



# Chatham Cottage Grove



Sustaining Communities by Building One Business at a Time



# Our Story Continues

## Chatham Business Association

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The Chatham Business Association (CBA) completed a market study in June 2016 to assist with making conscious and informed decisions on serving the business community. So, what's changed? CBA has continued to be a leader in keeping commercial storefronts active by helping small businesses with microlending, host employment/job fairs, and offer technology and marketing training. In addition, they have joined both private and public entities in pursuing development opportunities throughout the community.

## Special Service Area (SSA #51)

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SSA #51 - Chatham Cottage Grove is a local tax district that provides additional services for business owners, merchants, and visitors. Expanded services and programs are funded by a dedicated property tax. SSA #51 helps stimulate investment and development with programs that focuses on property maintenance, streetscape and corridor beautification, economic development, business marketing, and safety.

SSA #51 is managed by CBA.

## Our Mission

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The mission of CBA is to provide a viable and effective business association to enhance social, political, and economic growth within our community. CBA creates opportunities, inroads, and programs to benefit and ensure the prosperity, economic strength, and excellence of service in Chatham and its surrounding communities.

SSA #51 is managed by CBA.

## Relationships Matter in Chatham

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The strength of the SSA and Chatham Community made possible through the generosity and hard work of our Community Sponsors and Partners...

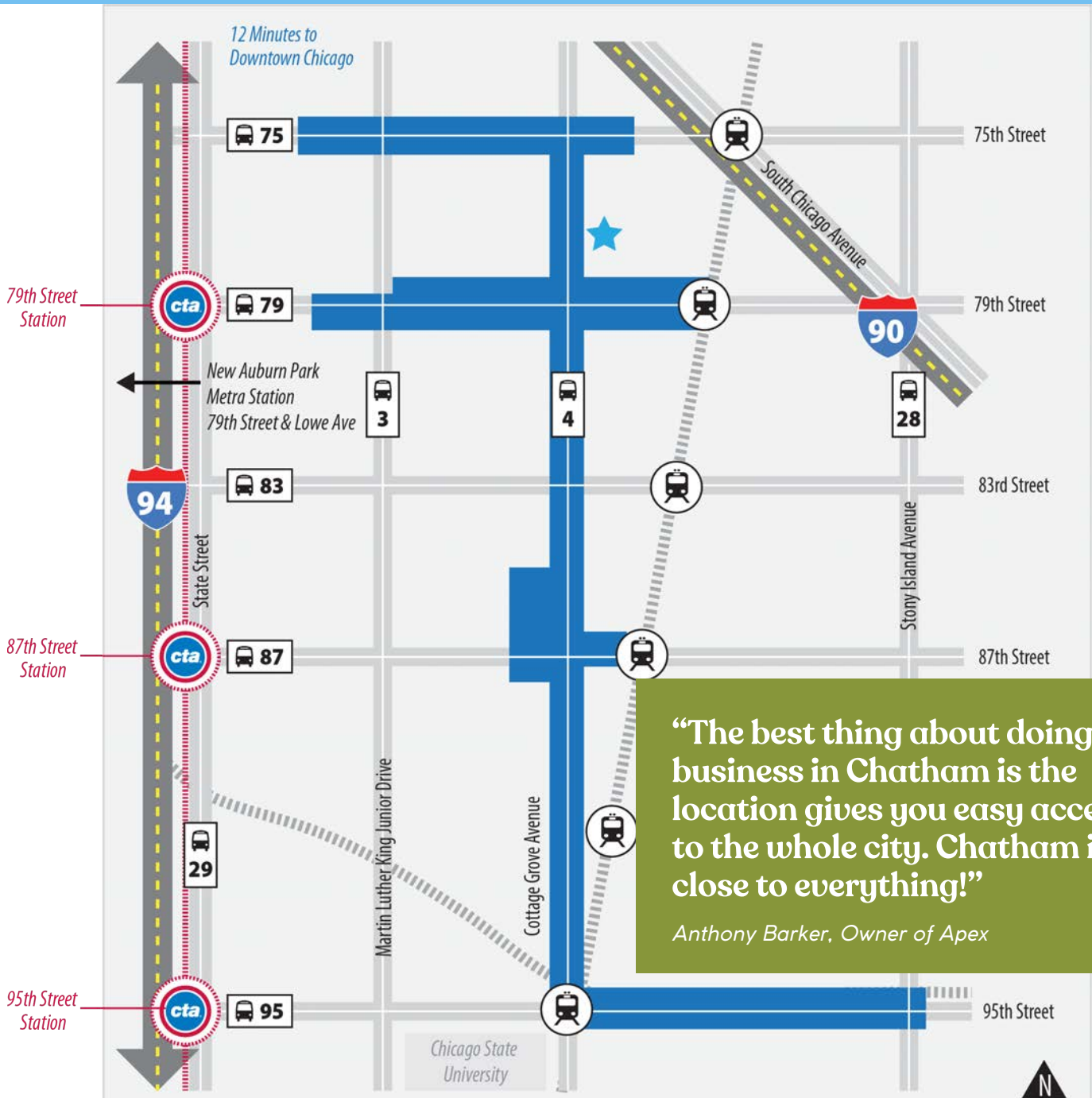


BUSINESS ASSOCIATION  
BUSINESS DEVELOPMENT INC  
SERVICE PROVIDER FOR  
SSA 51  
Cottage Grove

# Prime Location

Chatham is served by multiple modes of transit providing choice and convenience when it comes to access within and outside the community to all points in Chicago and the region.

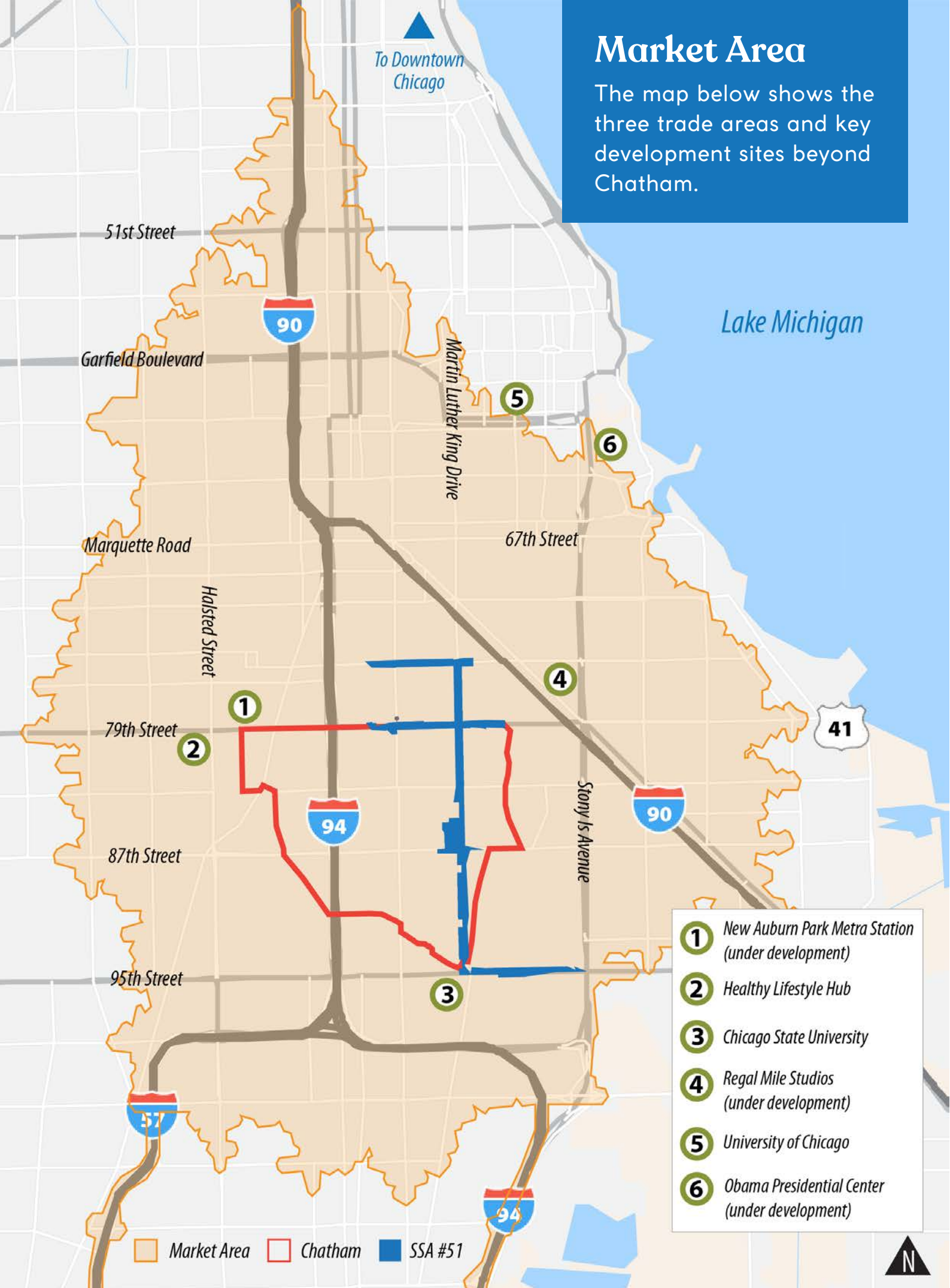
-  x 9 **9 Train Stations**  
CTA + Metra
-  x 9 **9 CTA Bus Routes**  
Serve the Area
-  **12** **12 Minute Drive**  
to Downtown



-  SSA 51 General Boundary
-  Chatham Business Association
-  Metra Stations
-  CTA Bus Routes
-  CTA 'L' Stations

# Market Area

The map below shows the three trade areas and key development sites beyond Chatham.



# History + Culture

Chatham has experienced many transformations due to decades of physical and demographic changes. With a former residency of Swedish, German, and Irish descent groups in the 1920s, the population shifted to a Black middle-class community by the 1970s and continues to be so today.

Several buildings with elegant architecture styles such as Classical, Gothic, Spanish, Renaissance Sullivanesque, and Prairie remain today converted from their initial purpose.

The people and businesses that make up Chatham have formed a tight-knit community where older generations help new entrepreneurs.



**“Chatham Business Association was established to help the community. We want them to continue to create the atmosphere for businesses to flourish.”**

*Joseph Caldwell Sr., Owner, TailorRite*

## TailorRite

8459 S. Cottage Grove

“We get the job done.” Since 1992, TailorRite has dry-cleaned uniforms for the Chicago White Sox as one of the first Black-owned vendors to the team. “We are very conscious of the people of the Chatham community.” The Caldwell family has been supportive of other Black-owned businesses that have grown in Chatham.

**“Generational wealth is a part of Chatham’s culture.”**

*Source Info*



# Programs + Services

## Chatham Business Association

CBA works closely with major financial institutions, corporations, local businesses, and civic leaders to provide tailored, effective resources to small and minority owned businesses.

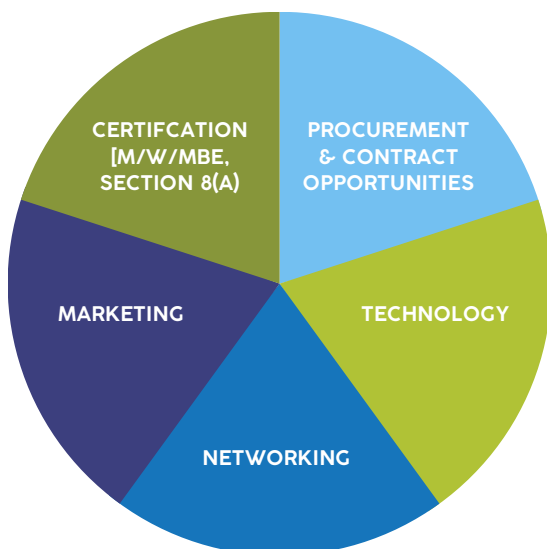
### START-UP BUSINESSES

- Marketing
- Web Development
- Business Planning
- Licensing & Certification
- Product Development

### EXISTING BUSINESSES

- Networking
- Workforce Development
- Business Financing
- Marketing
- Consulting

### SMALL BUSINESS GROWTH & DEVELOPMENT TOOLS



### PROGRAM HIGHLIGHTS

#### *Chatham Business Association Navigator Program*



CBA is one of 51 recipients nationwide to receive a \$1 million grant from the U.S. Small Business Administration to start the Chatham Business Association Navigator Program. The pilot program is intended to provide additional financial assistance and resources to assist underserved business communities.

#### *CBA Alternative Energy Training Program - Future Energy Jobs Act (FEJA)*

The CBA Alternative Energy Training Program is designed to assist new and established firms including disadvantaged minority- and women-owned business enterprise (D/M/WBE) firms, service disabled, veteran-owned small businesses (SDVOSB) and veteran-owned small businesses (VOSB) in growth and development plans for alternative energy projects and procurement opportunities.

*For more information on these programs and other resources, visit [cbaworks.org](http://cbaworks.org).*

# Programs + Services

## Chatham Cottage Grove SSA #51

Established in December 2010, SSA #51 has continued to provide extended services with support from a designated tax. Businesses within the SSA are committed to investing in their community!

**SSA #51 Logo or  
screenshot?  
Plan B?**

### CUSTOMER ATTRACTION

- Special events/holiday decorations
- Decorative banners
- PR/media relations

### PUBLIC WAY AESTHETICS

- Landscaping
- Façade enhancement rebate
- Public art

### SAFETY PROGRAMS

- Security patrol

## Alderman Feature

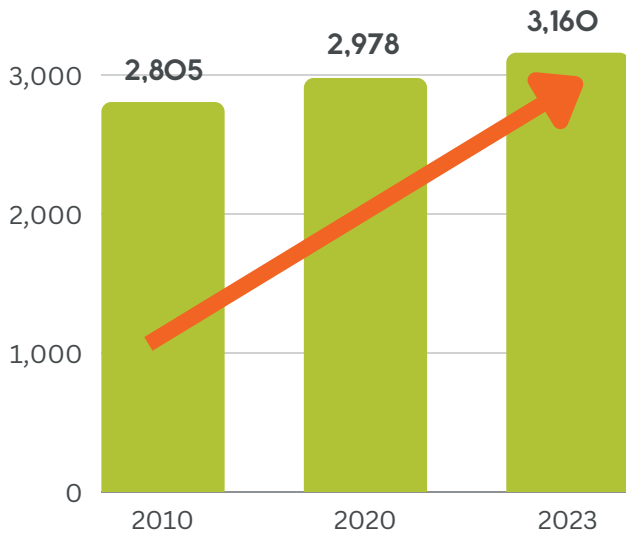
*State how SSAs are instrumental and beneficial in commercial corridors... INSERT TEXT*

*Alderman Michelle A. Harris, Ward 8*



# Chatham Rebirth

## Population

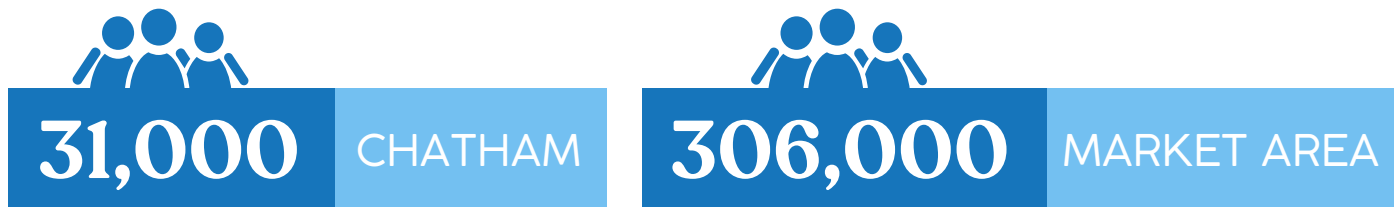


Population increased by **6%** between 2010 & 2020.

SSA #51 and Chatham increased in population, strengthening them as destinations for restaurants, retail, and other businesses.

Source: Esri Forecasts, 2023; U.S. Census Bureau 2000 & 2010

## Serving a Large Market - Number of Residents



## Racial Composition in Chatham

Nearly **30,000** Black residents live in Chatham.

**280,000** Black residents live in the Market Area.

Source: Esri Forecasts, 2023; U.S. Census Bureau 2000 & 2010

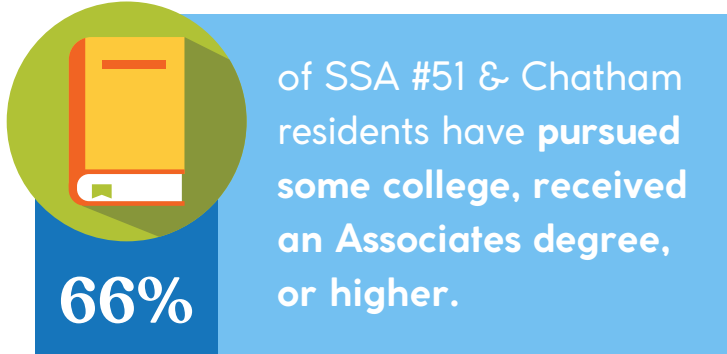
**“The people in Chatham are passionate about supporting Black-owned businesses.”**

*Brian Dantignac,  
Owner of The Woodshop Art Gallery*



# Chatham Well Being

## Education



Healthcare info?

Source: Esri Forecasts, 2023; U.S. Census Bureau 2000 & 2010

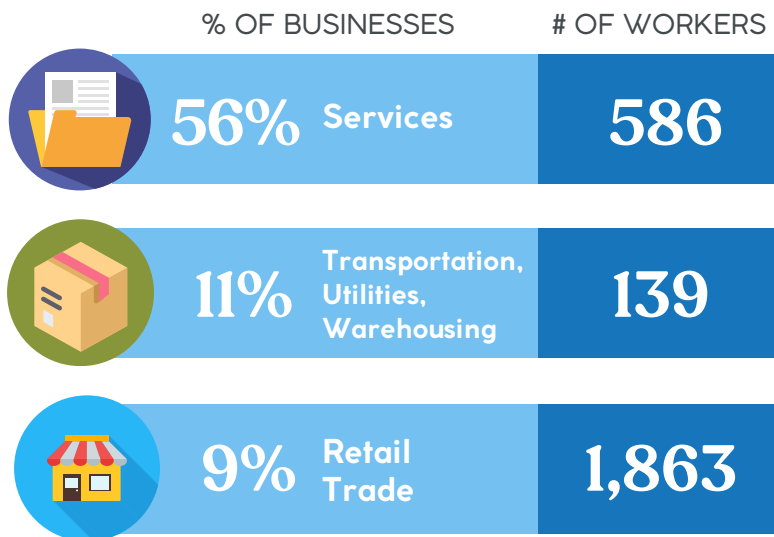
There is potential for more economic and commercial growth as more people pursue higher education and invest in their community.



“Chicago State University is moving toward establishing a Division I football program.”

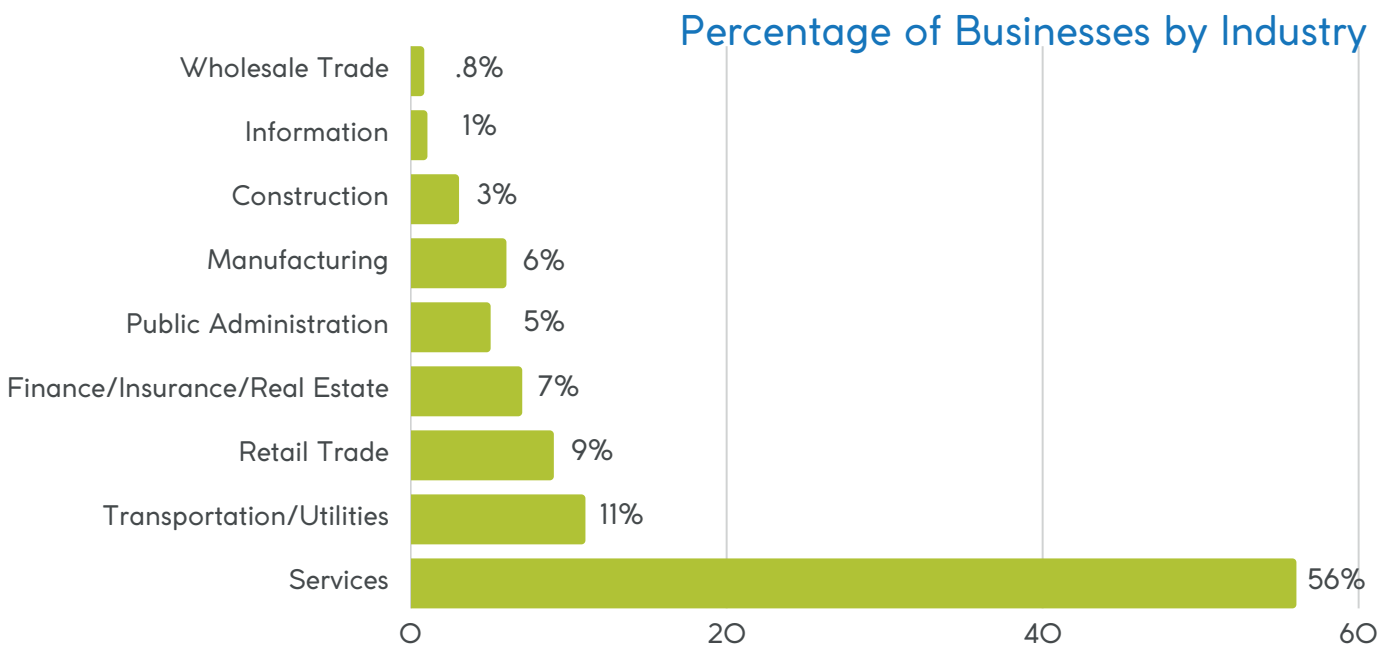
Chicago Tribune | “Chicago State to explore adding a Division I football program – and it could potentially start in 2025” | Author: Jake Sheridan | Jan 26, 2023

# Chatham Renewed



**“There is a great variety of local businesses in Chatham that attract shoppers from all over Chicago.”**

*Nedra Williams,  
Co-Owner of Solo Beauty Supply*



Source: Esri Forecasts, 2023; U.S. Census Bureau 2000 & 2010

## What types of businesses could be attracted and successful?

“Specialty shops and product suppliers/wholesalers. As a business owner there was a time when I could purchase supplies in Chatham but now I have to travel to Skokie.”

*Nedra D. Williams, Co-Owner of Solo Beauty Supply*



# Business Spotlights | RETAIL



## Solo Beauty Supply

8158 S Cottage Grove Ave.

“I have lived in Chatham for over 50 years and this is a supportive community. I inherited this business from my parents with one location in Chatham and a second in Washington Heights, near 90th St & Ashland Ave. I supply hair products to beauty shops and sponsor back-to-school haircuts for boys.”

*Nedra D. Williams,  
Co-Owner of Solo Beauty Supply*

**“It is important for African Americans to see African American owned businesses.”**

*Terrence Mack, Co-Owner of Solo Beauty Supply*



## Dream Creations

8613 S Cottage Grove Ave.

“I live and work in Chatham and the best thing about working here is the community engagement. Everyone works together and will remain here. I think there’s opportunity to see more mentorship programs for girls [to teach them about business ownership].”

*Shawndel Brown,  
Owner & Operator of Dream Creations*

# Serving the Community

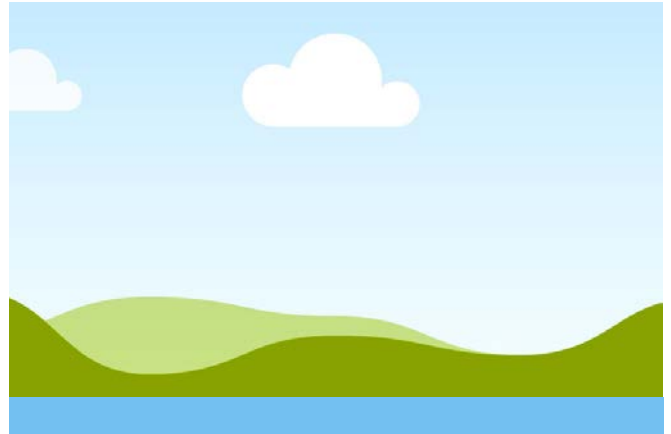


## Majestic Florist

8145 S Cottage Grove Ave.

"I have been here for 33 years and am familiar with the people. I enjoy doing business in Chatham because it is a community-oriented place. Our website and word-of-mouth is how we market our business.... But we do need help with more advertising and marketing."

*Clarence Glovers, Owner of Majestic Florist*



## Leak & Sons Funeral Home

7838 S Cottage Grove Ave.

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s. Lorem Ipsum is simply dummy text of the printing and typesetting.

*X, Owner of Leak & Sons Funeral Home*

## Projected Spending Growth (2023-2028)

CATEGORY	CHATHAM	MARKET AREA
Apparel & Services	\$2,946,000	\$23,199,000
Entertainment	\$4,479,000	\$35,612,000
Food at Home	\$8,883,000	\$70,284,000
Food Away from Home	\$4,657,000	\$36,929,000
Home Maintenance & Remodeling	\$4,662,000	\$35,557,000
Household Furnishings & Equipment	\$2,218,000	\$17,708,000
Household Operations (Housekeeping Supplies)	\$1,195,000	\$9,490,000
Personal Care Products	\$693,000	\$5,500,000

*Source: Esri forecasts for 2023 & 2028; 2019 & 2020 Consumer Spending data Consumer Expenditure Surveys, Bureau of Labor Statistics*

# Business Spotlights | SERVICES



## Nadia's Beauty Salon

215 E 75th St.

"It is inspiring to see all the businesses who have come to the area over the years. To attract more people, businesses need help with storefront appearance."

*Nadia Wilkins, Owner of Nadia's Beauty Salon*

## Country Financial

820 E 87th St., Ste. 202

"I love the great people [of Chatham] - they are hardworking and caring of their properties. The business camaraderie here is kind and friendly."

*Gwendolyn G. Shaw, Financial Advisor & Agency Owner*



## QUICK FACT

# Business Spotlight | RESTAURANTS

## Fatburger

825 E 87th St.

After opening several Kilwins across Chicago, Jackie Jackson knew she wanted to bring a new food concept to Chatham. After reaching out to Fatburger, she negotiated a franchise agreement across Illinois, with the first location under construction in Chatham.

**“I knew I wanted everything to be in Chatham. I plan on expanding my businesses in Chatham, hire people from Chatham, and create partnerships with others in Chatham.”**

*Jackie Jackson, Business Owner, Real Estate Agent, Fat Burger Franchisee License Holder*



Licensed real estate agent, multiple business owner, and master franchisee license holder of Fatburger in Illinois, Jackie is proud to live, breathe, and work in Chatham.

# Let's Eat! | RESTAURANTS



## Soul Veg City

203 E 75th St.

“One of the best things about Chatham is it’s a well established and comfortable community. However, we need more meetings for businesses to identify what they need so we can meet those needs.”

*Laurie Brown, Co-Owner of Soul Veg City*



## Sizzlin Skillets

8635 S Cottage Grove Ave.

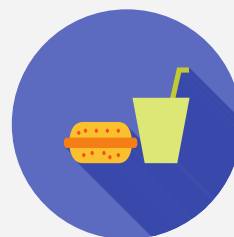
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*Lamont ???, Owner of Sizzlin Skillets*

## QUICK FACT



**\$63 million in spending on Food at Home,** projected to grow by \$8.8 million in next five years.



**\$33 million in spending on Restaurants,** projected to grow by \$4.6 million in next five years.

Source: Esri forecasts 2023 & 2028; 2019 & 2020 Consumer Spending data & Expenditure Surveys, Bureau of Labor Statistics

# Restaurant Row on 75th St.



**“...we also have new businesses that bring a sense of where they are from and new energy to the street.”**

*Stephanie Hart, Owner of Brown Sugar Bakery*

## **Brown Sugar Bakery**

328 E 75th St.

“Chatham is an exciting place to be. It is one of the only places that is a true South Side neighborhood that has businesses with owners who can tell you how to stay in business for decades.

I am only twenty years in business compared to businesses that have been here forty years or more. I like being in a nostalgic neighborhood like this.”

*Stephanie Hart, Owner of Brown Sugar Bakery*

Text on how the restaurant shifted their recovery strategy to operating the “restaurant without walls” concept and a partnership with another local restaurant Molbes Deli.

Need to highlight how e-commerce can provide opportunities for small businesses in the SSA.

## **5 Loaves Eatery Bounce Back**

ADDRESS

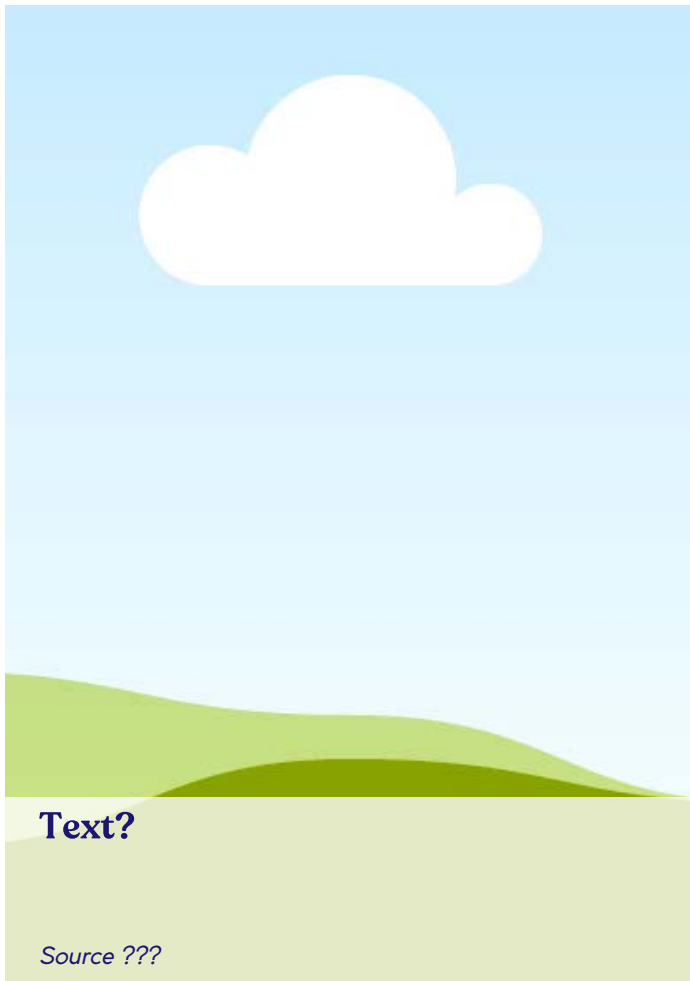
The owners of 5 Loaves, a beloved south side staple has been partnering with local businesses to continue serving their community.

They continue to operate without a physical location, focusing on e-commerce. ???

*Constance Simms-Kincaid & Robert Kincaid,  
Owner of 5 Loaves Eatery*



# Restaurant Row on 75th St.



**Name of business?**

Address?

Placeholder for additional restaurant spotlight.

Text to be provided from CBA?

Source

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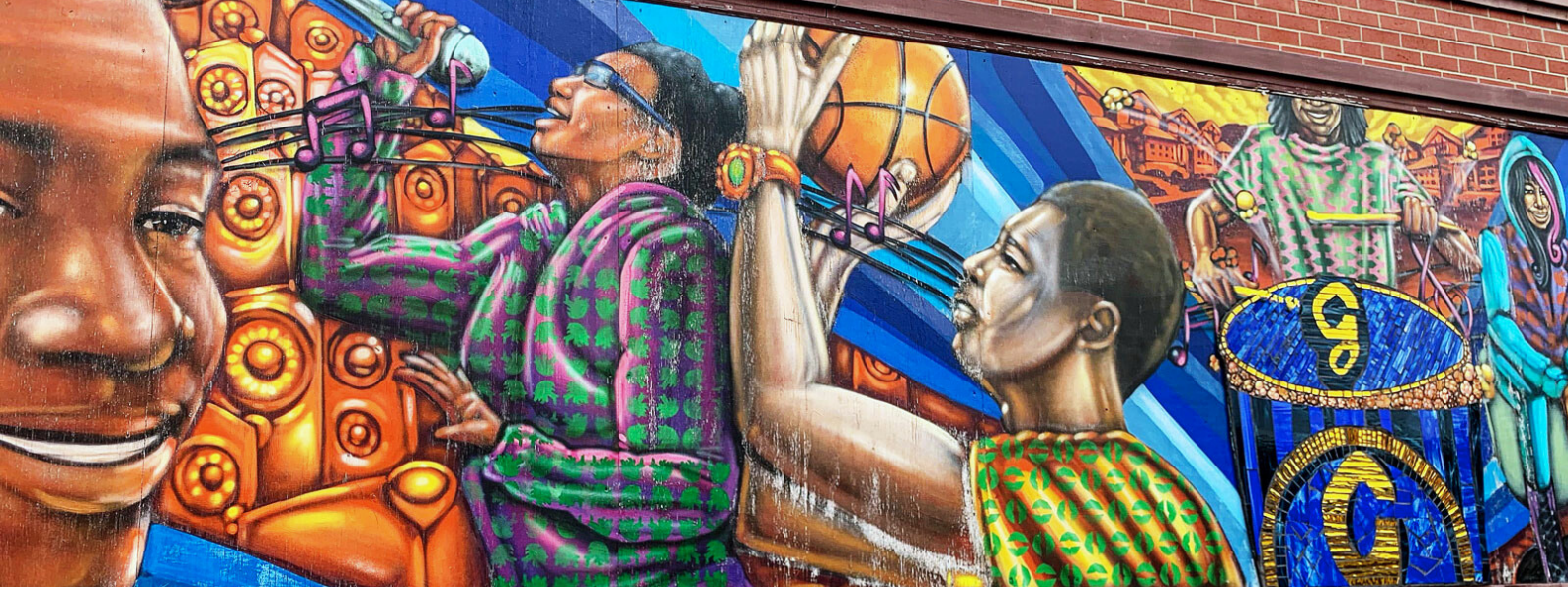
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Owner of 5 Loaves Eatery*



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## Contact Info

Chatham Business Association, SBDI  
SSA #51 - Chatham Cottage Grove  
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Chicago, Illinois 60619  
773-994-5006 | [cbaworks.org](http://cbaworks.org)