, including those offering homes for sale.

**SPONSORING ORGANIZATION**

St. Edmund’s Redevelopment Corporation (SERC) works to renew the Washington Park community by developing quality housing and fostering revitalization opportunities for all people. SERC is working to redevelop former Chicago Housing Authority sites and vacant lots into successful mixed-income housing; create attractive gateways coming east from the Dan Ryan Expressway; revitalize commercial strips; increase parks and green space; and improve employment opportunities.

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(pictured right) 1. Townhomes will be attractive and affordable. 2. Older brick housing is being rehabbed. 3. Most local families are renters. (photos courtesy) 1. Johnson and Lee Architects, Ltd., 2. Martha Brock, 3. Juan Francisco Hernandez
The Haven Square Shopping Center will be a supermarket-anchored retail center with approximately 65,000 sq. ft. at the southeast corner of Madison and Western. The anchor tenant will be the first new grocery store on West Madison since the 1968 riots devastated retailing along the street.

**BENEFITS** The shopping center will enable community members to shop in their own neighborhood for the first time in 40 years, and bring fresh produce to an area that was identified as a “food desert” in a 2006 study. It will also provide employment and business opportunities to residents, including 107 jobs created by the project itself; generate traffic to bolster the pioneering Walgreens store at the intersection’s northeast corner; and inspire similar projects, such as the Madison Street ROADMAP initiative sponsored by two chambers of commerce and the Garfield Park Conservatory Alliance.

**SPONSORING ORGANIZATION** Near West Side Community Development Corporation (NWSCDC) was established in 1988. It serves low- and moderate-income residents in West Haven by developing affordable housing, providing supportive services and organizing. NWSCDC partnered on the Walgreen’s development across from the grocery site. Its Home Visitors Program has worked with more than 600 families transitioning from public housing into mixed-income developments.

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(pictured right) 1. A grocery store will anchor the center. 2. Neighbors want a source of fresh produce. 3. A new Walgreens opened in 2002. 4. Madison and Western after 1968 riots. (photo credits) 1, 4. Eric Young Smith, 2, 3. Alex Reschlyho, 4. Eric Young Smith, Chicago Tribune file photo. All rights reserved. Used with permission.
The Woodlawn String Instrument Program (SIP) will teach 40 youth, ages 6 to 12, to play the violin, viola or cello. Instructors from The Music Institute of Chicago will come to Andrew Carnegie, a local public school, every Saturday for 30 weeks. Enrollment will be first come, first served with a $6 weekly instrument rental fee, which will allow families of different backgrounds to come together in a high-achievement setting. Instructors use the Suzuki method, which requires active involvement by parents or guardians.

**Benefits**

The program will enhance community development through the nurturing and development of young minds. It will model parental involvement in children’s lives, spur creation of additional cultural projects, and advance Woodlawn’s status as a quality mixed-income community. SIP will supplement existing youth programs such as athletics, academics, arts, community service, entrepreneurship and technology training. These programs have helped students improve their grades and expand their skills.

**Sponsoring Organization**

Metropolitan Area Group for Igniting Civilization, Inc. (MAGIC), a youth service organization based in Woodlawn, offers programming that provides youth the opportunity to grow, explore new ideas and achieve their potential. MAGIC’s program portfolio includes a mural arts program, leadership development for young men and young women, and youth organizing training.

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Learn more about investing in Chicago’s New Communities.

LISC/Chicago’s New Communities Program (NCP) is the nation’s largest experiment in comprehensive community development. It seeks to rejuvenate challenged communities, bolster those in danger of losing ground and preserve the diversity of areas in the path of gentrification. Each effort is led by a neighborhood-based lead agency that coordinates its work with that of other local and citywide organizations. NCP is supported by a major grant from the John D. and Catherine T. MacArthur Foundation.

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