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Related Midwest, City Officials, CHA Celebrate Grand Opening of Roosevelt Square Phase 3B on Chicago's Near West Side

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Ceremonial ribbon-cutting marks opening of three new residential buildings offering 207 mixed-income apartments — including 75 public housing units — and lifestyle-oriented amenities.

CHICAGO (June 4, 2025) — [Related Midwest](#) today announced the opening of three new residential buildings in Phase 3B of [Roosevelt Square](#), the developer's 67-acre multiphase redevelopment on Chicago's Near West Side. Executives from the firm were joined by Mayor Brandon Johnson, 28th Ward Ald. Jason Ervin, Angela Hurlock of the Chicago Housing Authority, other city officials, project partners and residents at a ceremonial ribbon-cutting event on June 4. Developed in partnership with the Chicago Department of Housing and CHA, the latest phase adds 207 mixed-income apartments — including 75 public housing, 40 affordable and 92 market-rate units — and 10,000 square feet of retail space to the former ABLA Homes site.

"Today marks a significant milestone in Chicago's journey toward greater housing equity," said Mayor Johnson. "The ongoing transformation of Roosevelt Square is about more than just new buildings — it's about fostering a thriving, inclusive neighborhood that supports residents in every aspect of life. By working together, we can make meaningful progress in our commitment to provide quality homes that allow all Chicago families to share in the prosperity and promise of our great city."

"Chicagoans are in desperate need of affordable housing, and I couldn't be more pleased to see affordable, quality options coming to the West Side of Chicago," said Ald. Ervin. "This next phase of Roosevelt Square, and all of the previous development, are examples of what can happen when the private sector and government work constructively toward a shared goal — making Chicago the most affordable, dynamic and livable city in the nation."

The new buildings, located at 1002 S. Racine Ave., 1257 W. Roosevelt Road and 1357 W. Roosevelt Road, offer a mix of studio, one-, two- and three-bedroom units. The additions build on earlier phases, with nearly 900 mixed-income homes completed since 2006, reflecting sustained investment that has helped draw new families and businesses to the Near West Side.

“The opening of these buildings marks another significant milestone in the transformation of the Near West Side, bringing modern living to one of Chicago’s most dynamic neighborhoods,” said Curt Bailey, president of Related Midwest. “Residents can enjoy the contemporary architecture, upscale finishes and amenity-rich experience that have become synonymous with our downtown high-rises in a smaller, more intimate footprint — all while being steps from urban conveniences and culture unique to this corner of the city.”

The new residences at Roosevelt Square, many with skyline views of the city, feature wide-plank flooring, in-unit laundry per plan, USB outlets and 8-foot-6-inch ceilings. Kitchens include high-gloss laminate cabinetry, quartz countertops and built-in stainless steel appliances. Baths are appointed with wood laminate vanities, medicine cabinets and porcelain tile flooring.

Through a strategic investment of \$17 million in Tax Increment Financing (TIF) and \$2.5 million in Donation Tax Credits, the Chicago Department of Housing played a key role in advancing the Roosevelt Square redevelopment. The city of Chicago also supported the project by issuing \$76.25 million in tax-exempt bonds, which generated \$5.29 million in 4% Low-Income Housing Tax Credits. In total, the redevelopment received approximately \$101.04 million in public investment and financial support.

“The Department of Housing is proud to support the transformative redevelopment of Roosevelt Square with a significant public investment,” said Chicago Housing Commissioner Lissette Castañeda. “This next phase of mixed-income housing is a vital step toward meeting Chicago’s growing housing needs. Phase 3B expands access to affordable, high-quality homes and reinforces our commitment to building inclusive communities where all residents can thrive.”

“With the opening of this newest phase, CHA and Related have now completed 900 residential apartments at Roosevelt Square,” said CHA Interim CEO Angela Hurlock. “Public-private partnerships like this one aim to do more than provide housing opportunities — they seek to open pathways to long-term financial stability for low-income families and preserve the social and economic diversity that makes neighborhoods like the Near West Side so vibrant. Thank you to Mayor Johnson and the city of Chicago and all our partners for their support in continuing to make Roosevelt Square a truly dynamic mixed-income community.”

Designed by Chicago-based DesignBridge, the six-story twin residential buildings at 1257 and 1357 W. Roosevelt feature modern exteriors defined by a pixel-like pattern of black and white textured precast and metal panels layered to create a dynamic facade that breaks up the length of the structure. Each building includes 70 apartments with studio, one-, two- and three-bedroom layouts ranging from 556 to 1,191 square feet. Market-rate rents start at \$1,650 per month for studios, \$1,825 per month for one-bedrooms, \$2,325 per month for two-bedrooms and \$3,725 per month for three-bedrooms.

“It’s heartening to see developments that not only address the urgent need for affordable housing in Chicago but also prioritize the needs of residents who have lived here for generations,” said Mary Baggett, president of the ABLA Local Advisory Council. “Roosevelt Square turns the tide on decades of disinvestment and will create new opportunities for Near West Side families to grow and succeed.”

Thoughtfully curated amenities at 1257 and 1357 W. Roosevelt include a fitness center with cardiovascular, strength and functional performance equipment; ground-floor outdoor amenity space with grilling stations, dining tables and bench seating; dog run; package receiving room; bike room;

elevator; and resident storage.

The six-story building at 1002 S. Racine, designed by Landon Bone Baker Architects and Moody Nolan, features traditional brick cladding at the base with modern panels for its set-back upper levels. The building houses 67 apartments in a mix of studio, one- and two-bedroom floor plans ranging from 556 to 1,191 square feet. Rents for market-rate residences start at \$1,800 per month for studios, \$2,000 per month for one-bedrooms and \$2,525 per month for two-bedrooms.

Residents at 1002 S. Racine enjoy a fitness center with cardiovascular, strength and functional performance equipment; fourth-floor indoor entertainment space and coworking area; and a 1,400-square-foot outdoor terrace adjacent to the fourth-floor lounge offering panoramic views of the cityscape. Additional amenities include a package receiving room, bike room, storage lockers and outdoor parking spaces. The building also includes ground-floor retail along Taylor Street that will soon be home to Fresh Stop Produce & Deli, a local grocer opening its largest Chicago location this summer, and The Slice Shop, a popular Chicago-based pizzeria.

Also included in Phase 3B is the renovation of the last remaining Jane Addams Homes building at 919 S. Ada St., now home to the National Public Housing Museum and 15 apartments.

Roosevelt Square's walkable, bike-friendly location offers convenient access to public transit, including several CTA bus lines, the CTA's Pink and Blue lines, and Metra's BNSF Railway line. The community is just minutes from dining, retail, city parks, Rush University, the University of Illinois Chicago and the Illinois Medical District. Its proximity to Interstates 90 and 290 ensures quick connections to Chicago's various neighborhoods, employment hubs, airports and more.

Phase 3B construction was led by BOWA Construction, Blackwood Group, MIKK and GMA. With its completion, nearly 900 of the 2,000 planned residential units at Roosevelt Square have been delivered.

The leasing center at 1346 Taylor St. is open seven days a week from 10:00 a.m. to 6:00 p.m., offering leasing information on all three buildings. Two model units are open for tours: a one-bedroom residence at 1257 W. Roosevelt and a two-bedroom at 1002 S. Racine. For more information on Roosevelt Square, call (312) 948-0116, visit www.rooseveltsquare.com or email rooseveltsquareleasing@related.com.

About Related Midwest:

[Related Midwest](#), the Chicago office of Related Companies, is the preeminent developer of mixed-use properties, affordable housing communities, and luxury condominium and rental homes across Chicago. The company commands a portfolio of residential, mixed-use and master-planned properties, including pioneering projects like The 78, a transformational 62-acre development in the heart of downtown Chicago envisioned as the city's next great neighborhood, and 8080 S. DuSable Lake Shore Drive, a 400-acre innovation campus in the South Chicago neighborhood anchored by the Illinois Quantum & Microelectronics Park. Related Midwest is also the largest developer of affordable housing in the Midwest, with more than 10,000 units, and has never converted an affordable unit to market-rate.

The firm's other market-defining projects include One Bennett Park, an ultra-luxury residential tower in Streeterville designed by Robert A.M. Stern Architects; The Row Fulton Market, one of Chicago's first "80/20" buildings under Affordable Illinois legislation, with 20% of residences set aside as affordable housing; Lathrop, an ongoing restoration and redevelopment of the historic Julia C.

Lathrop Homes on Chicago's North Side into a mixed-income community; Roosevelt Square, a 67-acre multiphase redevelopment on the former ABLA Homes site on Chicago's Near West Side; and 400 Lake Shore, a pair of luxury rental towers that will rise where the Chicago River meets Lake Michigan.

For more than 30 years, Related Midwest has been an industry leader in community commitment and routinely leads the industry in establishing progressive standards for its business ecosystem. The company is deeply committed to improving neighborhoods, creating sustainable opportunities for small businesses and community residents, and building inspirational places and homes for all. Related Midwest's business model is built on partnership with community-based firms as well as mentorship of small and emerging businesses as they launch and grow. The firm is a founding partner in HIRE360, a first-of-its-kind organization designed to expand professional development and employment opportunities in the trades.