



**DPD**

Department of Planning  
and Development

**2023**

**PROJECT HIGHLIGHTS**



COMMISSIONER CIERE BOATRIGHT  
CITY OF CHICAGO • MAYOR BRANDON JOHNSON

# CONTENTS

INTRODUCTION	3
PROJECTS, PLANS and INITIATIVES	
Congress Theater	4
Goldblatt's Building	5
601-21 W. 47th St.	6
Woodlawn Social	7
mHub	8
Aspire Center	9
Community Development Grants	10
Climate Infrastructure Fund	11
Equitable Transit-Oriented Development	12
Neighborhood Opportunity Fund	13
Small Business Improvement Fund	14
Central Area Plan Update	15
Milwaukee Avenue Urban Identity Study	16
95th Street Corridor Plan	17
LaSalle Street Reimagined	18
Pershing Road RFP	19
Promontory Point	20
Greater Union Baptist Church	21
The Warehouse	22
Epworth Church	23
Greater Tabernacle Cathedral	24
Clark-Netsch House	25
Eugenie Lane Apartments	26
2678 W. Washington Blvd.	27
ChiBlockBuilder	28
Englewood Breakroom	29
WACA Bell Park	30
NeighborSpace Community Gardens	31
Chicago Park District	32
Chicago Public Schools	33
Planned Developments	34
DEPARTMENT CONTACTS	40

**City of Chicago**  
Department of Planning and Development

121 N. LaSalle St. #1000  
Chicago, IL 60602  
(312) 744-4190  
[www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Spring 2024



Brandon Johnson  
Mayor

## INTRODUCTION

The “Project Highlights” booklet is an overview of Department of Planning and Development (DPD) projects that were either initiated or completed between January and December of 2023.

The featured projects are just a portion of DPD’s accomplishments, but they collectively represent the wide variety of transformative community development initiatives intended to foster a more equitable and sustainable Chicago.

Staff worked with private developers, delegate agencies, elected officials, sister agencies, and other community stakeholders to ensure City of Chicago resources were efficiently allocated for each project within the context of local and citywide development goals.

DPD resources include grants, loans, land sales, tax credits, property tax reductions, site assembly assistance, planning and zoning review, and a variety of other tools that improve neighborhoods, create jobs, and make Chicago one of the most livable cities in the country.

DPD staff looks forward to implementing many other improvements for a more equitable Chicago in the year to come.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Boatright". The signature is fluid and cursive, with a large initial "C" and a stylized "B".

Ciere Boatright, Commissioner  
Department of Planning and Development

# Congress Theater

2135 N. Milwaukee Ave.

**Community Area:** Logan Square

**Status:** Approved

The historic 98-year-old Congress Theater complex was approved by City Council in July for restoration as a 4,900-seat live music venue that also includes 16 renovated apartments and 36,000 square feet of updated retail and commercial spaces. The \$87.8 million project by BR Congress and Congress Theater NFP is expected to create 125 permanent full-time jobs and 200 construction jobs.

## DPD Assistance:

- \$27 million TIF
- Planned Development designation





## Goldblatt's Building

4700 S. Ashland Ave.

**Community Area:** New City

**Status:** Underway

In March, the former Goldblatt's department store building began its transformation into a 15,000-square-foot health center. The \$17.4 million project by Celadon Partners and Blackwood Development Partners also includes 7,200 square feet of retail space. Tenants are expected to include La Selva Apparel Company, Back of the Yards Coffee, Back of the Yards Barbershop, and Aracely's Bakery. Approximately 40 full-time jobs are expected to be created by the work.

### DPD Assistance:

- \$5 million TIF





## 601-21 W. 47th St.

**Community Area:** Grand Boulevard

**Status:** Approved

Bella Noir LLC's 27-unit mixed-income apartment complex in Grand Boulevard was approved for a City land sale in June. The \$42 million project will include 100,000 square feet for medical offices, a pharmacy, a fitness center and office space. The project is expected to create up to 250 construction jobs and 130 permanent jobs.

**DPD Assistance:**

- \$784,000 land sale





## Woodlawn Social

900 E. 63rd St.

**Community Area:** Woodlawn

**Status:** Pending approval

DPD in May named Woodlawn Social the winner of a request for qualifications (RFQ) for development sites on two blocks of East 63rd Street. The \$48.4 million POAH and KMW project consists of two adjacent buildings: a six-story, 60-unit, affordable rental building and a four-story structure containing 10 for-sale, market-rate townhomes.

**DPD Assistance:**

- Request for qualifications
- Public outreach







## mHub

240 N. Ashland Ave.

**Community Area:** Near West Side

**Status:** Complete

City and state officials in December cut the ribbon on the new headquarters for mHub, a technology and manufacturing innovation center. The \$46.8 million adaptive reuse of the 98-year-old building created 79,000 square feet of lab, office, and meeting space; updated the facade; and restored the historic clock tower. The project retained 30 permanent jobs and created 200 construction jobs.



**DPD Assistance:**

- \$17.6 million TIF
- \$6.5 million New Markets Tax Credits





## Aspire Center

5500 W. Chicago Ave.

**Community Area:** Austin

**Status:** Underway

Construction on the \$40.9 million Aspire business development hub began in May at the former Emmet Elementary School. The 69,100-square-foot Westside Health Authority and Austin Coming Together project will serve as an advanced manufacturing training center, business incubator, and community hub that is expected to train 2,000 workers by 2029.

**DPD Assistance:**

- \$12.25 million TIF





*Nobody's Darling, 1744 W. Balmoral Ave.*

## Community Development Grants

**Community Area:** Citywide

**Status:** Approved

Forty-two restaurants, cultural institutions and neighborhood organizations were announced as finalists for Community Development Grants in February and May. Ranging from \$15,000 to \$5 million each, the grants will assist with major capital improvement projects involving workplace interiors and exteriors. Grant funding sources include federal American Rescue Plan Act, City bond funding, TIF and NOF.

**DPD Assistance:**

- \$54.9 million in financial support



*Thattu, 2601 W. Fletcher St.*



*Kilwins, 5226 S. Harper Ave.*

## Climate Infrastructure Fund

**Community Area:** Citywide

**Status:** Ongoing

DPD selected 28 small businesses and nonprofits in May as finalists for Climate Infrastructure Fund grants totaling more than \$5 million. Ranging from \$75,000 to \$250,000 each, the grants are designed to help Chicago's transition to a green economy by supporting solar panel installations, electrical vehicle charging stations, and other sustainable improvements.

### DPD Assistance:

- \$5.6 million in financial support



*BUILD Inc., 5100 W. Harrison St.*

# Equitable Transit-Oriented Development

**Community Area:** Citywide

**Status:** Ongoing

DPD selected 23 Equitable Transit-Oriented Development (ETOD) projects in May for grants ranging from \$150,000 to \$250,000. Proceeds will support the construction of neighborhood improvements near train stations and bus stops with a primary focus on the West and South sides.

## DPD Assistance:

- \$4.15 million in financial support
- Technical assistance



*Team Pioneros, 1614 N. Pulaski Road*



*Wild Onion Market, 7007 N. Clark St.*



*Definition Theatre, 6400 S. Cottage Grove Ave.*

## Neighborhood Opportunity Fund

**Community Area:** West, South and Southwest sides  
**Status:** Ongoing

Seventeen businesses and community organizations were awarded approximately \$6 million in Neighborhood Opportunity Fund grants during 2023. Recipients include a Grand Boulevard restaurant, an East Garfield Park grocery store, an Avalon Park catering service, and an Austin yoga studio. Grant funding is generated by fees paid by downtown construction projects through the Neighborhood Opportunity Bonus system.

### DPD Assistance:

- \$6 million in new grants
- Public outreach
- Applicant assistance



*Urban Luxe Cafe, 2911 E. 79th St.*



*Justice of the Pies, 8655 S. Blackstone Ave.*

# Small Business Improvement Fund

**Community Area:** Citywide

**Status:** Ongoing

More than 120 businesses collectively received \$13 million in assistance from DPD's Small Business Improvement Fund (SBIF) in 2023. Provided as grants up to \$250,000, the funding is supporting workplace improvements involving roofs and windows, interior remodeling, HVAC upgrades, and other costs.

## DPD Assistance:

- \$15.9 million in new grants
- Public outreach
- Applicant assistance



*Makowski's Real Sausage Co., 2710 S. Poplar Ave.*



*NYCH Art Gallery, 2025 S. Laflin St.*



*La Celia Latin Kitchen, 2890 N. Milwaukee Ave.*



DPD Commissioner Ciere Boatright

## Central Area Plan Update

**Community Area:** Loop, Near North Side, Near West Side, Near South Side

**Status:** Ongoing

DPD initiated a two-phase update to the Central Area Plan in 2023 to guide 20 years of equitable growth in Chicago's downtown. The first phase included an existing conditions assessment and the development of guiding vision statements that were produced through multiple public meetings. The second phase will conclude in 2024 with formal equitable growth strategies that will be presented to the Chicago Plan Commission for adoption.

### DPD Assistance:

- Community outreach







# Milwaukee Avenue Urban Identity Study

**Community Area:** Logan Square, Avondale  
**Status:** Ongoing

In January, DPD initiated research for a potential Special Character Overlay District designation along Milwaukee Avenue between Western and Central Park avenues. To be established in partnership with area residents and businesses, the designation will include design guidelines that protect corridor character and provide best practices for the rehabilitation of older and historic buildings.

## DPD Assistance:

- Community outreach
- Design guidelines





## 95th Street Corridor Plan

**Community Area:** Roseland, Washington Heights, Chatham, Burnside, Pullman

**Status:** Ongoing

The 95th Street Corridor Plan was initiated by DPD and the CTA in early 2023 to promote transit-oriented development and investment along 95th between Halsted Street and Cottage Grove Avenues. The plan focuses on urban design principles and land use policies that foster equitable access to community improvements that are served by trains and buses.

### DPD Assistance:

- \$1 million corporate funding
- Community outreach



*95th Street Red Line terminal*



# LaSalle Street Adaptive Re-Use Initiative

**Community Area:** Loop

**Status:** Ongoing

Five office-to-residential conversion proposals in the LaSalle corridor were selected in March and May for potential City financial support. Consisting of more than 1,600 units that would include at least 600 affordable homes, the proposals would repurpose nearly 2.3 million square feet of space, or approximately half the vacant commercial space within the corridor.

## DPD Assistance:

- Invitation for Proposals
- Public outreach





## Pershing Road RFP

1769 W. Pershing Road

**Community Area:** McKinley Park

**Status:** Approved

DPD in September selected a \$121 million proposal by IBT Group as the winner of a Request for Proposals to redevelop a City-owned, 105-year-old warehouse in McKinley Park. The proposed project would repurpose a portion of the 571,000-square-foot building as 120 mixed-income housing units. The remainder would become a 200,445-square-foot office hub and technology incubator. Adjacent land would be redeveloped as a 50,000-square-foot grocery store.

### DPD Assistance:

- Request for Proposals
- Public outreach





## Promontory Point

5491 S. DuSable Lake Shore Drive

**Community Area:** Hyde Park

**Status:** Approved

City Council in April designated Promontory Point as an official Chicago landmark. Designed by landscape architect Alfred Caldwell in 1939, the manmade peninsula includes an Emanuel V. Buchsbaum-designed pavilion and limestone revetments popular with swimmers and picnickers.

### DPD Assistance:

- Landmark status





## Greater Union Baptist Church

*1956 W. Warren Blvd.*

**Community Area:** Hyde Park

**Status:** Approved

City Council in April designated the Richardsonian Romanesque-style Greater Union church as an official landmark. Designed by William Le Baron Jenney, the 137-year-old building was purchased in 1928 by a Black congregation that has maintained it ever since.

### **DPD Assistance:**

- Landmark status



# The Warehouse

206 S. Jefferson St.

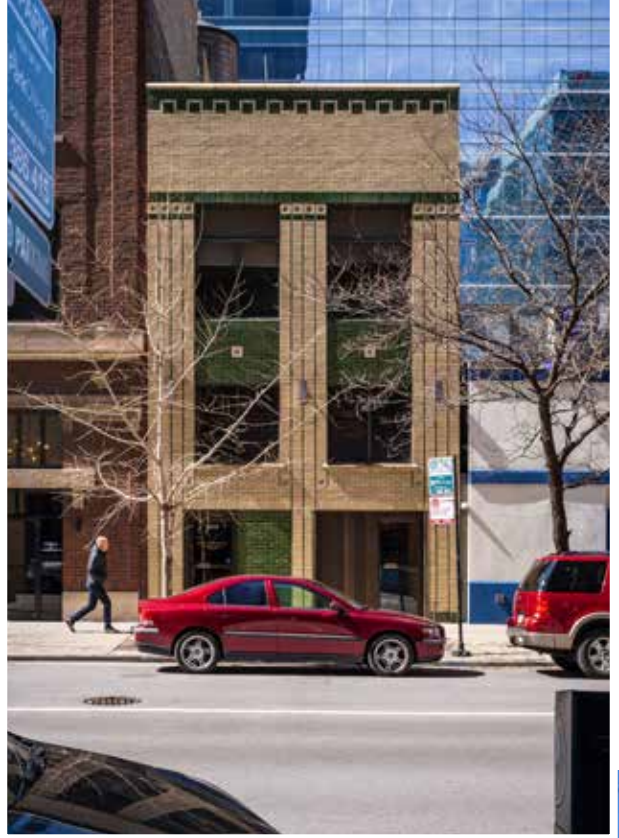
**Community Area:** Near West Side

**Status:** Approved

In June, City Council approved landmark status for the one-time home of the Warehouse dance club, known worldwide as “the birthplace of house music.” Frankie Knuckles, the club’s resident DJ, originated and popularized the house style of music that drew inspiration from disco, R&B, gospel, and techno. The Warehouse operated in the building from 1977 to 1982.

## DPD Assistance:

- Landmark status



# Epworth Church

5253 N. Kenmore Ave.

**Community Areas:** Edgewater

**Status:** Approved

City Council designated the former Epworth United Methodist Church complex in Edgewater as an official Chicago landmark in June. The complex includes a church building erected in 1891 and a three-story community house addition erected in 1930. The church was designed by congregation member Frederick B. Townsend with an exterior composed of granite boulders.

## DPD Assistance:

- Landmark status





# Greater Tabernacle Cathedral

11300 S. Martin Luther King Dr.

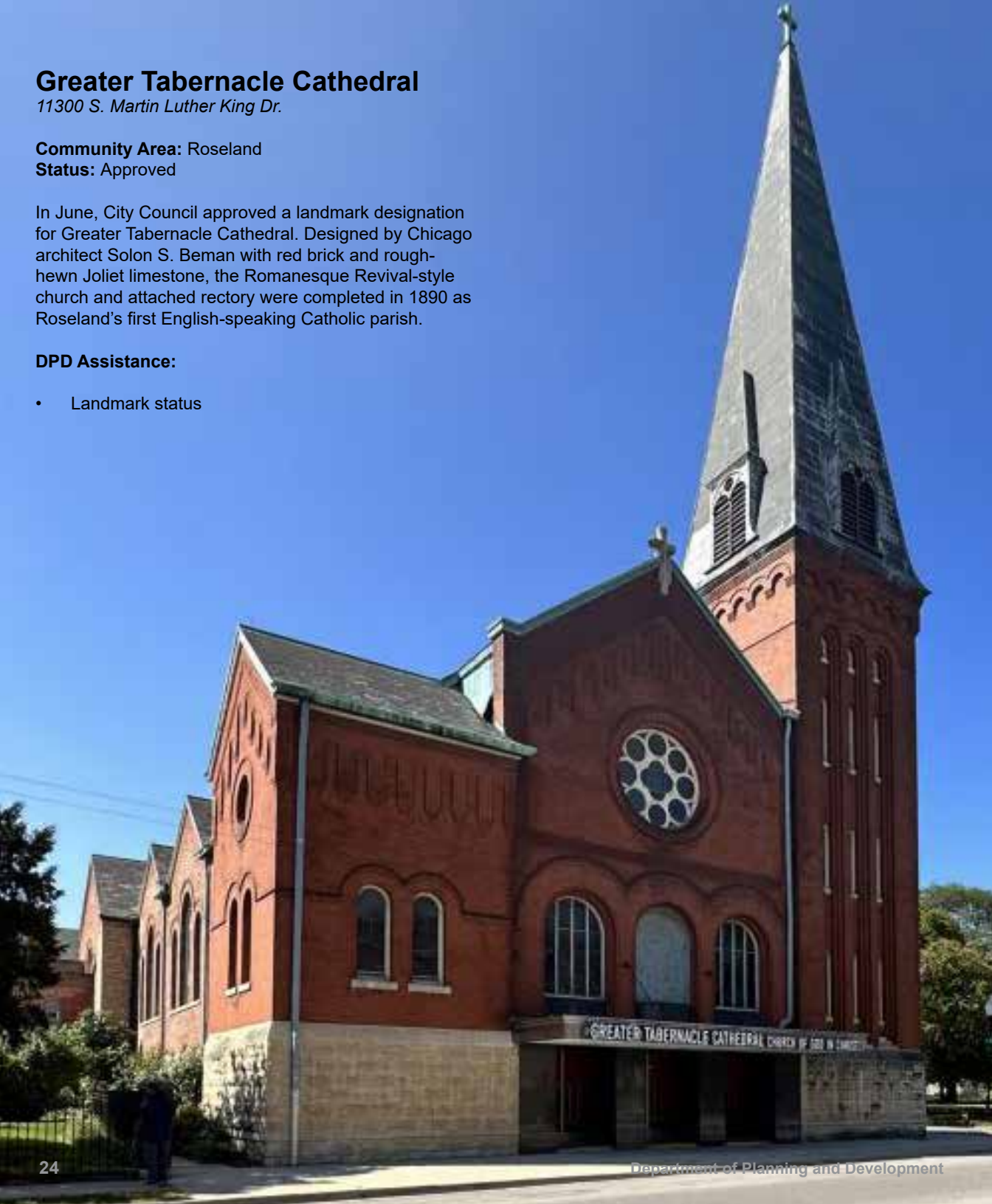
**Community Area:** Roseland

**Status:** Approved

In June, City Council approved a landmark designation for Greater Tabernacle Cathedral. Designed by Chicago architect Solon S. Beman with red brick and rough-hewn Joliet limestone, the Romanesque Revival-style church and attached rectory were completed in 1890 as Roseland's first English-speaking Catholic parish.

## DPD Assistance:

- Landmark status





## Clark-Netsch House

1700 N. Hudson Ave.

**Community Area:** Lincoln Park

**Status:** Approved

City Council in April granted landmark designation to the Clark-Netsch home, which served as the residence of its designer and architect, Walter Netsch, and his wife, Illinois politician Dawn Clark Netsch. Completed in 1974, the building features progressive, geometric structural patterns and is the only residential building that Netsch designed during his career.

**DPD Assistance:**

- Landmark status





## Eugenie Lane Apartments

235 W. Eugenie St.

**Community Areas:** Lincoln Park

**Status:** Approved

In October, City Council designated the modernist Eugenie Lane Apartments as an official Chicago landmark. Designed by Chicago architect Ben Weese, the rectangular, four-story building was constructed in 1962 as “an unusual effort to create a high-style, finely designed, modernist building that was contextual and similarly scaled to other buildings within a neighborhood that was already perceived as historic.”

### DPD Assistance:

- Landmark status



## 2678 W. Washington Blvd.

**Community Areas:** East Garfield Park  
**Status:** Approved

City Council in December approved a landmark designation for a former women and children's shelter in East Garfield Park. The property includes a three-story Queen Anne-style mansion designed by architect William Longhurst and completed in approximately 1880, as well as a one-story dormitory from 1923 designed by Holabird & Roche.

### DPD Assistance:

- Landmark status



# ChiBlockBuilder

**Community Area:** South and West sides  
**Status:** Ongoing

DPD's ChiBlockBuilder land sale program has made 2,000 vacant lots available for purchase and redevelopment by private buyers, including an initial round of applications that closed in February. The one-stop online portal features an interactive map of available properties, pricing information, and a digital submission process. In November, DPD began accepting applications for a new round of sites.

## DPD Assistance:

- Land sales
- Interactive map
- Streamlined application process





## Englewood Breakroom

1539 W. 63rd St.

**Community Area:** Englewood

**Status:** Completed

City officials in June cut the ribbon on the 9,600-square-foot Englewood Breakroom public plaza, which includes stages for live music and fashion shows; courts for basketball, volleyball and tennis; outdoor retail space that can host local businesses; and green space.

Planned and managed by Teamwork Englewood, the space moved forward through DPD's Public Outdoor Plaza (POP!) program.

### DPD Assistance:

- Request for Proposals
- \$550,000 Chicago Recovery Plan grant

# WACA Bell Park

1921 S. Drake Ave.

**Community Areas:** North Lawndale

**Status:** Completed

WACA Bell Park opened in June with a new basketball court, new seating, a mural, art installations, playground equipment, and space for large public gatherings. Planned by the New Covenant CDC in collaboration with the Site Design Group, the 14,500-square-foot project moved forward through DPD's Public Outdoor Plaza (POP!) program.

## DPD Assistance:

- Request for Proposals
- \$550,000 Chicago Recovery Plan grant



# NeighborSpace Community Gardens

**Community Area:** Albany Park, East Garfield Park, South Chicago

**Status:** Underway

The NeighborSpace land trust moved forward on three community gardens in 2023 through \$3 million in City assistance, including First Nations Garden in Albany Park, an eco-orchard in East Garfield Park, and the Calumet Gateway Garden in South Chicago.

## DPD Assistance:

- \$1.2 million Chicago Recovery Plan grants
- \$350,000 TIF
- \$280,000 Open Space Impact Fees



*Eco Orchard, 4553-69 N. Pulaski Road*



*Calumet Gateway Garden, 3302-26 E. 92nd St.*



*First Nations Garden, 4553-69 N. Pulaski Road*



# Chicago Park District

**Community Area:** Belmont Cragin, Humboldt Park, Lincoln Square, Uptown

**Status:** Approved

Six intergovernmental agreements approved by City Council in 2023 are providing the Chicago Park District with financial assistance for fieldhouse repairs, new artificial turf and drainage systems, tennis court upgrades, new walking paths and playgrounds, among other park improvements.

Parks approved for assistance include:

- Blackhawk Park, 2318 N. Lavergne Ave.
- Winnemac Park, 5001 N. Leavitt St.
- Clarendon Park, 4501 N. Clarendon Ave.
- Cragin Park, 2611 N. Lockwood Ave.
- Kells Park, 3201 W. Chicago Ave.
- Riis Park, 6100 W. Fullerton Ave.

**DPD Assistance:**

- \$17.4 million TIF



*Cragin Park*



*Riis Park*



*Winnemac Park*



*Kenwood Academy High School*

## Chicago Public Schools

**Community Area:** Kenwood, Lincoln Square, Near West Side, South Lawndale, Uptown  
**Status:** Approved

Six intergovernmental agreements approved by City Council in 2023 are providing Chicago Public Schools facilities with financial support for capital improvement projects involving new heating and air conditioning, interior and exterior repairs, and athletic facility upgrades.

Schools approved for assistance include:

- Kenwood Academy, 5015 S. Blackstone Ave.
- McCutcheon Elementary, 865 N. Sheridan Road
- Amundsen High School, 5110 N. Damen Ave.
- Skinner Elementary School, 225 S. Aberdeen St.
- Uplift Community High School, 900 W. Wilson Ave.
- Greater Lawndale High School for Social Justice, 3120 S. Kostner Ave.

### DPD Assistance:

- \$17.8 million TIF



*McCutcheon Elementary School*



*Mollison Elementary School*

# Planned Developments

In 2023, DPD staff coordinated more than \$2.9 billion in new construction projects through the Plan Commission review and approval process. Coordinated by staff from the Bureau of Zoning with assistance from DPD's regional planning teams, the process ensures unified neighborhood planning, promotes economically beneficial development patterns, allows design flexibility, and protects the city's natural resources.





*1234 W. Randolph St., Near West Side*



*640 W. Randolph St., Near West Side*



*4400-53 S. Cicero Ave., Garfield Ridge*



*1614 N. Pulaski Road, Humboldt Park*



*5654 S. Drexel Ave., Hyde Park*



*370-401 N. Morgan St., Near West Side*



*1633-49 N. Halsted St., Lincoln Park*



*1300 W. Lake St., Near West Side*



*6206 S. Racine Ave., West Englewood*



*132 E. Van Buren St., Loop*



*1675 N. Elston Ave., West Town*



*1523-47 N. Fremont St., Near North Side*



*1225 S. Indiana Ave., Near South Side*



*5950 S. Stony Island Ave., Hyde Park*



*8840-8854 S. Commercial Ave., South Chicago*



*1801-58 W. Jackson St., Near West Side*



*6121 S. Hermitage Ave., West Englewood*



*1300 W. Carroll Ave., Near West Side*



*2134-46 S. Ashland Ave., Lower West Side*



*4555 N. Hazel St., Uptown*



*756 E. 111th St., Pullman*



*328 W. 40th St., New City*



*4435 S. Western Ave., Brighton Park*



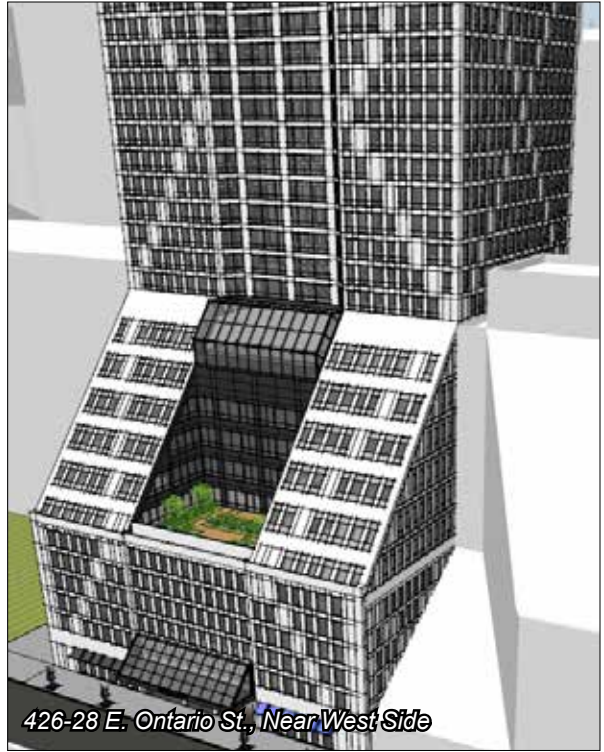
*1016 W. Jackson Blvd., Near West Side*



*357-59 N. Green St., Near West Side*



*375 N. Morgan St., Near West Side*



*426-28 E. Ontario St., Near West Side*



*1801 S. Wabash Ave., Near South Side*



*952 W. Carmen Ave., Uptown*



*1800 S. Michigan Ave., Near South Side*



# Department Contacts

## General Inquiries

[dpd@cityofchicago.org](mailto:dpd@cityofchicago.org) | 312.744.3653

## Office of Commissioner Ciere Boatright

[lynette.wilson@cityofchicago.org](mailto:lynette.wilson@cityofchicago.org)

## First Deputy Commissioner Patrick Murphey

[patrick.murphey@cityofchicago.org](mailto:patrick.murphey@cityofchicago.org)

## Planning and Design

[dawveed.scully@cityofchicago.org](mailto:dawveed.scully@cityofchicago.org)

## Economic Development

[william.jeffries@cityofchicago.org](mailto:william.jeffries@cityofchicago.org)

## Tax Increment Financing (TIF)

[william.jeffries@cityofchicago.org](mailto:william.jeffries@cityofchicago.org)

## Citywide Planning

[kathleen.dickhut@cityofchicago.org](mailto:kathleen.dickhut@cityofchicago.org)

## Small Business Development

[mary.o'connor@cityofchicago.org](mailto:mary.o'connor@cityofchicago.org)

## Zoning

[patrick.murphey@cityofchicago.org](mailto:patrick.murphey@cityofchicago.org)

## Historic Preservation

[dijana.cuvalo@cityofchicago.org](mailto:dijana.cuvalo@cityofchicago.org)

## Chicago Plan Commission

[noah.szafranec@cityofchicago.org](mailto:noah.szafranec@cityofchicago.org)

## Communications and Outreach

[peter.strazzabosco@cityofchicago.org](mailto:peter.strazzabosco@cityofchicago.org)

For the most up-to-date DPD information, visit [chicago.gov/dpd](http://chicago.gov/dpd) or follow on social media.





Department of Planning and Development  
**CHICAGO.GOV/DPD**