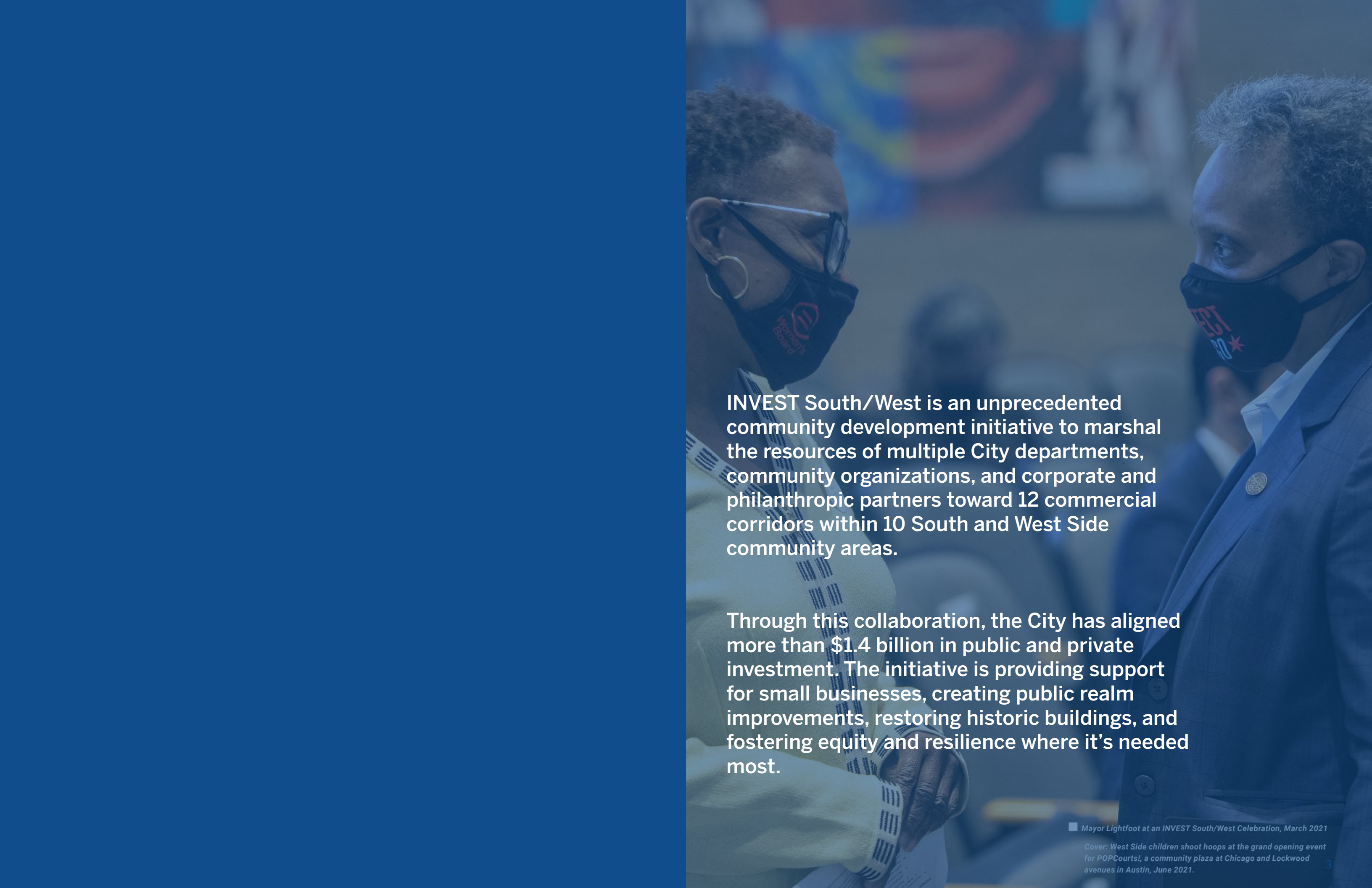


Invest South/West Neighborhood Bus Tour

Fall 2022





INVEST South/West is an unprecedented community development initiative to marshal the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward 12 commercial corridors within 10 South and West Side community areas.

Through this collaboration, the City has aligned more than \$1.4 billion in public and private investment. The initiative is providing support for small businesses, creating public realm improvements, restoring historic buildings, and fostering equity and resilience where it's needed most.

■ Mayor Lightfoot at an INVEST South/West Celebration, March 2021

Cover: West Side children shoot hoops at the grand opening event for POPCourts!, a community plaza at Chicago and Lockwood avenues in Austin, June 2021.

Invest South/West Is A 'Spark' For Equity.



Additionally, the City of Chicago created an innovative community development model that catalyzes strategic sites along existing neighborhood corridors by partnering with private developers—many of whom are emerging minority firms—through a competitive, community-based selection process to realize mixed-use projects that meet community goals.

Each project achieves both design excellence and equitable development objectives set forth by the City.



DPD Commissioner Maurice Cox engaging Far South Side stakeholders at the Pullman Community Center, January 2020

PUBLIC INVESTMENT & PRIVATE SECTOR RESPONSE

>\$1.4 More than \$1.4 billion dollars catalyzed between the public and private sectors thus far.

PUBLIC INVESTMENT
>\$525M



More than \$525 million in public investment attracted an even higher amount of private investment of \$575 million—a strong indication of the private sector responding to strategic investments made by the City of Chicago.

★ Public spending covers a wide range of neighborhood investments, especially on traditional civic and social infrastructure like streetscapes, parks, and business support that catalyze the private sector into action.

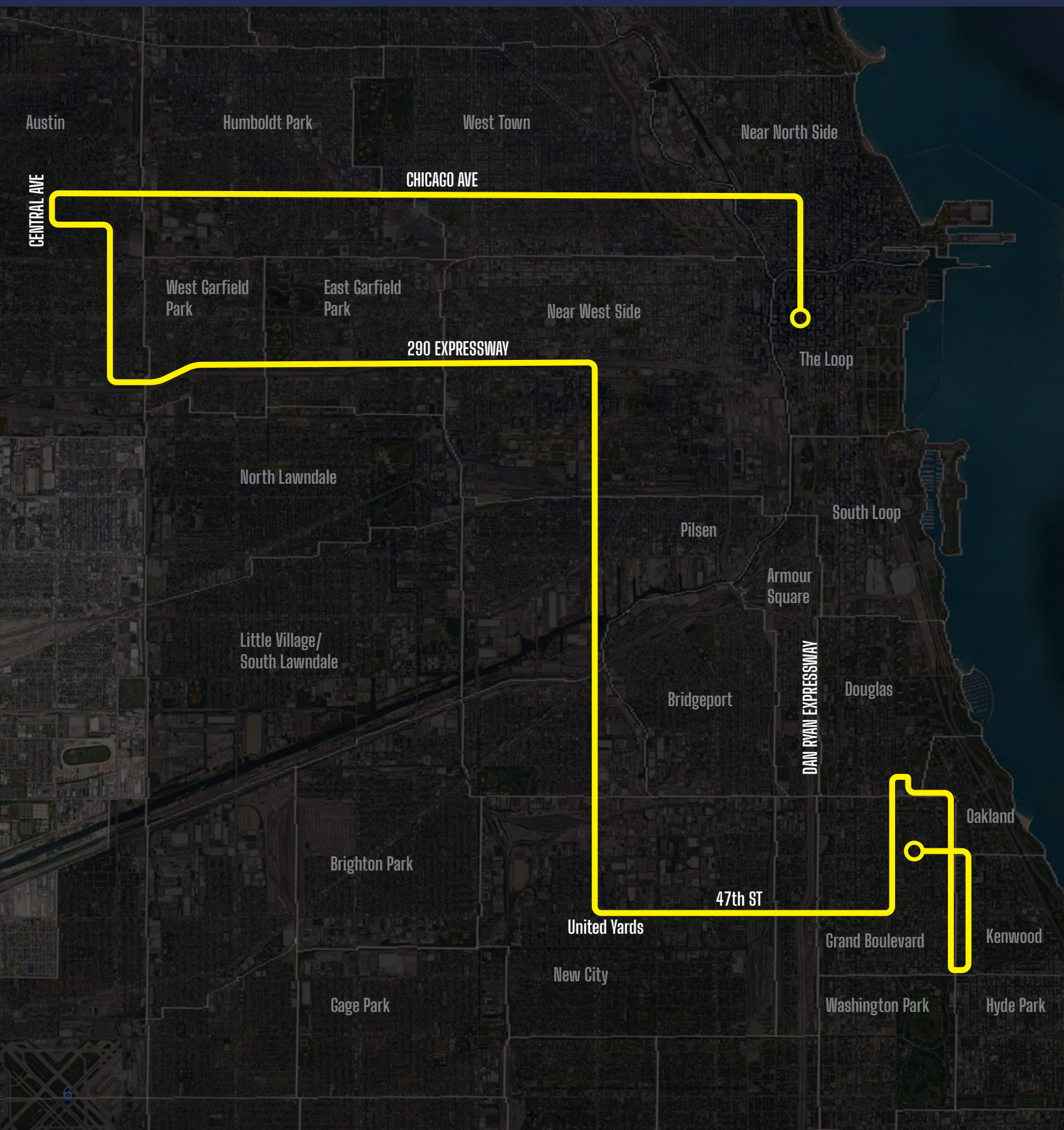
★ Most of the private investment is actively deployed in supporting commercial and housing development across INVEST South/West neighborhoods. Furthermore, more than \$275 million in sustained private capital is committed to advancing INVEST South/West goals.

PRIVATE INVESTMENT
>\$575M

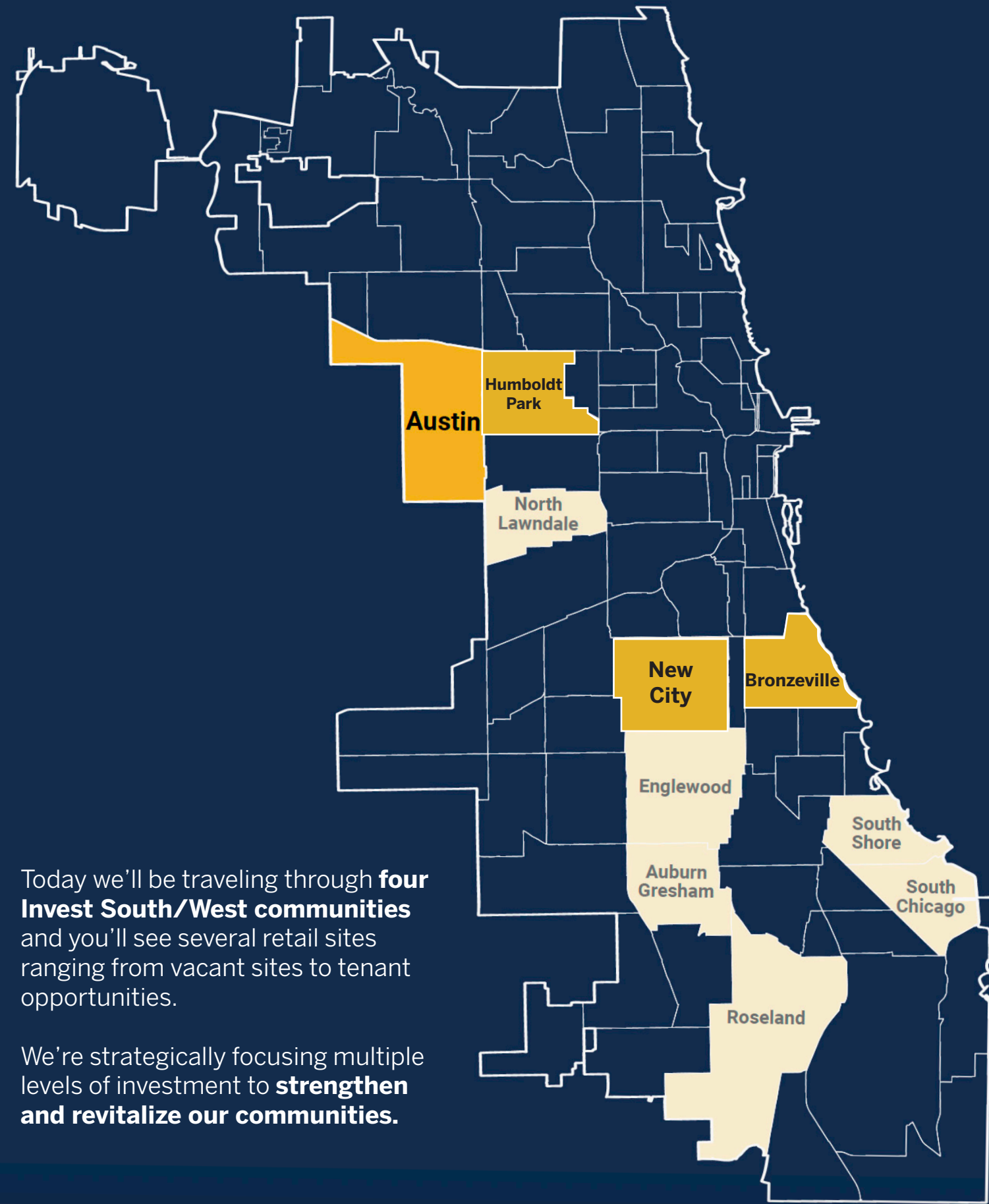


Note: These investment figures do not include more than \$250 million of incremental capital mobilized in support of planned mixed-use projects solicited through Requests for Proposals (RFPs).

TOUR ROUTE



INVEST SOUTH/WEST



Today we'll be traveling through **four Invest South/West communities** and you'll see several retail sites ranging from vacant sites to tenant opportunities.

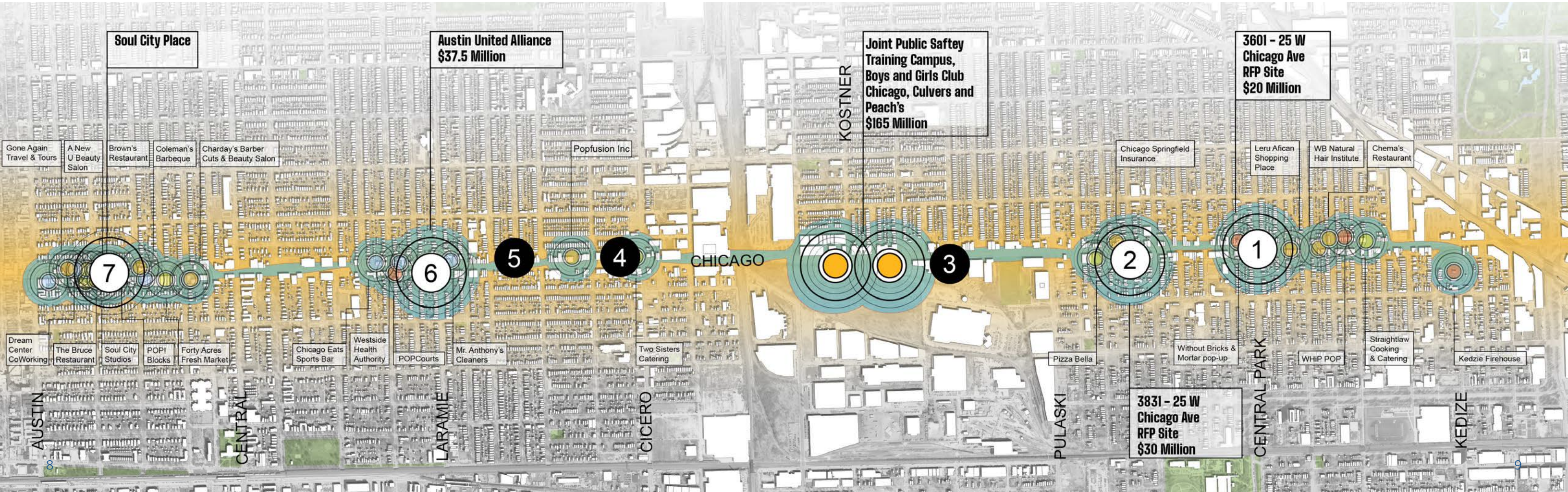
We're strategically focusing multiple levels of investment to **strengthen and revitalize our communities.**

CHICAGO AVENUE

Invest South/West has created a true pipeline of development along the Chicago avenue corridor that leverages City investment and private investment to create equitable impact in the Austin and Humboldt Park community areas.

Over \$250 Million Total Corridor Investment

A mixed use corridor comprised of Institutional uses, adaptive reuse, multifamily housing, retail and commercial spaces.



The Ave

Humboldt Park

1



Developer: KWM Communities
The Ave is a \$25.3 million a five-story, mixed-use, mixed-income complex with 44 residential units and approximately 21,000 square feet of restaurant, gym, and daycare space, in addition to a new office space for Neighborhood Housing Services (NHS).

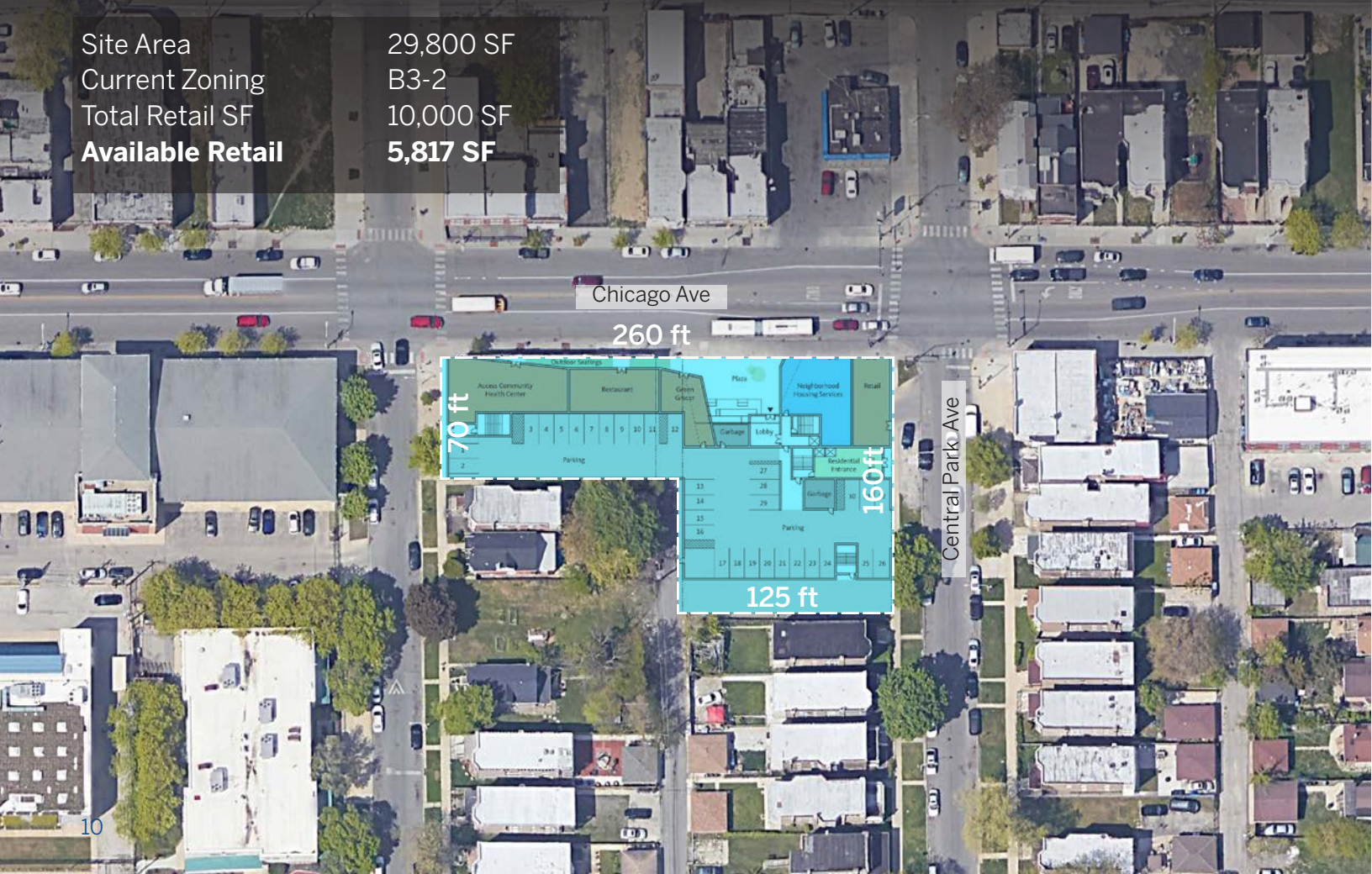
3831 W Chicago

Humboldt Park

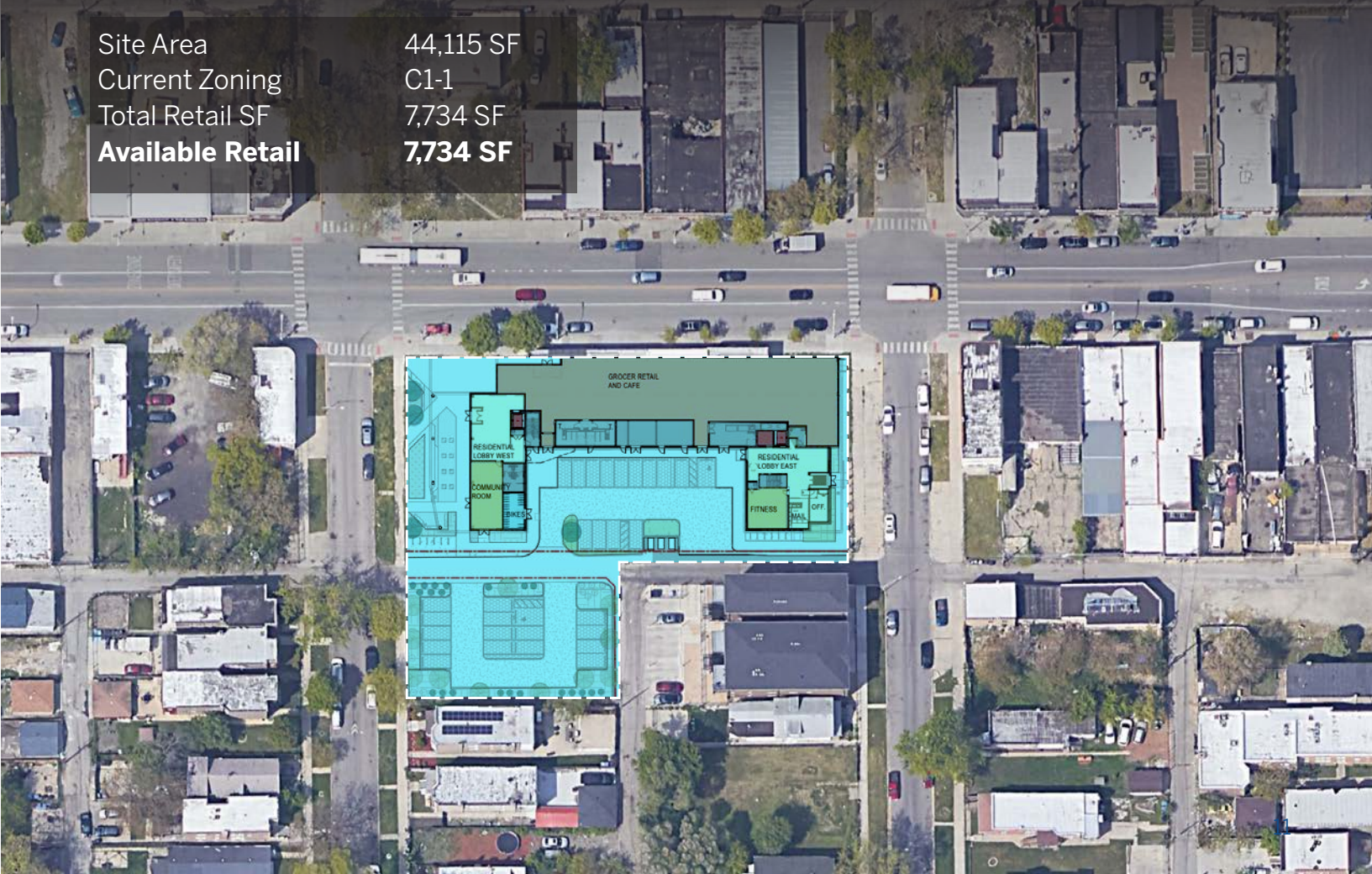
2



Developer: 548 Capital
3831 W Chicago Ave is a \$33 million mixed use residential development led by 548 Capital.



Site Area 29,800 SF
Current Zoning B3-2
Total Retail SF 10,000 SF
Available Retail 5,817 SF



Site Area 44,115 SF
Current Zoning C1-1
Total Retail SF 7,734 SF
Available Retail 7,734 SF

4201 W. Chicago Ave

Humboldt Park

3



Currently vacant/underutilized property directly to the east of the Joint Public Safety Training Campus, new Boys and Girls Club of Chicago building, as well as Culvers and Peach's restaurants. Over \$160 Million in investment.

4822 W Chicago Ave

Austin

4



4822 W Chicago is a City-Owned land that currently is mostly vacant with a Streets and Sanitation building. As part of the "Soul City Vision Framework" this site was imagined as a retail hub.

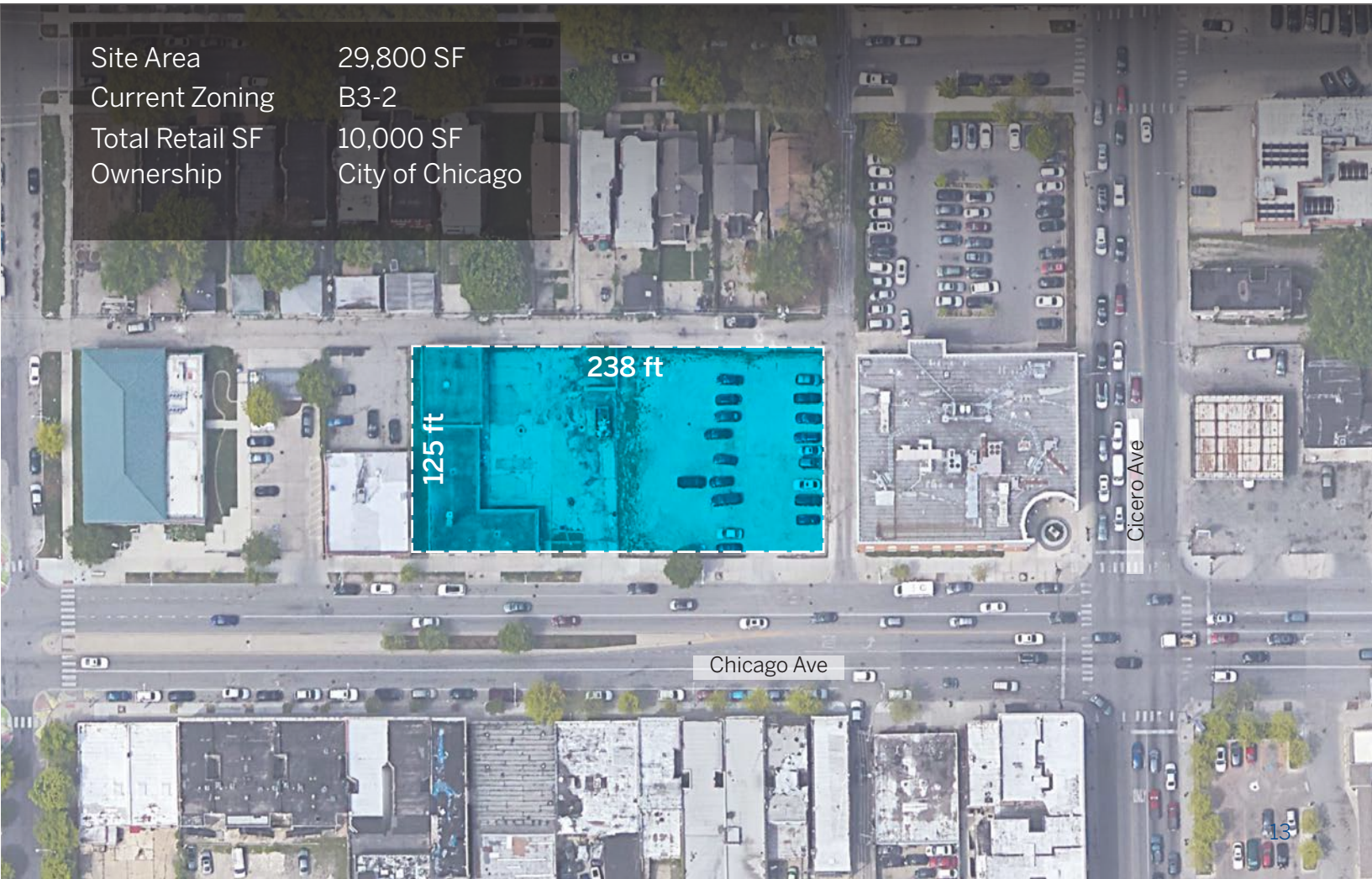
Site Area
Current Zoning
Ownership

157,000 SF
PMD 9 and PD 1454
City of Chicago +
Private Ownership



Site Area
Current Zoning
Total Retail SF
Ownership

29,800 SF
B3-2
10,000 SF
City of Chicago



5040 W Chicago Ave

Austin

5

Currently vacant lots owned by the Cook County Land Bank Authority and one privately owned parcel.

Austin United Alliance

Austin

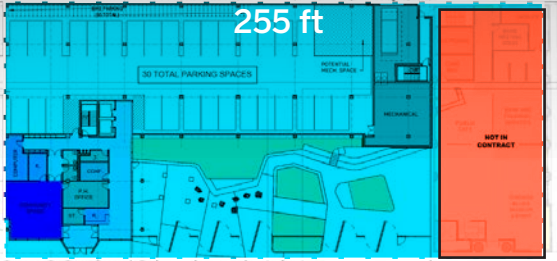
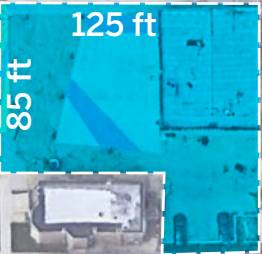
6

Planned for the former Laramie Bank building and approximately 20,000 square-feet of adjacent land, the proposed \$37.5 million project will renovate the landmark structure with commercial uses that include a blues museum, bank branch, café, and business incubator.

Site Area 32,900 SF
Current Zoning B3-1 + RS-3
Ownership Cook County Land Bank Authority + Private



Site Area 31,900SF
Current Zoning PD 1543
Total Retail SF 10,000 SF
Available Retail 2,575-4,000 SF



POP Courts!

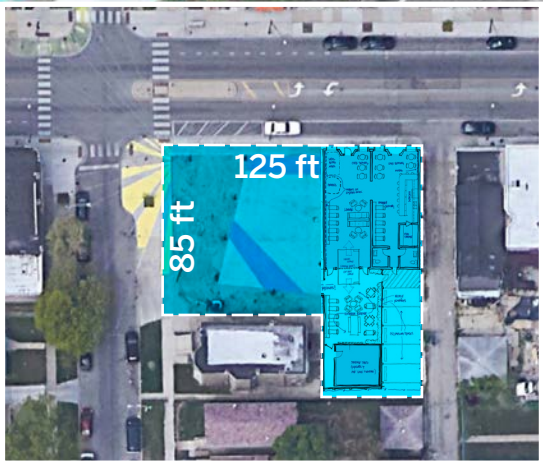
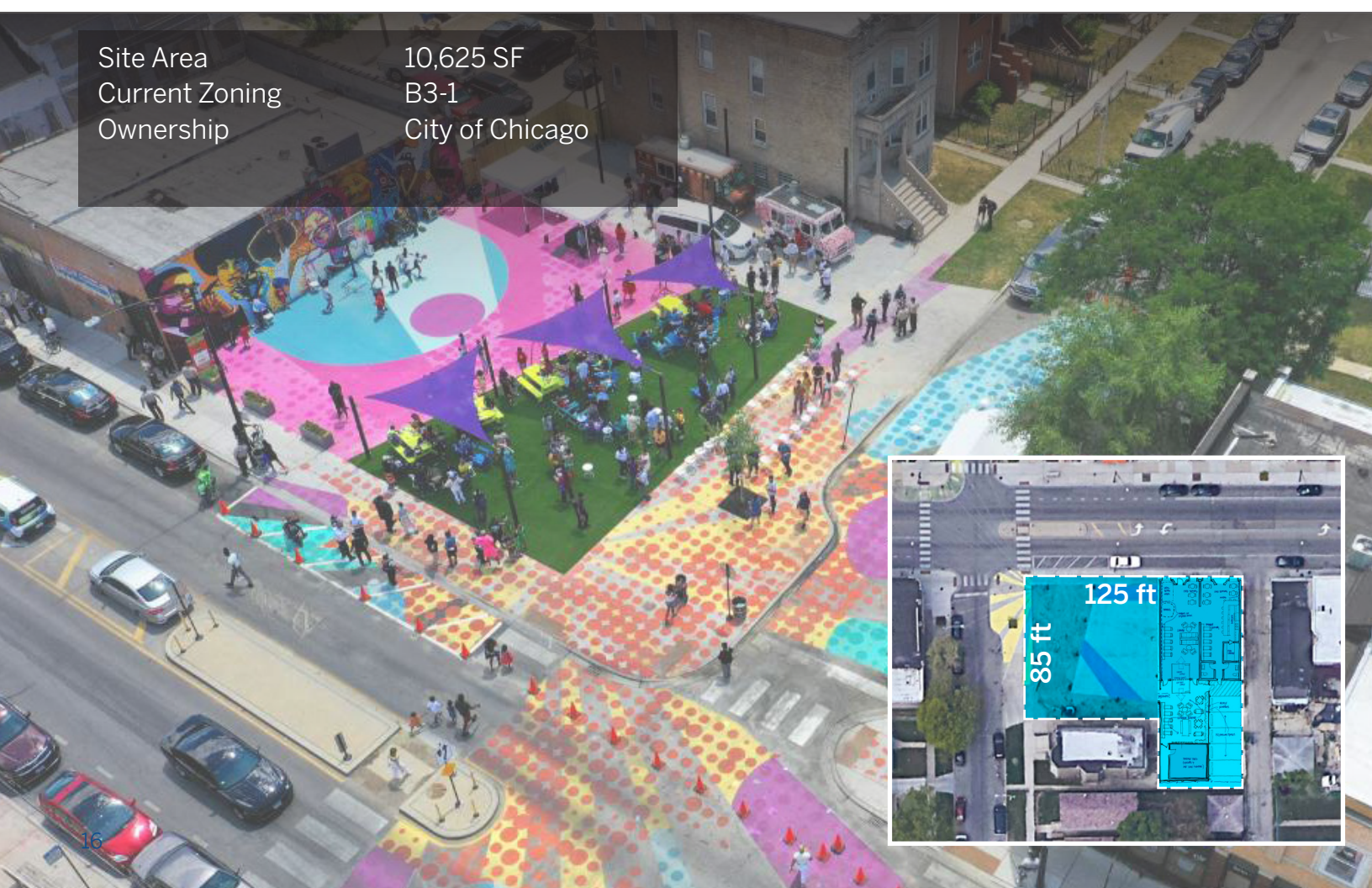
Austin

6



POPCourts is an outdoor event space on the westside of Chicago for community members + small businesses to host different celebrations.

Site Area 10,625 SF
Current Zoning B3-1
Ownership City of Chicago



Soul City Place

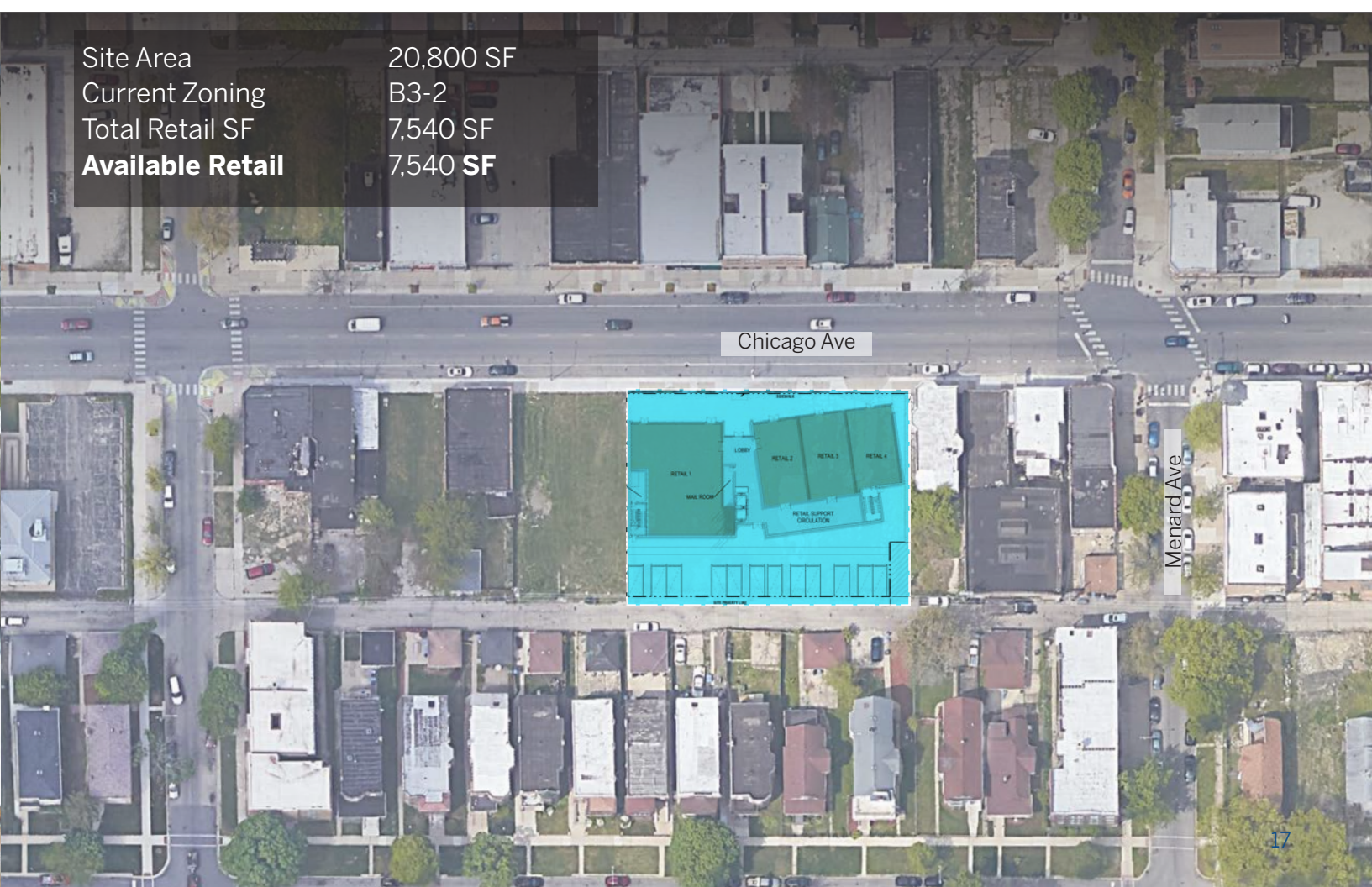
Austin

7



Developer: Urban Equities
Soul City Place is a 20 unit building with 7,540 SF of Retail on the ground floor. Its surrounded by a series of investment on a corridor.

Site Area 20,800 SF
Current Zoning B3-2
Total Retail SF 7,540 SF
Available Retail 7,540 SF



47th Street - New City

New City, consisting of the Canaryville and Back of the Yards neighborhoods, is one of 10 priority communities selected as a part of the initial phase of Mayor Lightfoot’s INVEST South/West commercial corridor improvement strategy. New City is a short distance from the Dan Ryan expressway and connected to major streets and public transit.

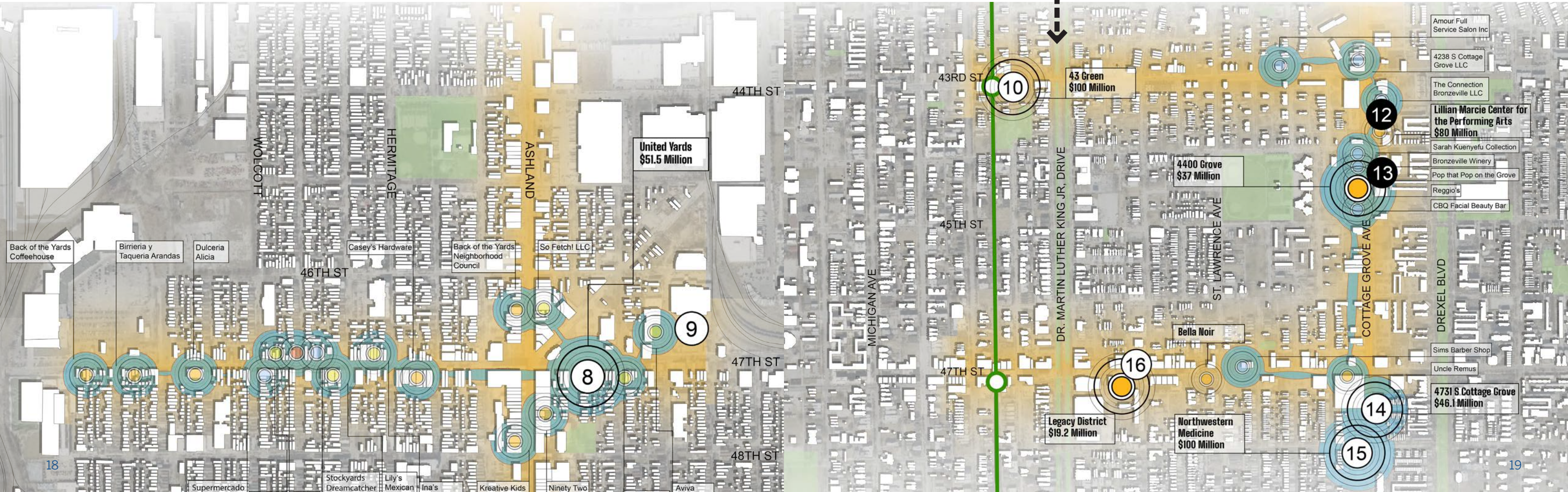
Over \$200 Million Total Corridor Investment Pipeline



47th Street - Bronzeville

Historic Bronzeville consists of Grand Boulevard, Oakland, Douglas, Kenwood, and the Gap communities. It’s home to Illinois Tech, Chicago Police Headquarters, CTA Green line, Red Line and various transit routes. A rich pipeline of investments include Northwestern Medical, 43 Green Phase 1 and 2, and the Invest South/West RFP Legacy District. Also several large scale developments including Bronzeville Lakefront, Oakwood Shores, and the State street corridor.

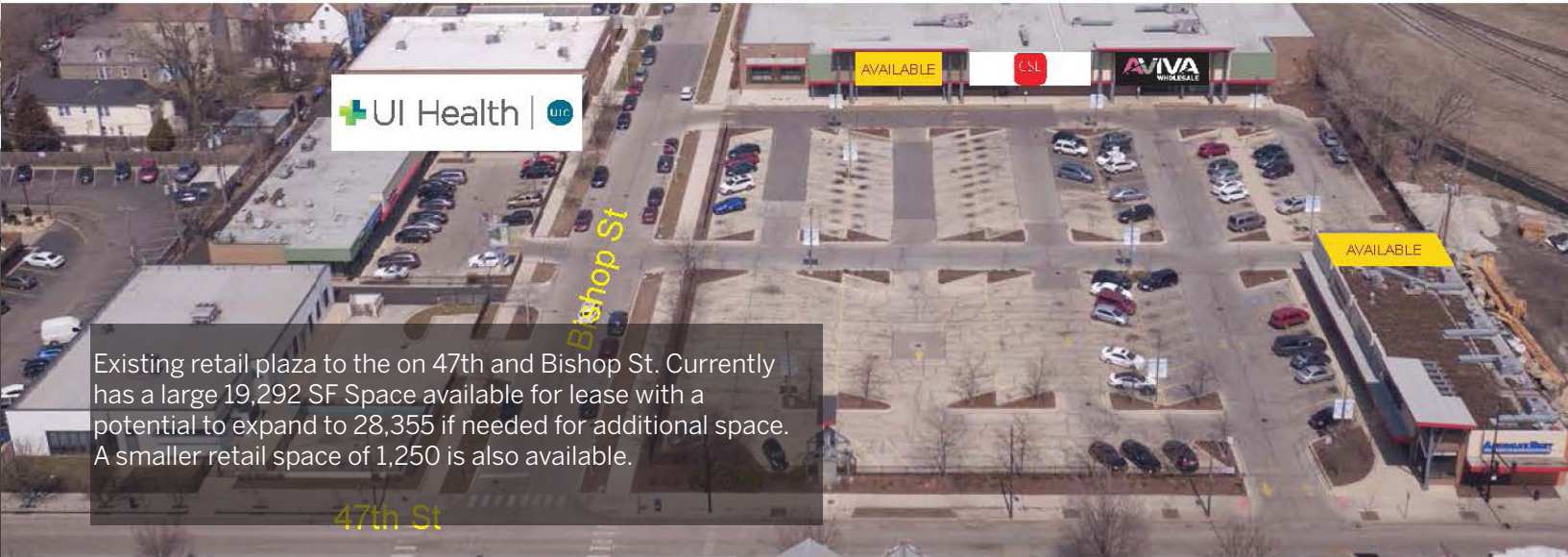
Over \$380 Million Total Corridor Investment Pipeline



United Yards - 1515 W 47th St

New City

8



43 Green

Bronzeville

10

Developer: P3 Markets + The Habitat Company

43 Green is a transit-oriented development (TOD) comprised of a multiphase, mixed-use, residential and commercial project anchored by the 43rd Street Green Line station at 43rd and Calumet. The combined development will directly invest over \$100 million in the historic Bronzeville neighborhood on the South Side of Chicago.

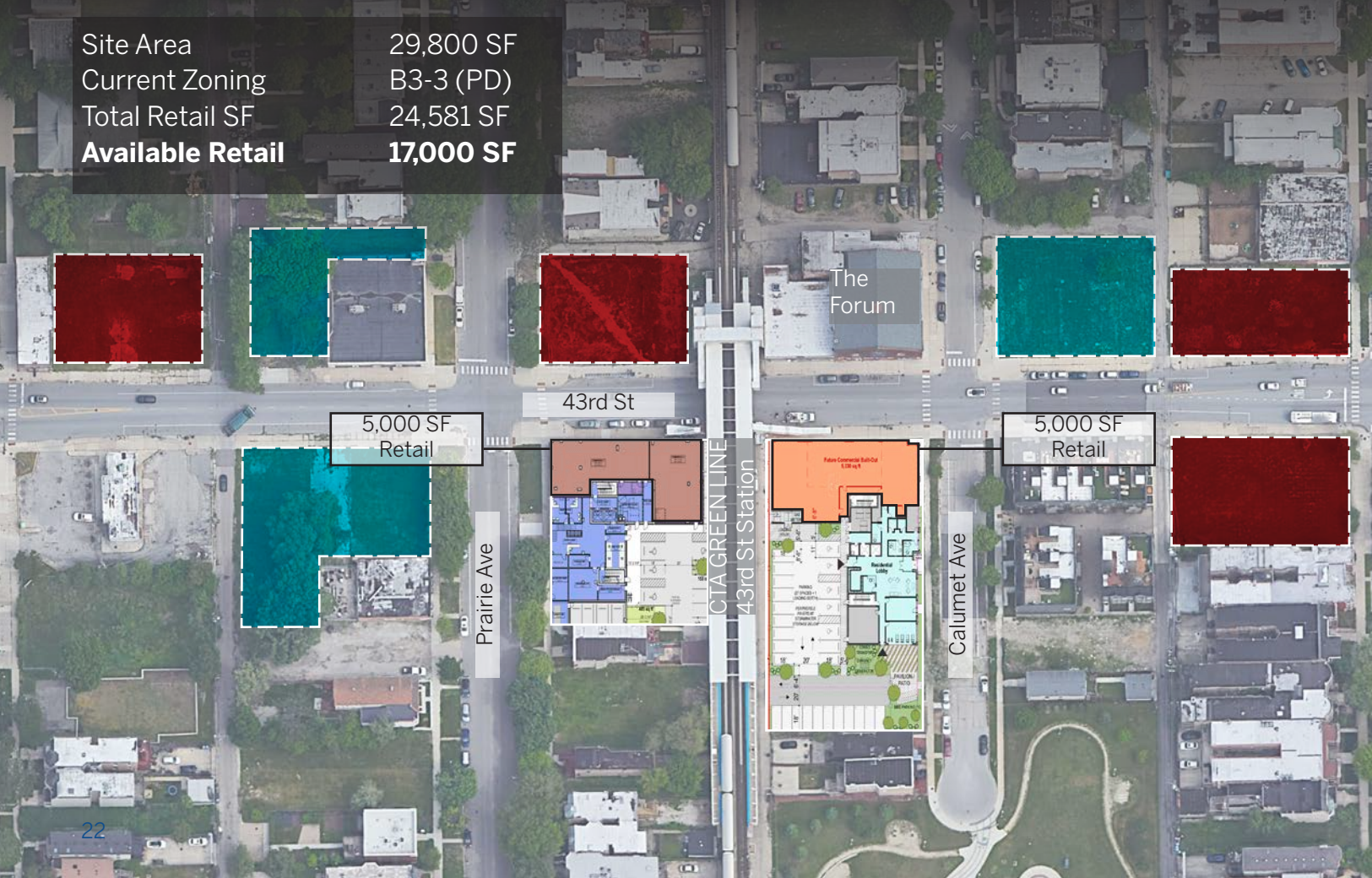
38th and MLK Jr. Drive

Bronzeville

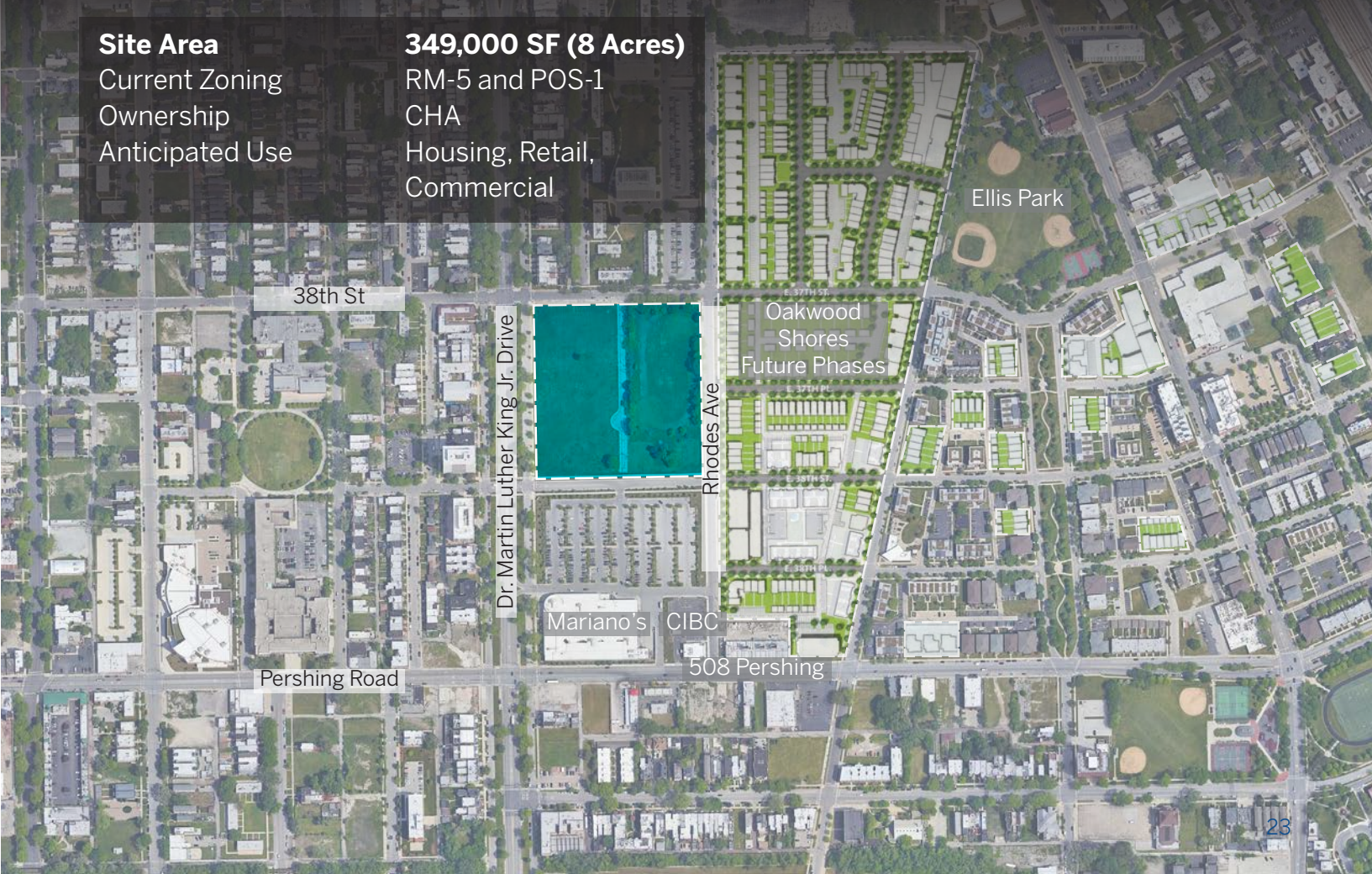
11

Existing Chicago Housing Authority site, part of the Oakwood Shores redevelopment. Large scale opportunity for mixed use, development along the historic MLK Drive.

Site Area	29,800 SF
Current Zoning	B3-3 (PD)
Total Retail SF	24,581 SF
Available Retail	17,000 SF



Site Area	349,000 SF (8 Acres)
Current Zoning	RM-5 and POS-1
Ownership	CHA
Anticipated Use	Housing, Retail, Commercial



4323 S Cottage Grove

Bronzeville

12

Adjacent to the Future Lillian Marcie Center for the arts, existing MLK Community Service Center, 4400 Grove, and other recent multifamily development this vacant city owned site has potential for infill development along the corridor.

4401-4421 S Cottage Grove Ave

Bronzeville

13

Across the street from the 4400 Grove Development is a large site that's partially city owned and could be a great development opportunity for continued mixed use housing, retail and commercial along Cottage Grove.

Site Area

Current Zoning
Ownership
Anticipated Use

14,700 SF
B1-1
City Owned
Mixed use, retail,
commercial,
housing

Dr. Martin
Luther King Jr.
Community
Service Center

43rd St

City-owned
vacant land

Lillian Marcie
Center for the
Performing Arts

Cottage Grove Ave

Site Area

Current Zoning
Ownership
Anticipated Use

28,600 SF
B1-1
City + Privately Owned
Mixed use, Housing,
Retail, Commercial

Privately-
owned
vacant land

City-owned
vacant land

Family
Dollar

44th St

Cottage Grove Ave

4731 S Cottage Grove Ave

Bronzeville

14

Developer: Milhouse Development
The development vision is to create a new retail destination for dining, entertainment, and recreation that represents the culture, pride, and soul of Bronzeville. The intent is to create a premier destination for locals and tourists alike, with vibrant programming that operates 7 days a week, year round.

Site Area	28,680 SF
Current Zoning	B3-3 (PD)
Available Retail	13,000 SF



Northwestern Medicine

Bronzeville

15

Developer: Northwestern
Northwestern Medicine is planning for a new 120,000-square-foot advanced outpatient care center on the 4800 block of South Cottage Grove. The center is expected to serve more than 50,000 patients and family members from Bronzeville and nearby communities every year. Approximately 1,000 construction and 100 healthcare and related jobs will be created.

Site Area	54,700 SF
Current Zoning	C2-3 (PD)
Total Retail SF	4,000 SF
Available Retail	4,000 SF



The Legacy District

Bronzeville

16

Developer: KMW Communities + LG Development

The Legacy District is a \$19.2 million proposal planned for 0.6 acres of vacant, City-owned land on the southwest corner of 47th Street and Vincennes Avenue. The proposed project will create a six-story building containing 12,000 square feet of commercial space and 25 mixed-income residential units.

Site Area	28,680 SF
Current Zoning	B3-3 (PD)
Total Retail SF	10,035 (5,274 on first floor; 4,761 on second floor)
Available Retail	10,035 SF (specifically programmed for food and beverage tenant)



Gallery Guichard

Bronzeville

We will be dining at Gallery Guichard this afternoon. Located on the first floor of the Bronzeville Artist Lofts, Gallery Guichard features a rotating collection of modern and contemporary works from numerous global artists including, Abiola Akintola, Stephen 'Sayo' Olalekan, Pearlie Taylor, Marlene Campbell, Andre Guichard and many others.



Thank you for joining us!

Main contact for business development follow ups:
LaForce Baker
LBaker@worldbusinesschicago.com



CITY OF CHICAGO

INVEST

SOUTH WEST

MAYOR LORI E. LIGHTFOOT

  CHICAGO WWW.CHICAGO.GOV/INVESTSW