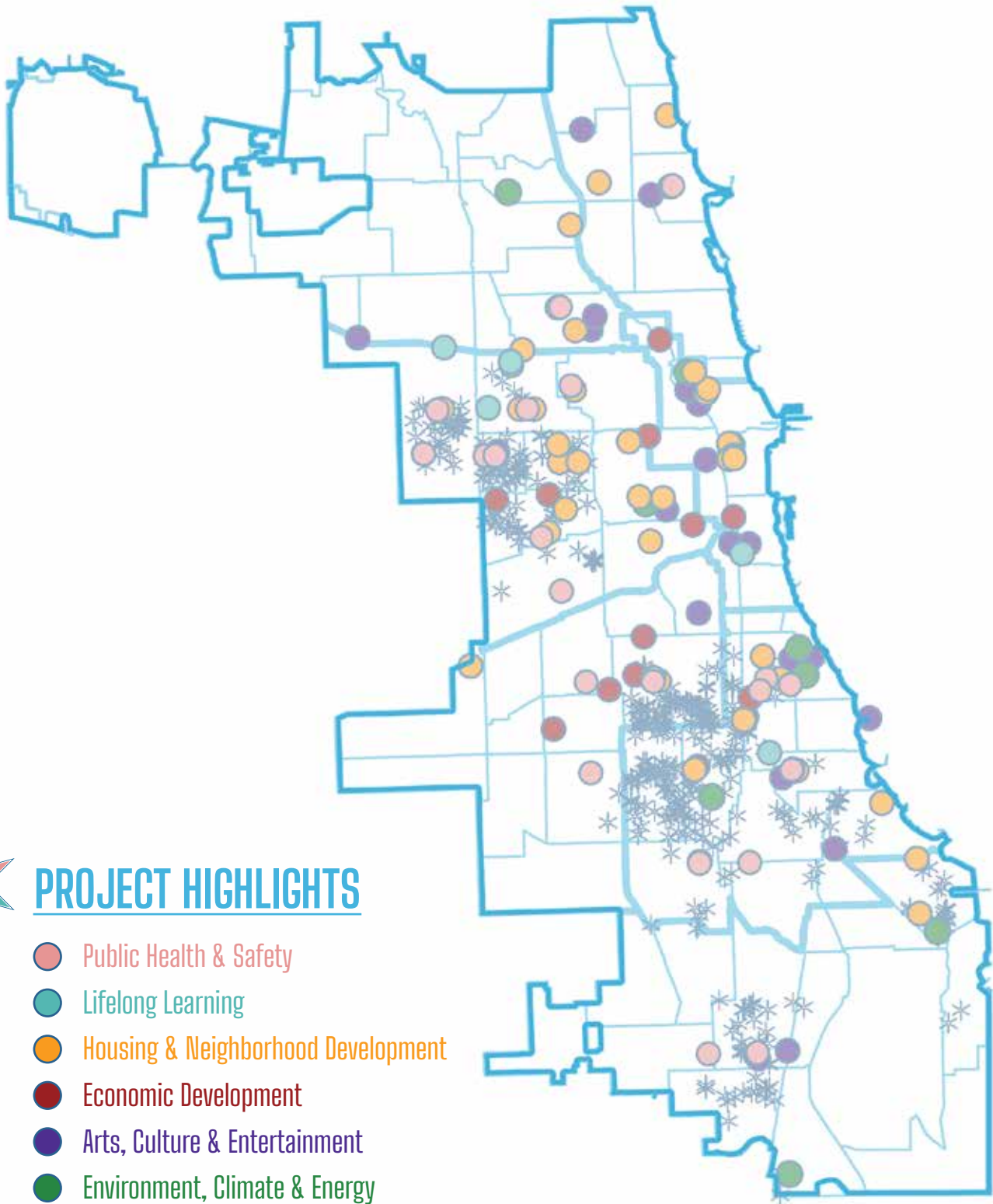


Neighborhood Retail Bus Tour

Fall 2023










PROJECT HIGHLIGHTS

- Public Health & Safety
- Lifelong Learning
- Housing & Neighborhood Development
- Economic Development
- Arts, Culture & Entertainment
- Environment, Climate & Energy

 Planning Region

 ChiBlockBuilder Application

TOUR ROUTE

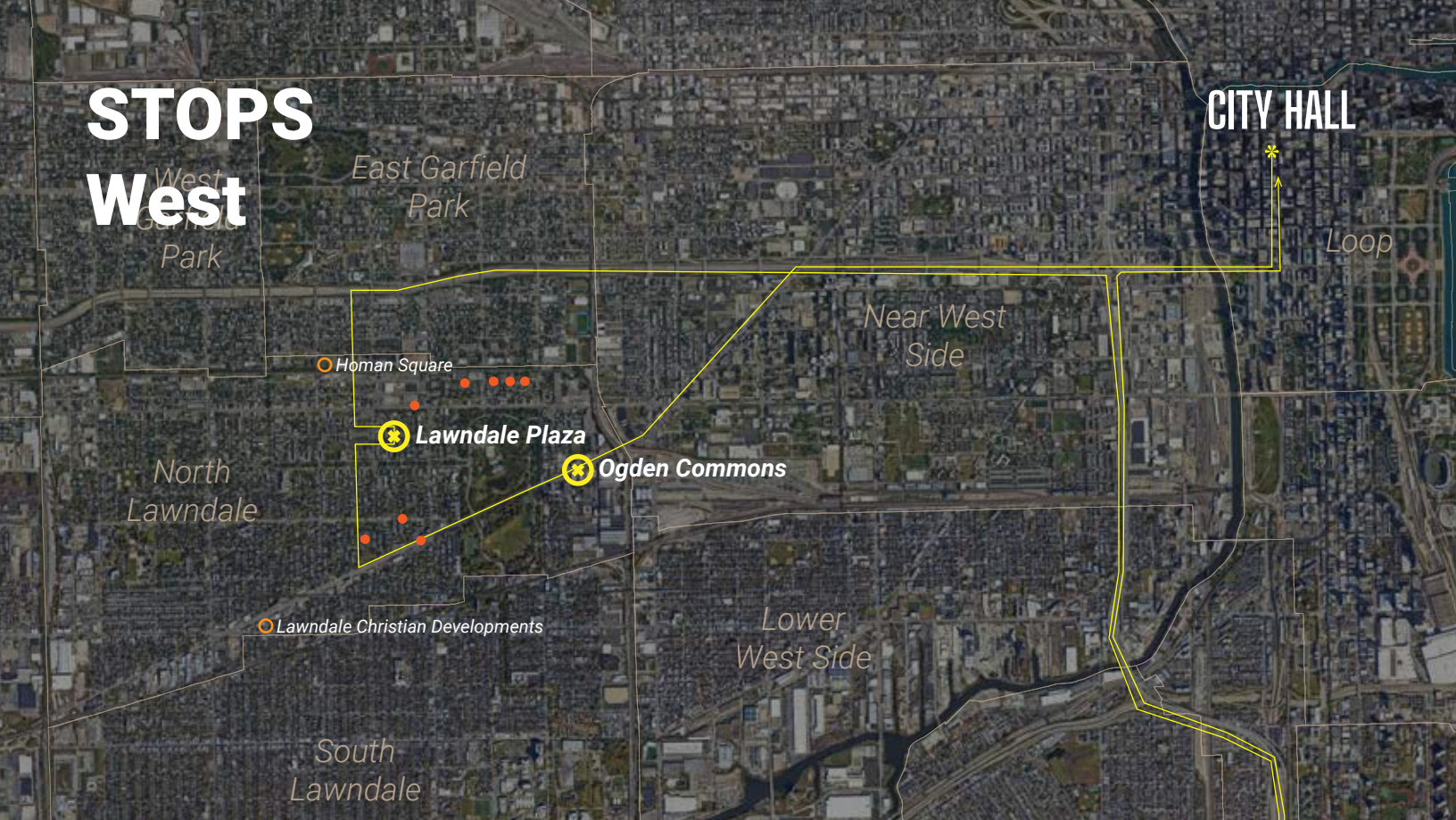
-  STOP
-  Key Project Space
-  Vacant Lot



1. Ogden Commons
2. Lawndale Plaza
3. Washington Park Bank
4. Park Station Lofts
5. Woodlawn Station
6. Jars by Jasiman
7. 79th and Ridgeland
CCLB - 1703-1711 E 79TH ST
DPD - 1712 E 79th St
8. Thrive Exchange
9. Galleria 89
10. Shops & Lofts at 47th
11. Northwestern Bronzeville
12. The Grove
13. Peaches Restaurant

STOPS West

CITY HALL



STOPS South



NORTH LAWDALE

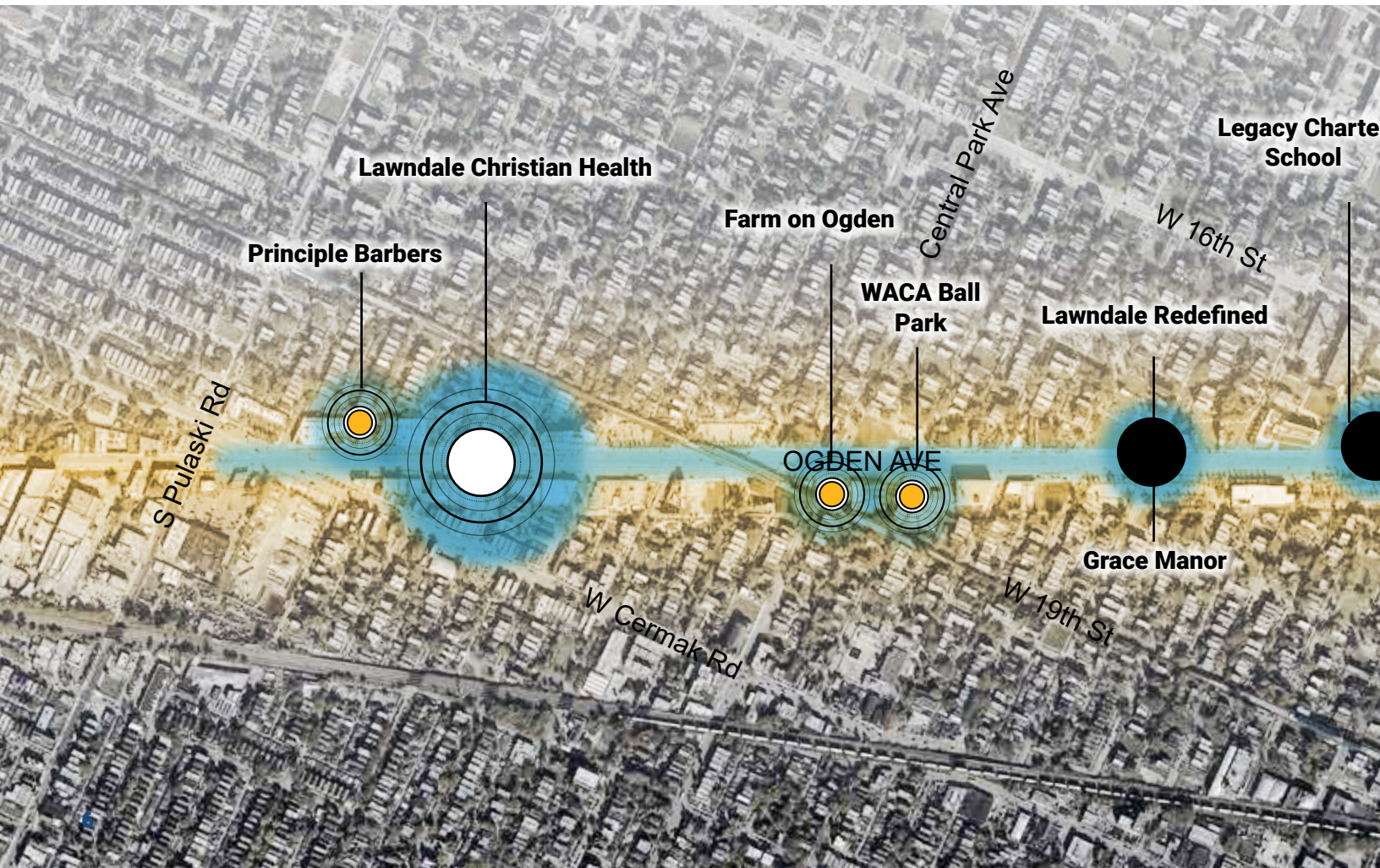
North Lawndale is a community of opportunities on the Westside of Chicago. Located approximately 3 miles from downtown Chicago and anchored by institutions such as Mt. Sinai hospital, St. Anthony Hospital, Cinespace film studios and more. The City and community organizations have curated a pipeline of development projects focused on jobs, affordable housing, single family infill, and commercial development. Recent and current projects total approximately \$350 million in the pipeline.



BeeLove Cafe



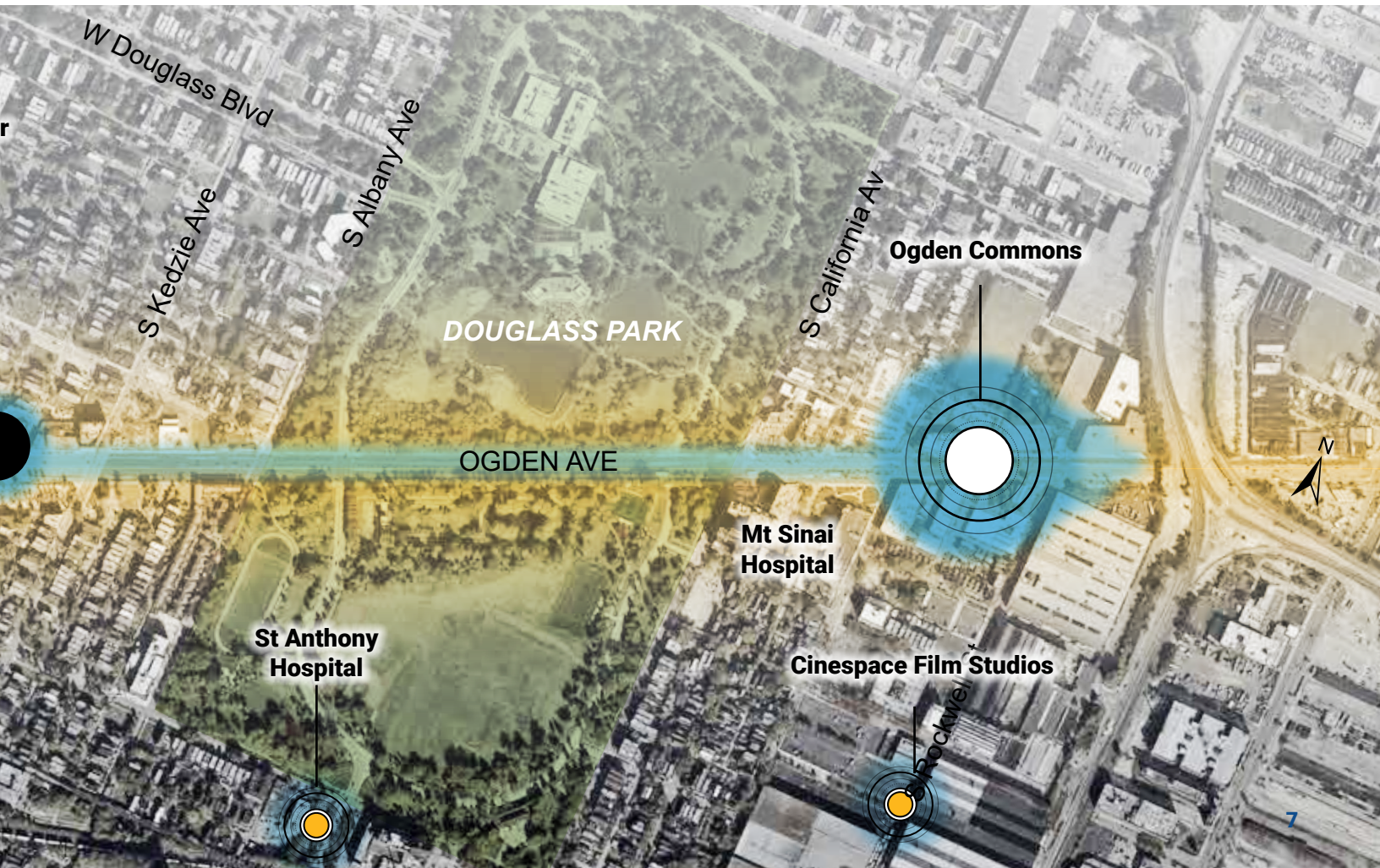
One North Lawndale





CORRIDOR LEVEL DATA

			
\$221,040,803	\$1,396,253	\$257,271,833	\$32,684,849
2023 Food	2023 Coffee	2023 Retail Goods	2023 Entertainment
			
\$256,875,256	\$1,603,772	\$295,574,523	\$37,549,443
2028 Food	2028 Coffee	2028 Retail Goods	2028 Entertainment



Ogden Commons

North Lawndale





Developer: The Habitat Company

Located in Chicago's North Lawndale neighborhood, Ogden Commons is a 10-acre, multi-phase, mixed-use development just east of Douglas Park. The development will bring new investment, jobs, and housing to historic North Lawndale. Combining health services, new retail businesses, and high quality housing, Ogden Commons will enhance and expand the infrastructure of North Lawndale and serve as a catalyst of new opportunities for those who call North Lawndale home.

Site Area	3.35 acres
Current Zoning	PD 1430
Total Retail SF	50,100 SF
Available Retail	TBD



One Lawndale

North Lawndale

Developer: North Lawndale Community Coordinating Council (NLCCC)

the One Lawndale Gateway is a joint effort between North and South Lawndale, with over fifty engaged community partners and city-wide content experts (Lurie Children's Hospital, Erikson Institute, Chicago Public Schools etc.), dozens of community residents and a Youth Advisory Council.





Lawndale Redefined

North Lawndale

Developer: GRE Ventures, 548 Development, & Imagine Development Group

Lawndale ReDefined supports the community's requested amenities and designated spaces within a flexible and iconic setting. The site includes 60 affordable rental apartments, three townhouses, a tech center, retail, a smallscale grocer, two restaurants, and an outdoor connecting plaza.

Grace Manor

North Lawndale

Developer: East Lake Management & Grace at Jerusalem CDC

Grace Manor is a six-story multi-family residential building that is planned to include 65 affordable apartments with ground-floor retail spaces and a community room.

Lawndale Plaza

North Lawndale

Owner: Mid-America Asset Management, Inc

A few minutes-walk south of Homan Square, reinvestment in the Lawndale Plaza shopping center will bring the former Cineplex building back into full use, and support a more attractive, pedestrian focused retail environment. Homan Avenue and Kedzie Avenue will provide clear street connections to the elevated trail a few blocks to the north.

Site Area	13 Acres
Total Retail SF	150,000 sf
Available Retail	45,000 sf cinema
	24,440 sf retail

Altenheim Line



The Altenheim Line Framework is a “rails with trails” planning study for the CSX Altenheim railroad corridor, located in the communities of North Lawndale, East Garfield Park and West Garfield Park.



WOODLAWN

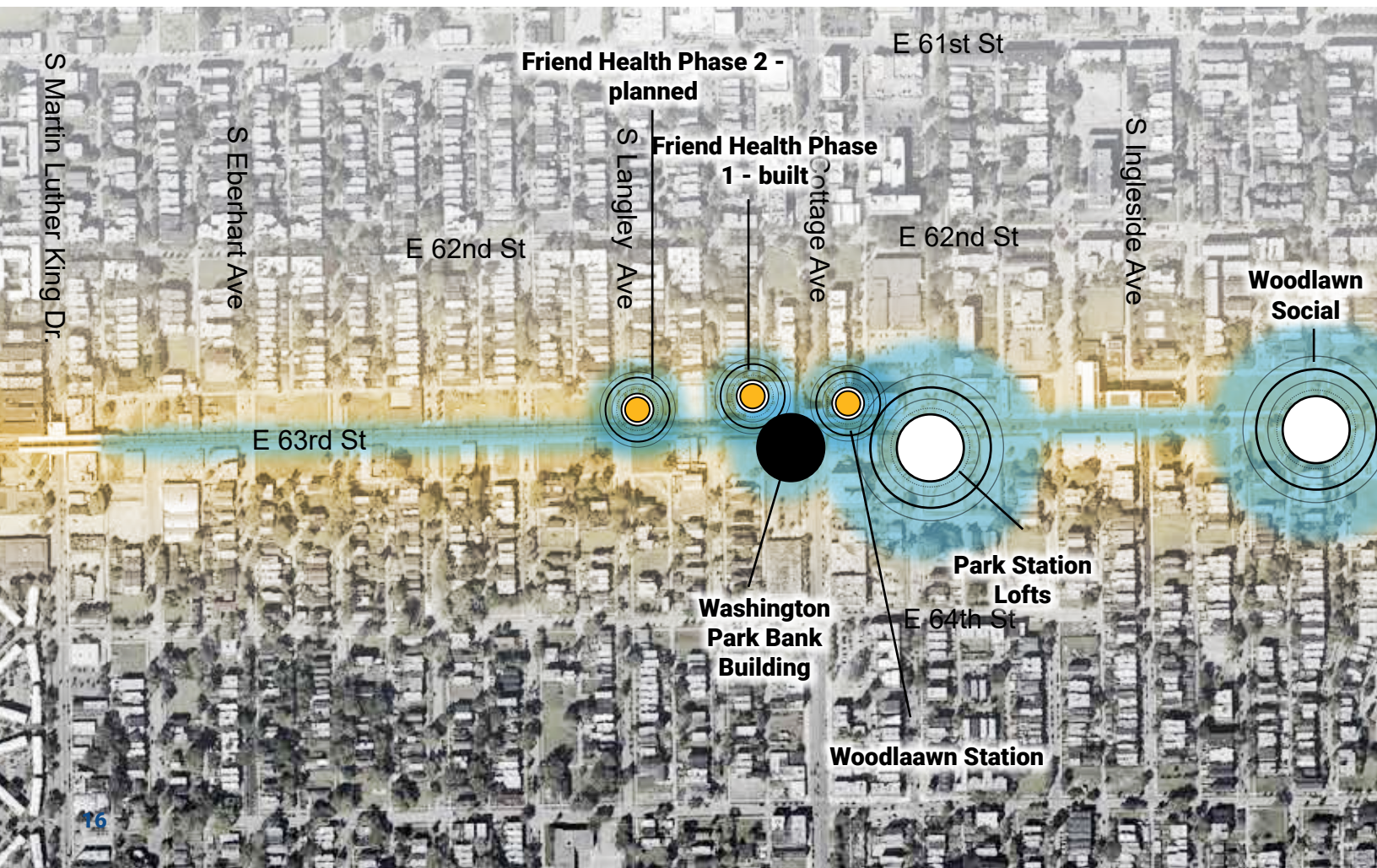
Anchored by the University of Chicago and historic park network of Jackson Park, Washington Park and Midway Plaisance, and the future Obama Presidential Center, Woodlawn continues to see interest and investment opportunities at various scales. From housing infill for renters and homeowners, new affordable housing led developments such as Woodlawn Social and Park station lofts, as well as future commercial development Washington Park Bank Building and Friend Health Phase 2. As well as the proposed Woodlawn Central development, a high density mixed use eTOD development along 63rd street.



Obama Presidential Center



Rubenstein Forum





CORRIDOR LEVEL DATA

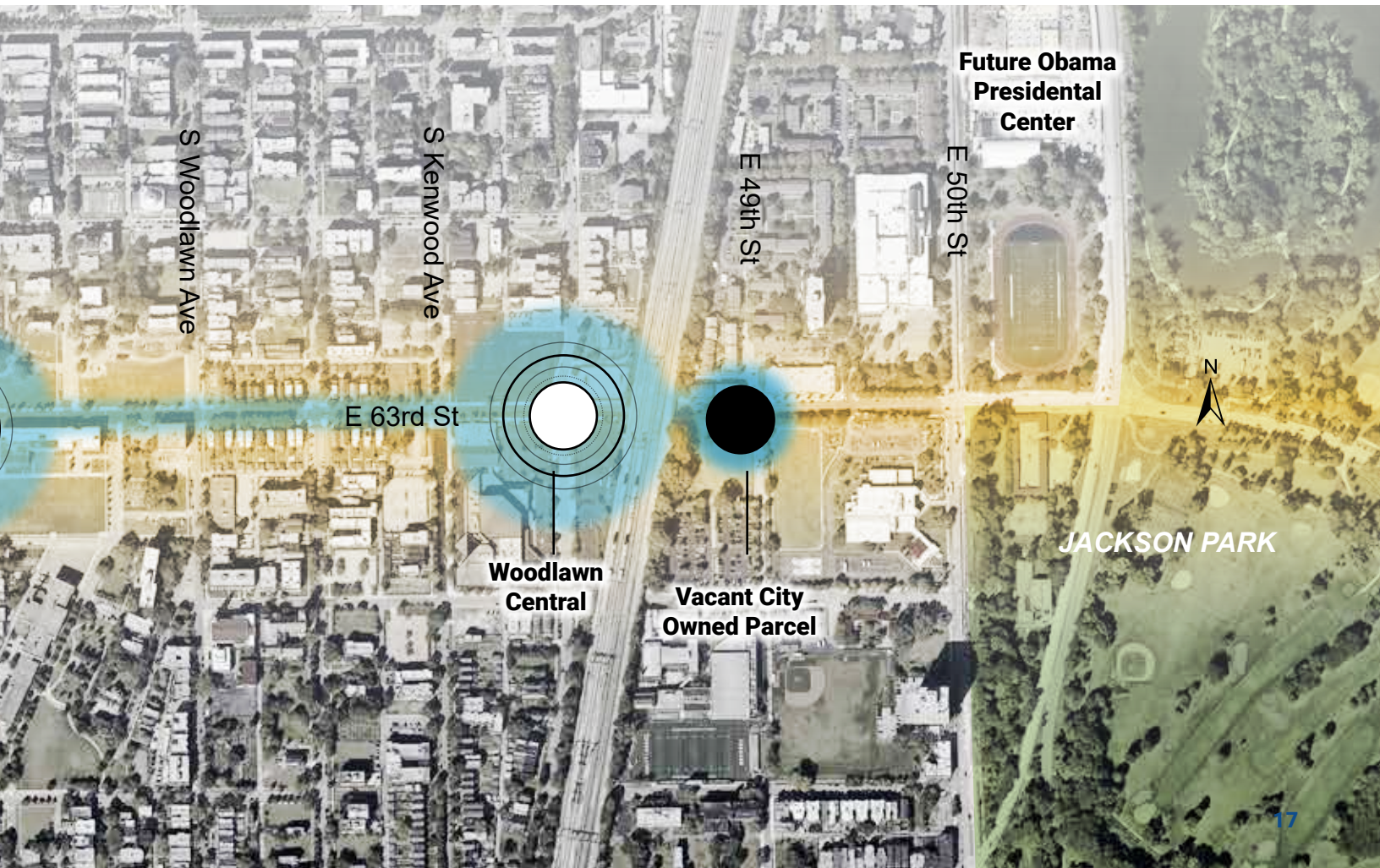
			
\$51,111,793 2023 Food	\$704,126 2023 Coffee	\$129,260,743 2023 Retail Goods	\$16,509,259 2023 Entertainment
			
\$58,045,902 2028 Food	\$799,279 2028 Coffee	\$146,842,402 2028 Retail Goods	\$18,751,566 2028 Entertainment



Friend Health Center



Woodlawn Station



Washington Park Bank Building

Woodlawn

3

Developer: DL3 Realty

The former Washington Park Bank building is being planned to be partially preserved and incorporated into a mix of commercial, dining and potential institutional uses.

Site Area	12,000 SF
Current Zoning	B3-3
Total Retail SF	9,000 sf
Available Retail	5,000-9,000 sf

Park Station Lofts

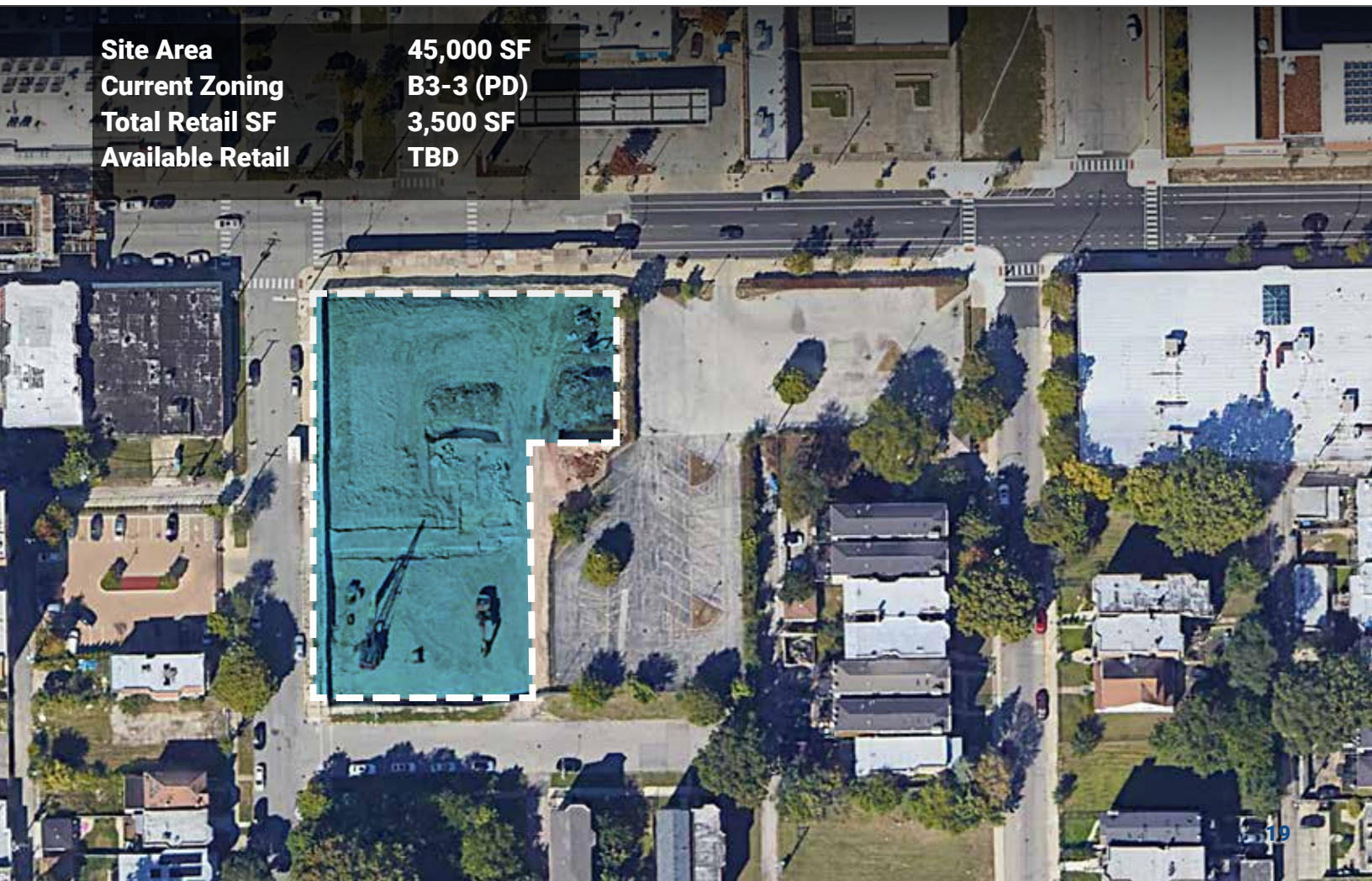
Woodlawn

4

Developer: DL3 & Michaels Development

Park Station Lofts is a mixed-use multi-family residential building with two live/work units, retail uses, and residential amenities on the ground floor.

Site Area	45,000 SF
Current Zoning	B3-3 (PD)
Total Retail SF	3,500 SF
Available Retail	TBD



Woodlawn Park

Woodlawn

Developer: POAH

Redevelopment of the former Grove Park site into a mixed use Equitable Transit Oriented Development. Included affordable housing, retail, daycare, Metro squash, and new Jewel Osco grocery store along Cottage Grove.



Woodlawn Park - Burnham



Woodlawn Park - Woodlawn Station



Metrosquash

Woodlawn Social

Woodlawn

5

Developer: POAH + KMW

Investment in Woodlawn 63rd street continues with Woodlawn Social. A mixed income, mixed use development comprising of affordable and workforce housing, townhouses, and retail focused around a central courtyard/plaza space.

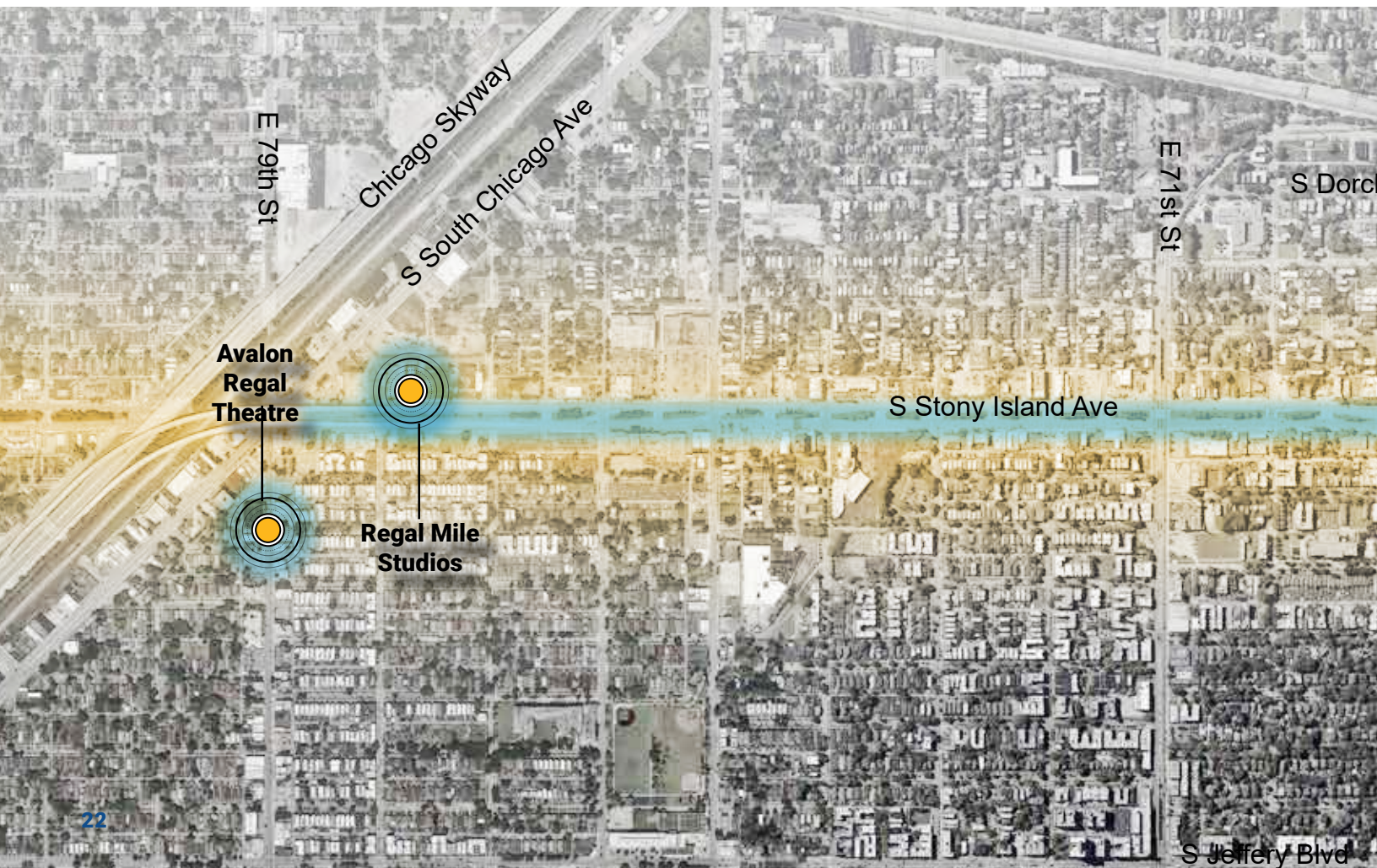
POAH RWY / Frank R. Venturi - Koning Eizenberg

Site Area
Current Zoning
Total Retail SF
Available Retail

~38,000 SF
RT-4 (PD)
8,500 SF
8,500 SF

SOUTH SHORE

South Shore is a community that is a key gateway for the Skyway and DuSable lake shore drive. There are a growing number of cultural and commercial investments such as the Stony Island Arts Bank and recently announced Regal Mile Studios. With key anchors of Jackson Park Hospital, South Shore Cultural Center, and will also be impacted by the future Obama Presidential Center.





CORRIDOR LEVEL DATA


\$31,973,448
2023 Food


\$460,488
2023 Coffee


\$84,275,136
2023 Retail Goods


\$10,818,274
2023 Entertainment


\$36,833,393
2028 Food


\$530,451
2028 Coffee


\$97,192,058
2028 Retail Goods


\$12,475,360
2028 Entertainment



79th STREET

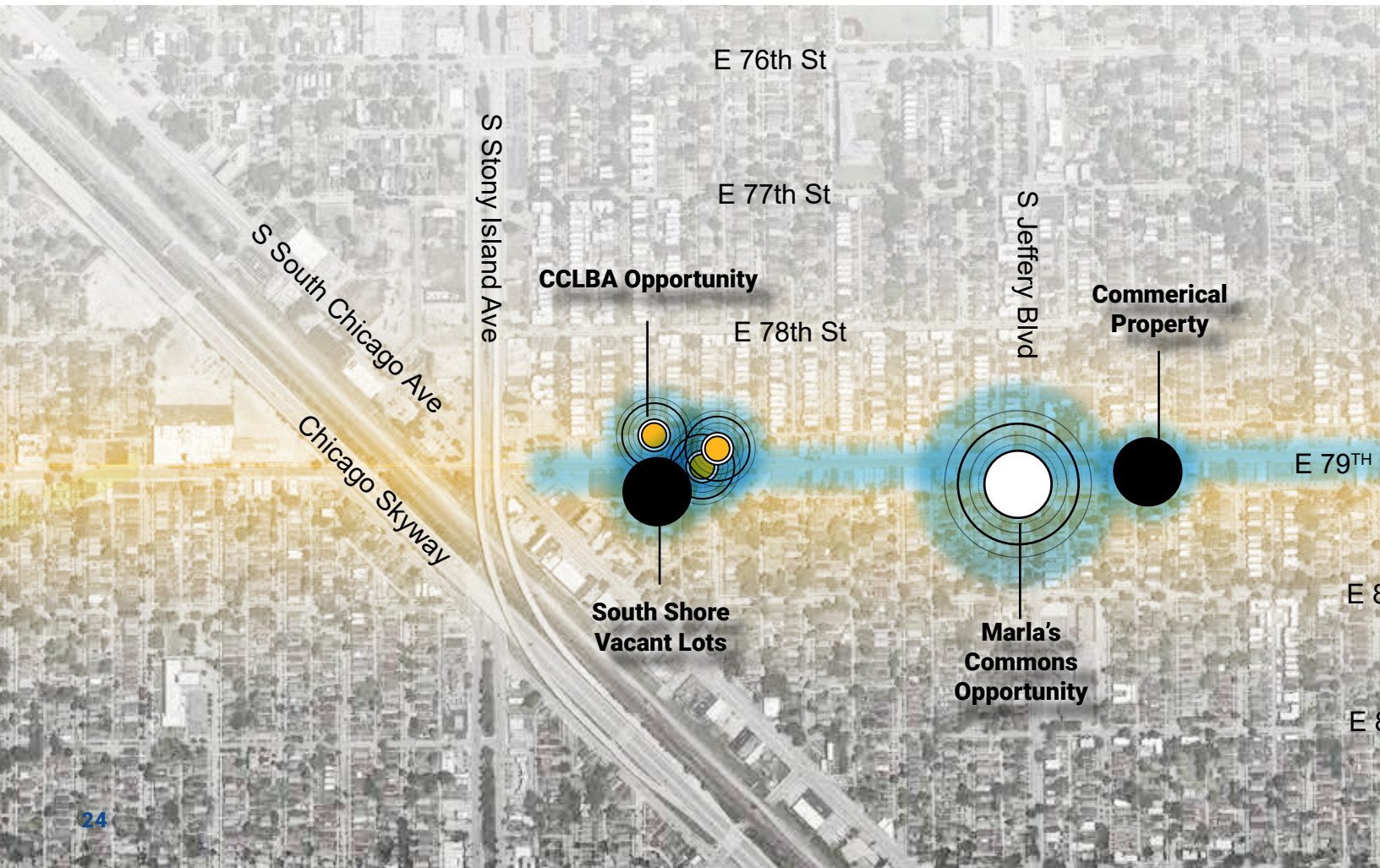
79th Street is one of the busiest transit corridors in the city of Chicago. On the west, the corridor will be anchored by the future Regal Mile studios, historic Avalon Regal theater building and Chicago skyway. To the east it connects directly to the lakefront, rainbow beach park, the former US steel site and DuSable Lake Shore drive. The corridor has the opportunity leverage the stable population to become a walkable center for the surrounding community.



South Shore Vacant Lot



Marla's Commons





CORRIDOR LEVEL DATA

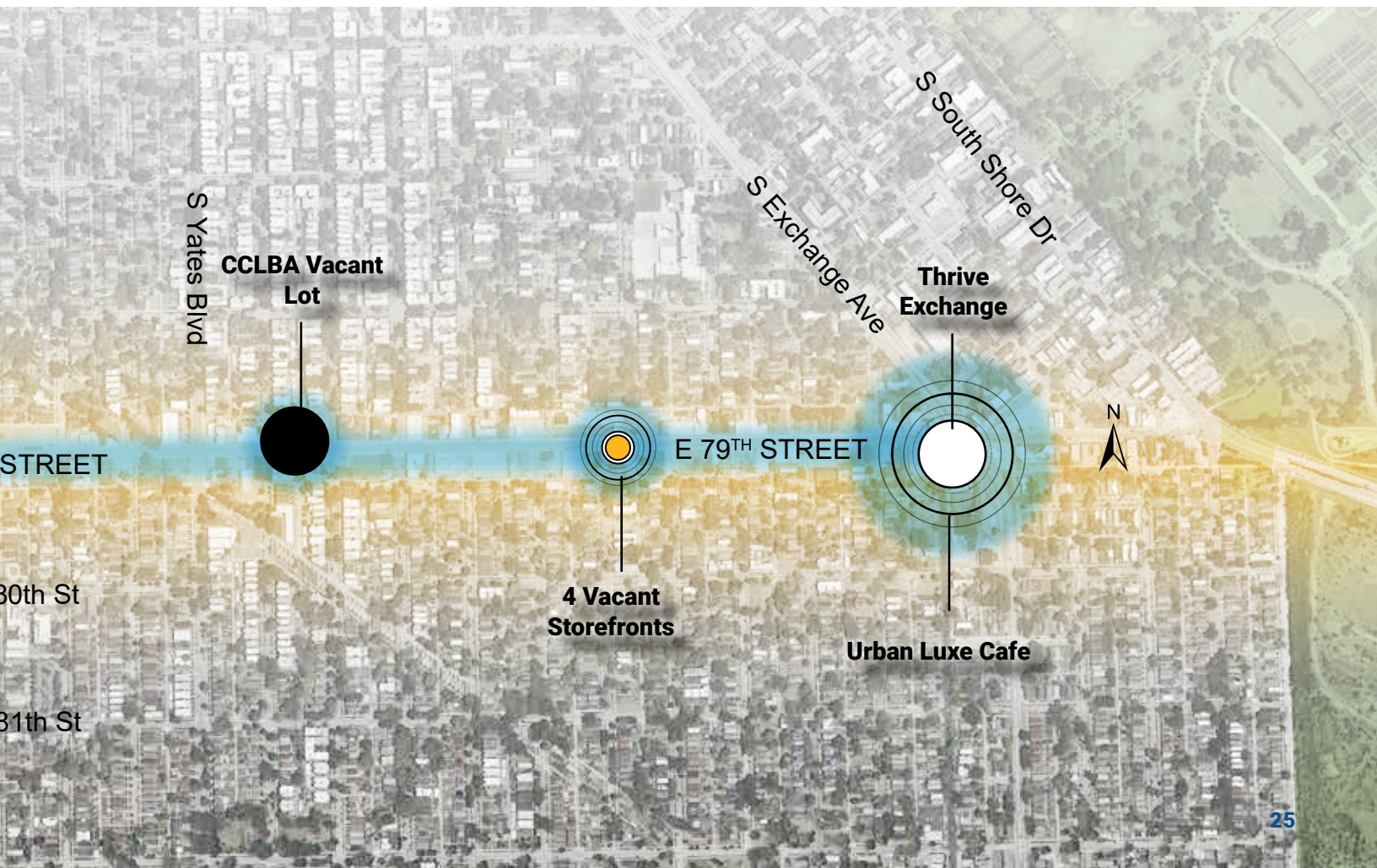
			
\$31,973,448 2023 Food	\$460,488 2023 Coffee	\$84,275,136 2023 Retail Goods	\$10,818,274 2023 Entertainment
			
\$36,833,393 2028 Food	\$530,451 2028 Coffee	\$97,192,058 2028 Retail Goods	\$12,475,360 2028 Entertainment



Urban Luxe Cafe

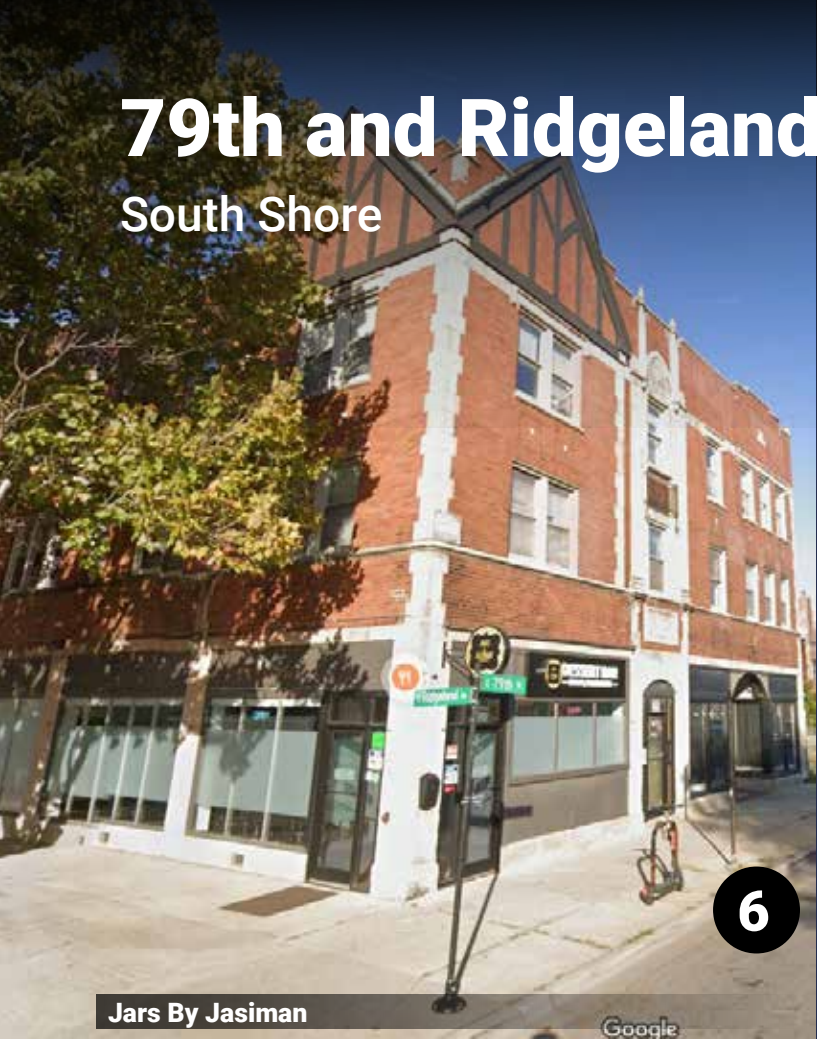


Thrive Exchange



79th and Ridgeland

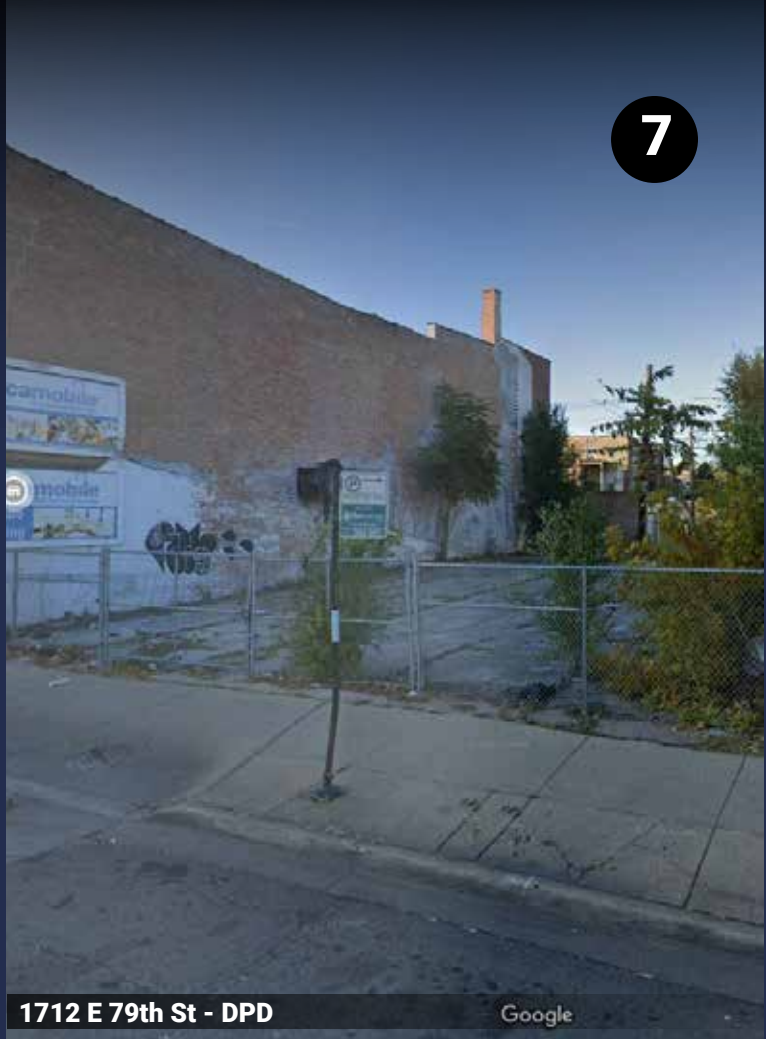
South Shore



Jars By Jasiman

Google

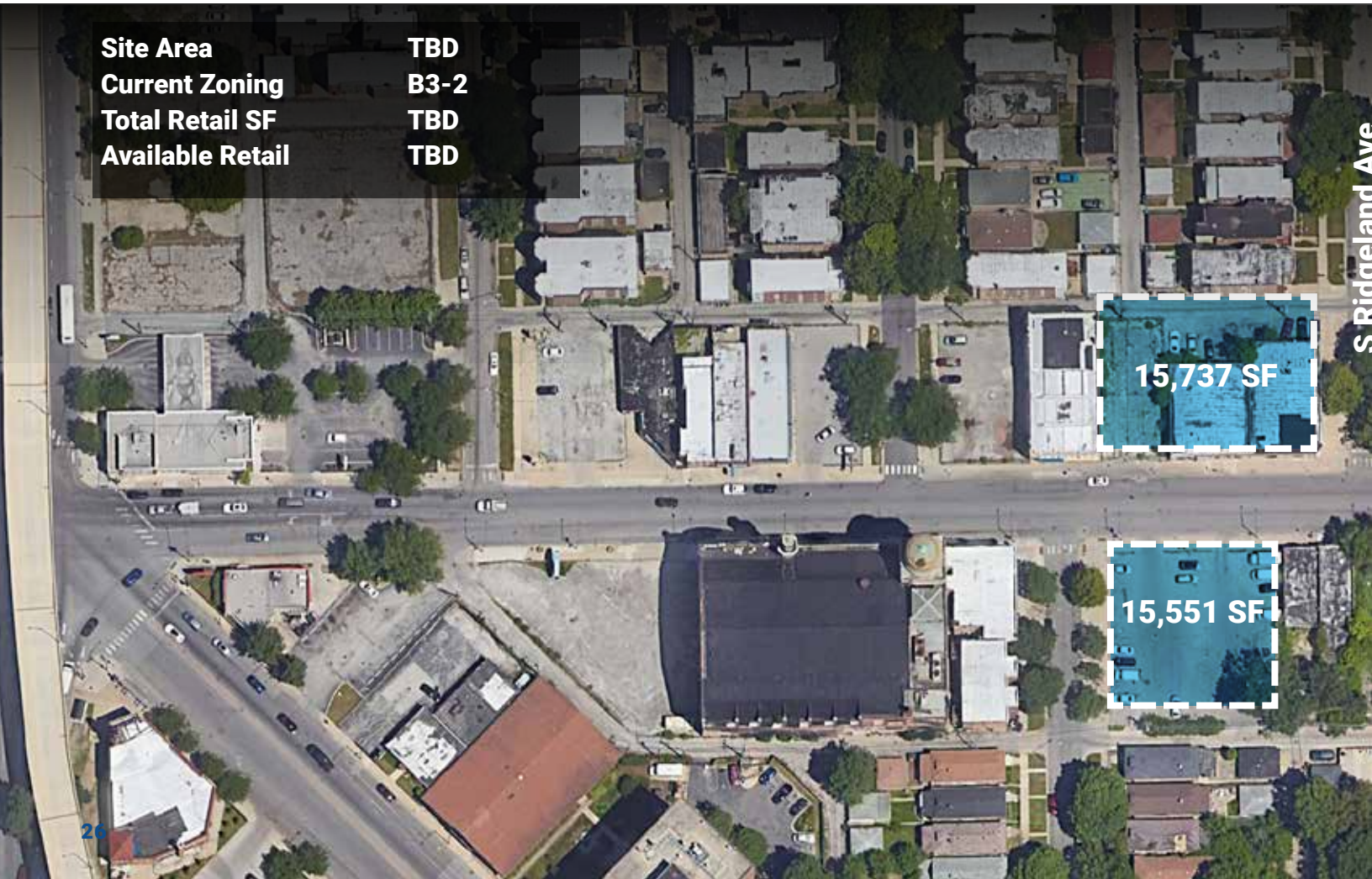
7



1712 E 79th St - DPD

Google

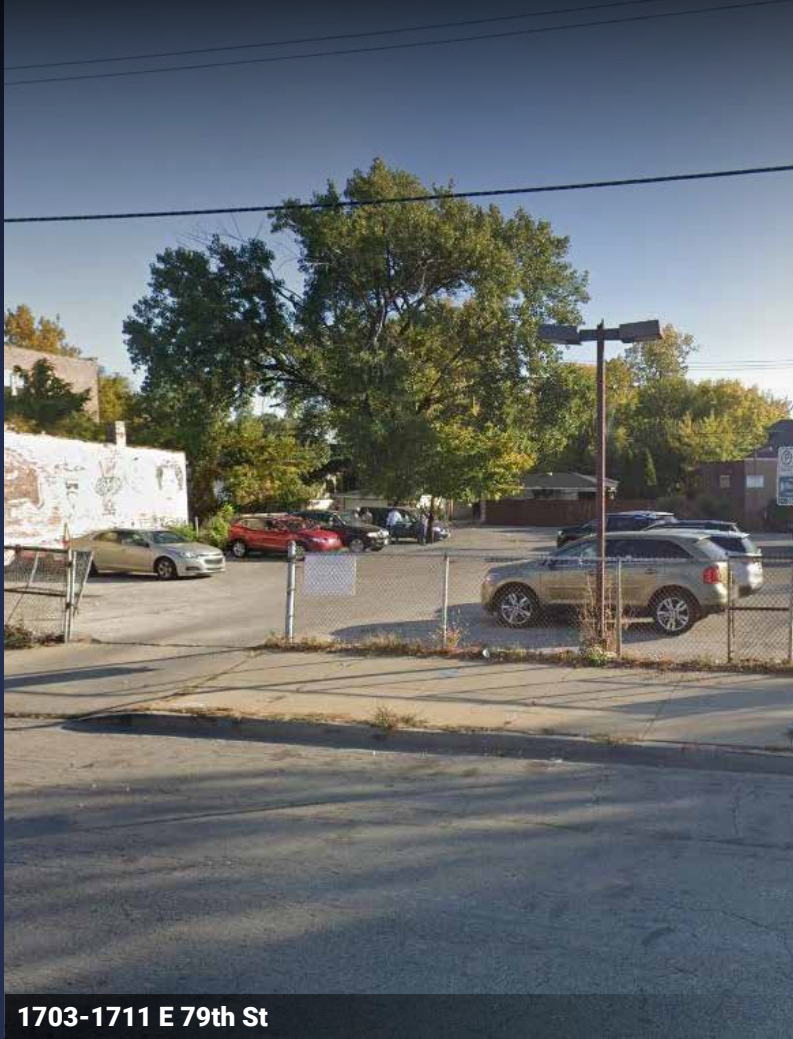
Site Area	TBD
Current Zoning	B3-2
Total Retail SF	TBD
Available Retail	TBD



15,737 SF

15,551 SF

S Ridgeland Ave

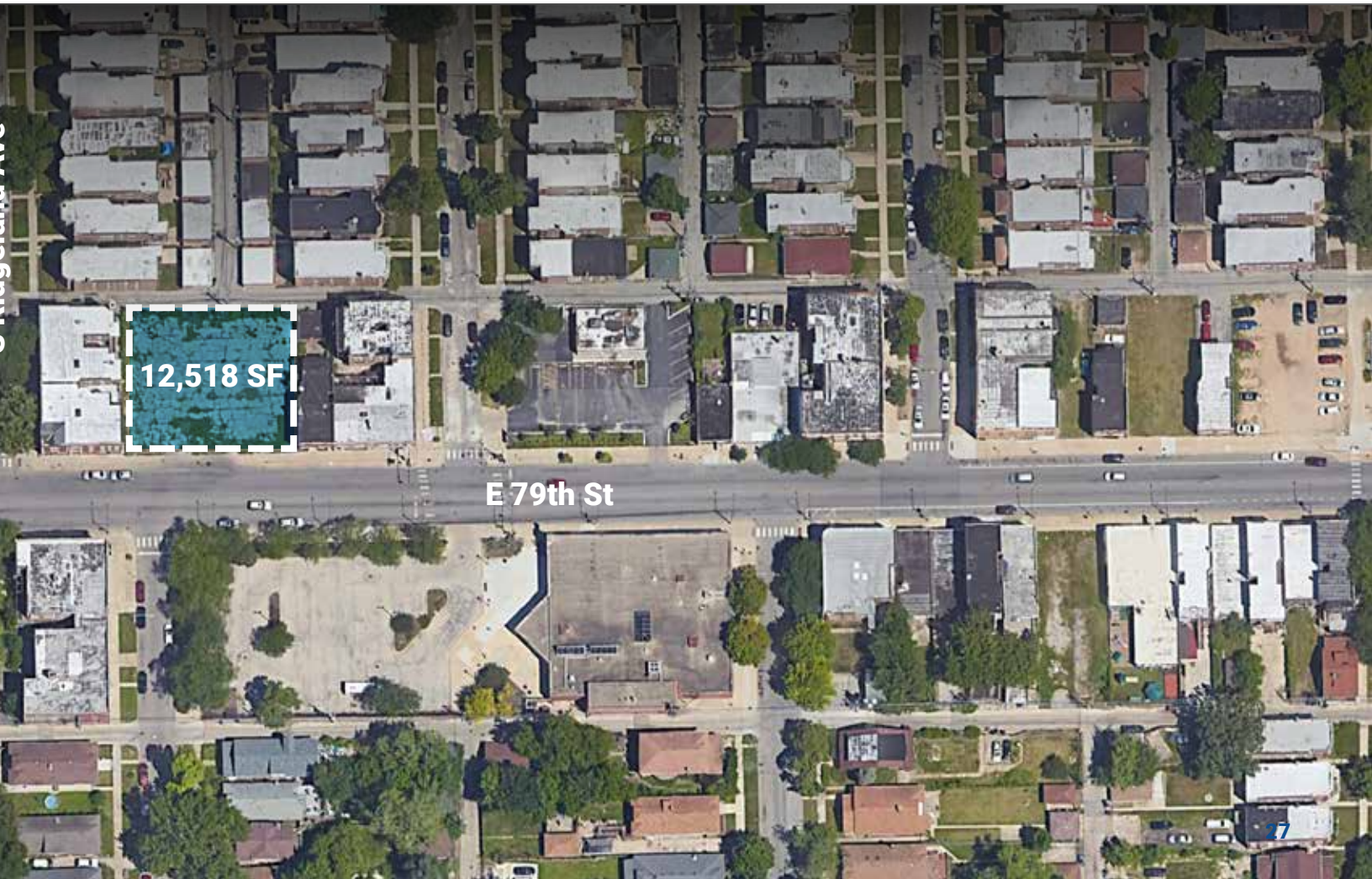


1703-1711 E 79th St



1738-1744 E 79th St

Google



E 79th St

12,518 SF

Thrive Exchange

South Shore

Developer: DL3 Realty

The first phase of the mixed-use housing with ground floor retail space and the adaptive reuse of the historic ringer building into historic lofts. Thrive Exchange project includes a six-story mid-rise building across the street from the Cheltenham Metra station.

Site Area

120,000 SF

Current Zoning

RT-4, B3-2 & C1-2

Total Retail SF

11,000 SF

Available Retail

TBD





SOUTH CHICAGO

Proximity to the lakefront and the major opportunity of the former US Steel development site. Commercial avenue is a key corridor within the community and is seeing investment with projects like Galleria 89, a mixed use affordable housing development led by 548 Capital. Metra Electric and CTA bus routes connect this neighborhood to downtown in as little as 20 minutes.





CORRIDOR LEVEL DATA


\$9,485,868
2023 Food


\$131,578
2023 Coffee


\$23,348,794
2023 Retail Goods


\$2,998,296
2023 Entertainment


\$10,678,762
2028 Food


\$148,116
2028 Coffee


\$26,284,643
2028 Retail Goods


\$3,375,185
2028 Entertainment



79th and Exchange Ave



South Chicago



Galleria 89

South Chicago

Developer: 548 Development - AJ Patton

Galleria 89 includes the renovation of an existing, three-story, mixed-use building and the construction of a five-story apartment building containing 46 affordable units and two commercial spaces.

FARR Associates & Rivetna Architects

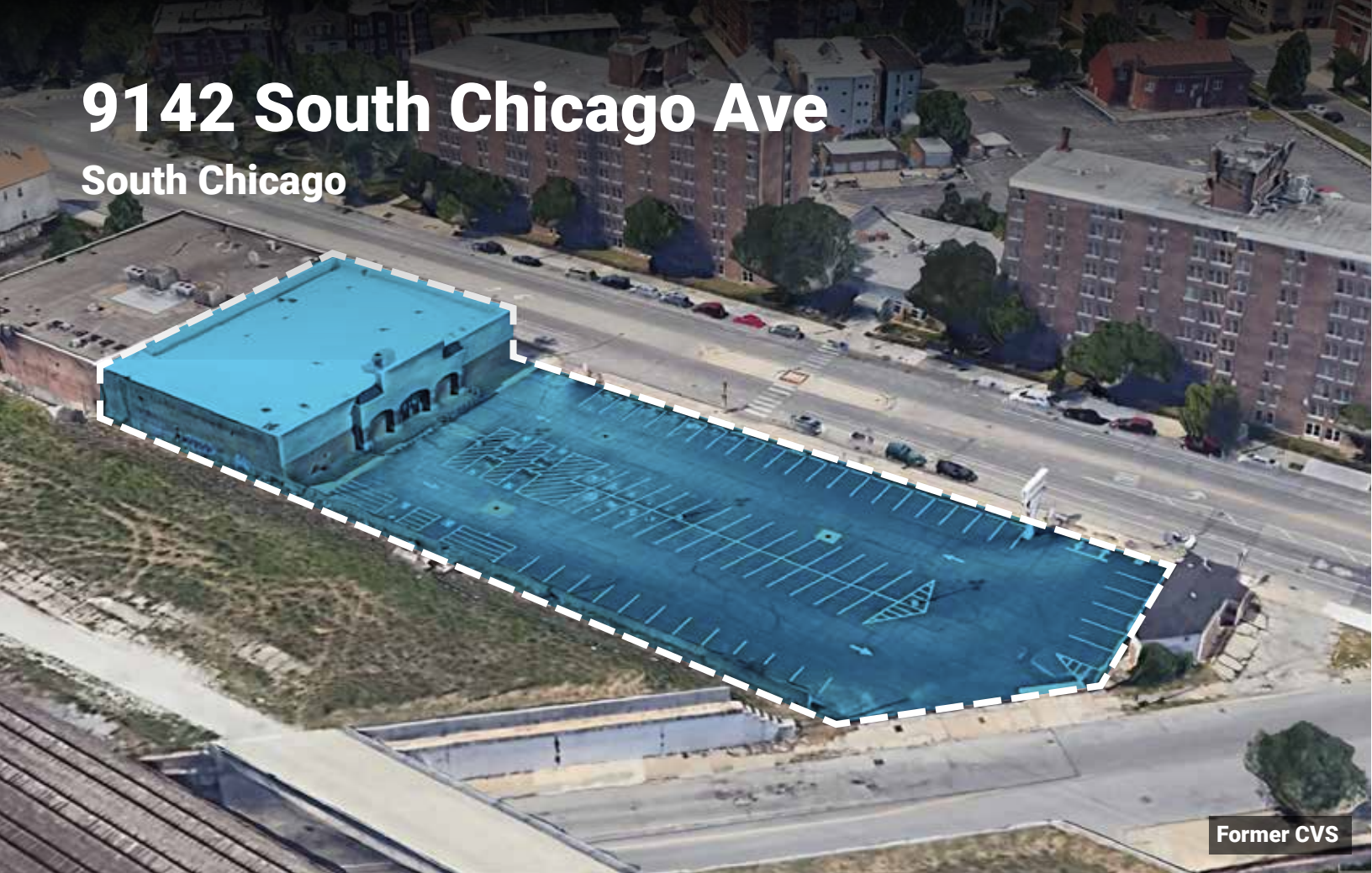
Site Area	24,930 SF
Current Zoning	PD 1568 (B3-2)
Total Retail SF	787 SF + 1,214 SF
Available Retail	787 SF + 1,214 SF



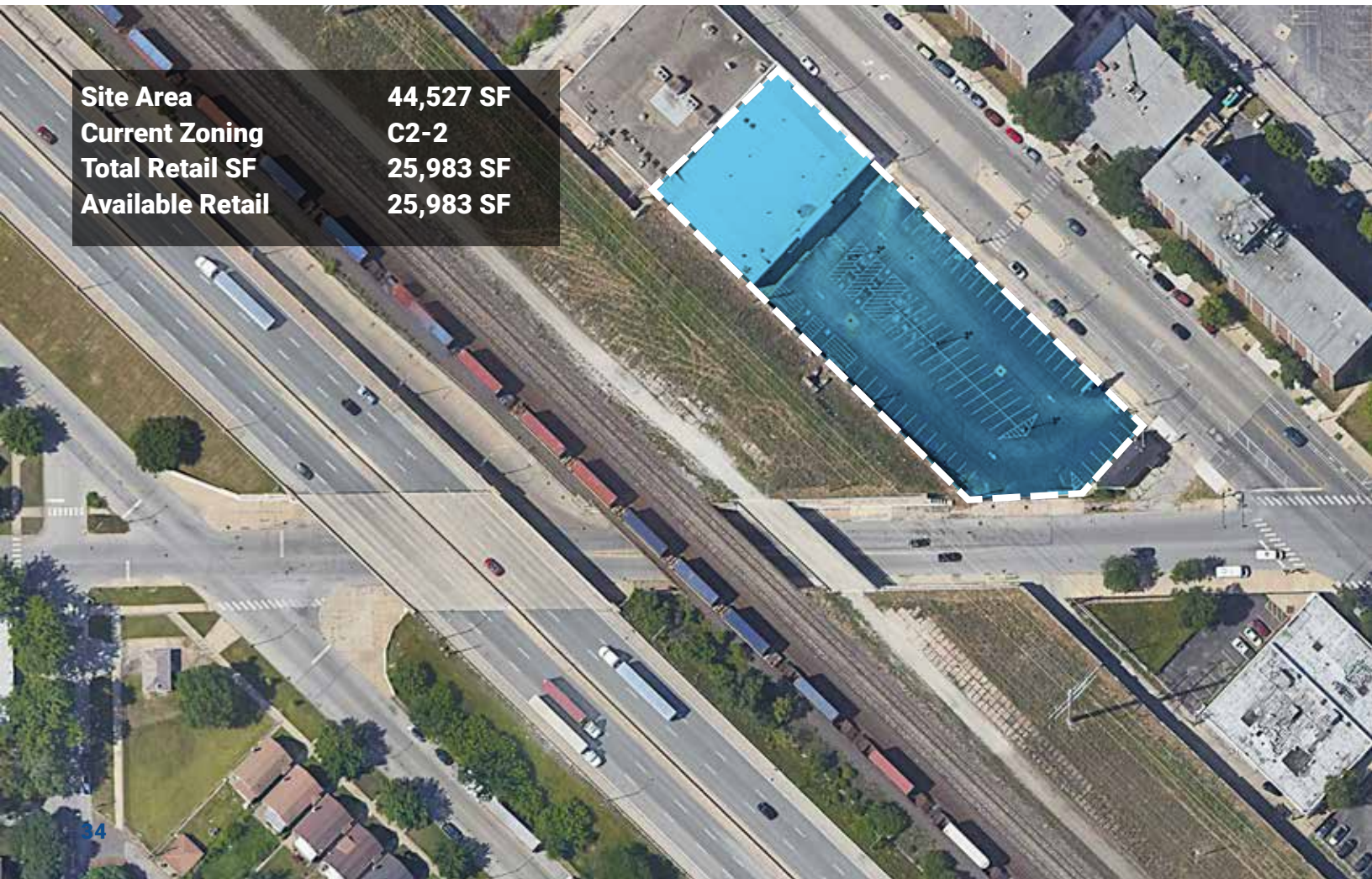


9142 South Chicago Ave

South Chicago



Site Area	44,527 SF
Current Zoning	C2-2
Total Retail SF	25,983 SF
Available Retail	25,983 SF



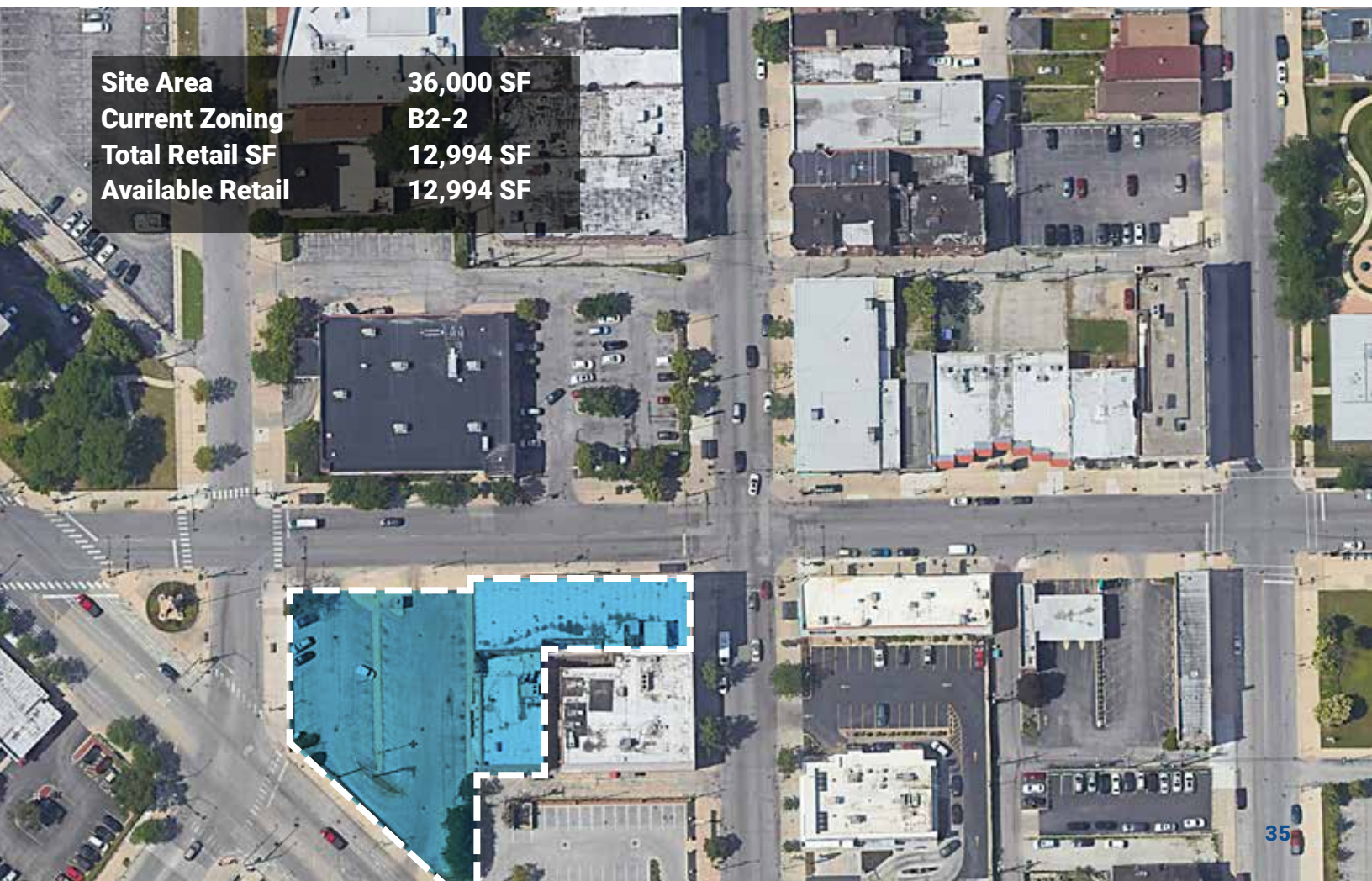
9200 S Commercial Ave

South Chicago



US Bank Building

Site Area	36,000 SF
Current Zoning	B2-2
Total Retail SF	12,994 SF
Available Retail	12,994 SF



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 RFP Legacy District. Also several large scale developments including Bronzeville Lakefront, Oakwood Shores, and the State street corridor.

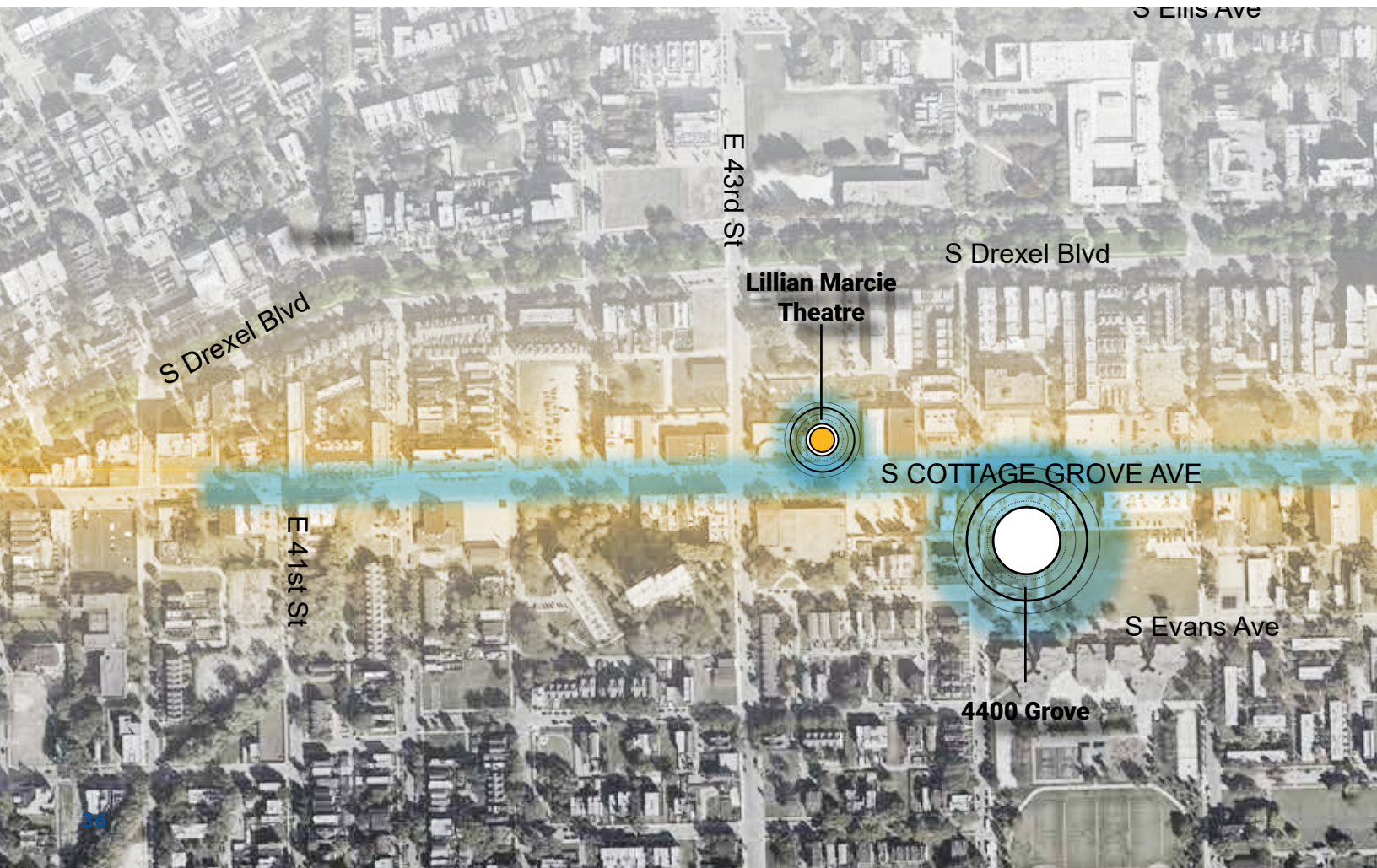
Over \$400 Million Total Corridor Investment Pipeline



Bronzeville Winery



Bronzeville Housing





CORRIDOR LEVEL DATA

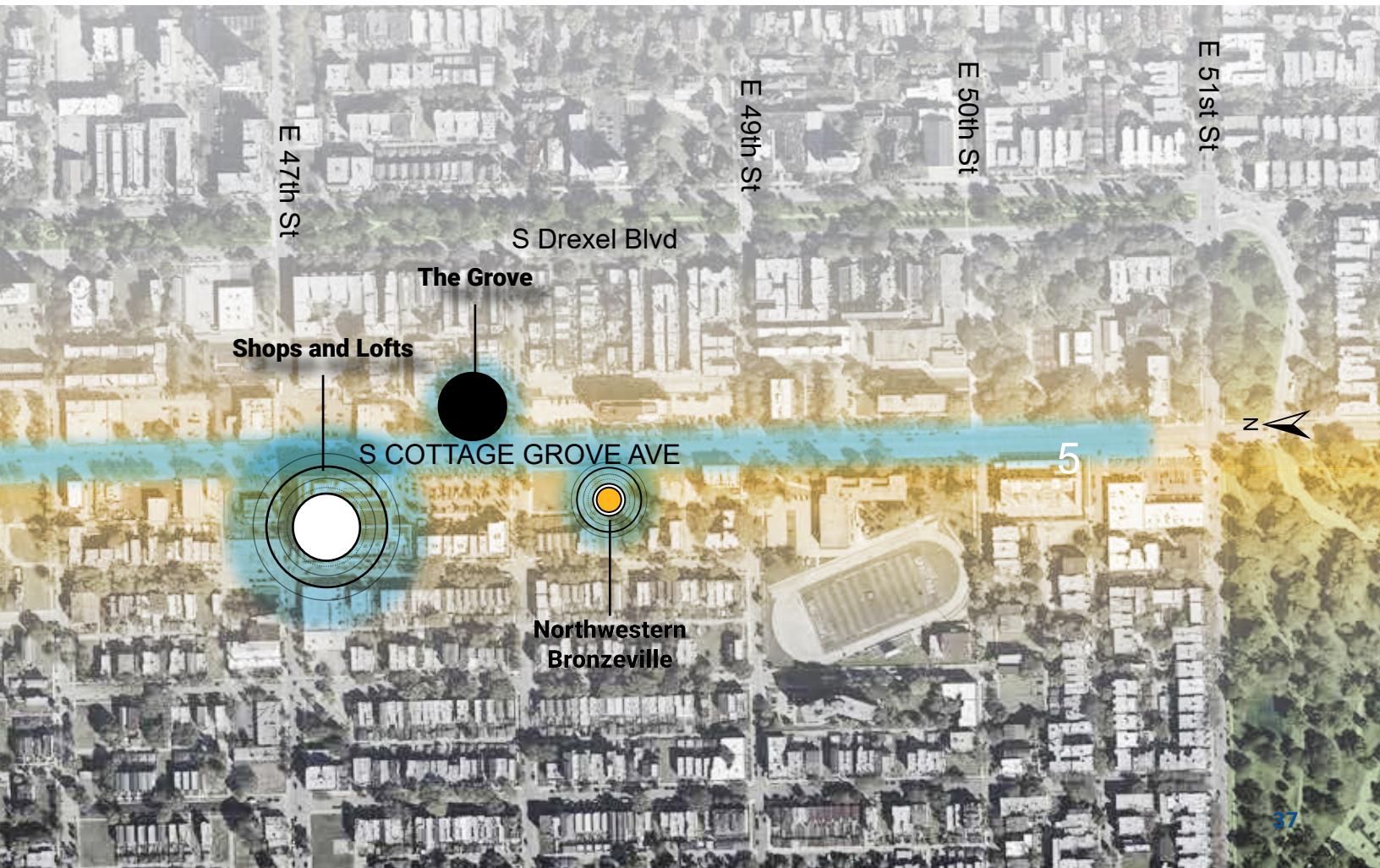
			
\$221,040,803	\$3,102,762	\$543,051,645	\$70,405,520
2023 Food	2023 Coffee	2023 Retail Goods	2023 Entertainment
			
\$256,875,256	\$3,607,167	\$631,234,945	\$81,842,121
2028 Food	2028 Coffee	2028 Retail Goods	2028 Entertainment



Haji Healing Salon

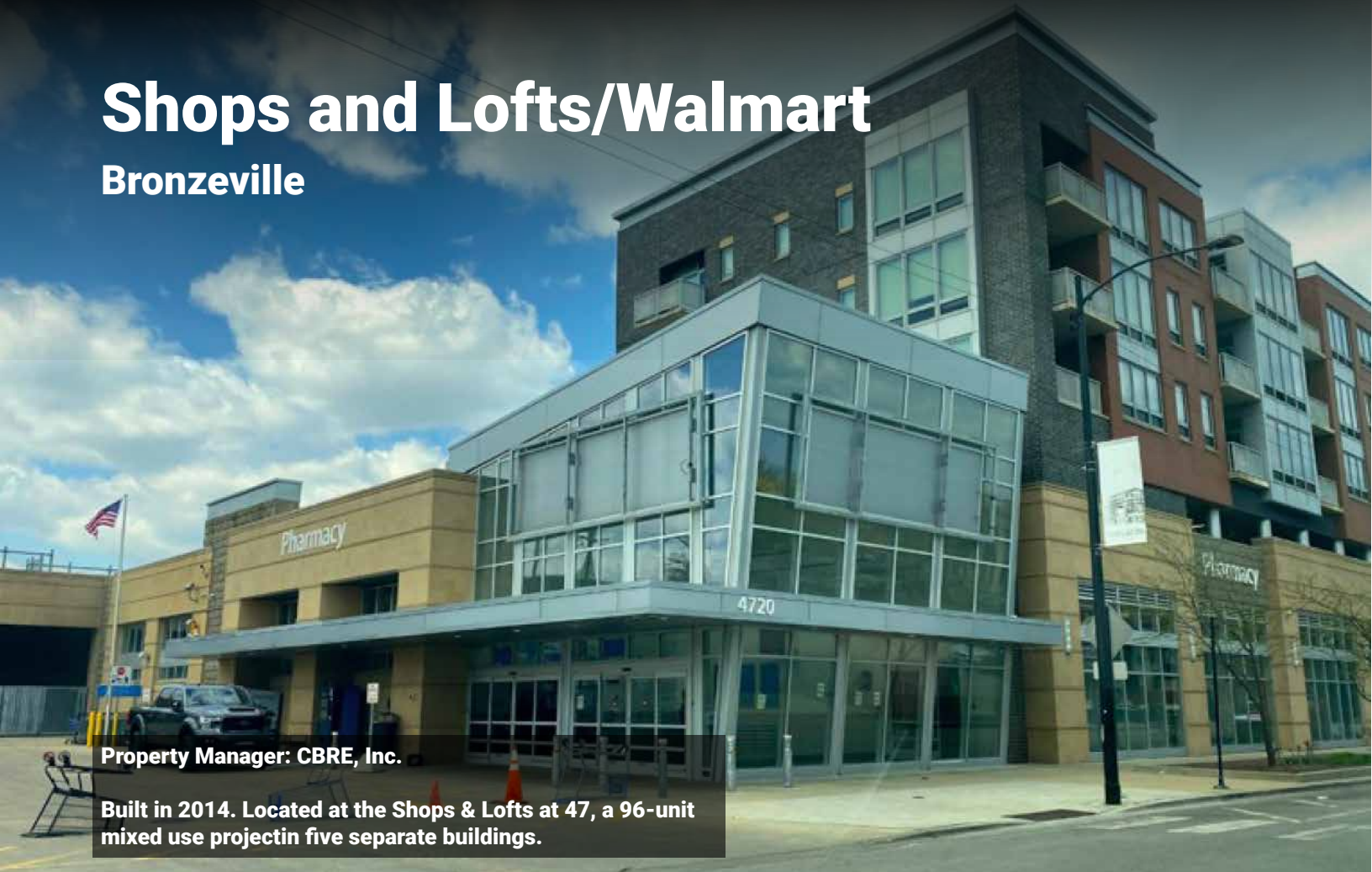


43 Green Phase 1



Shops and Lofts/Walmart

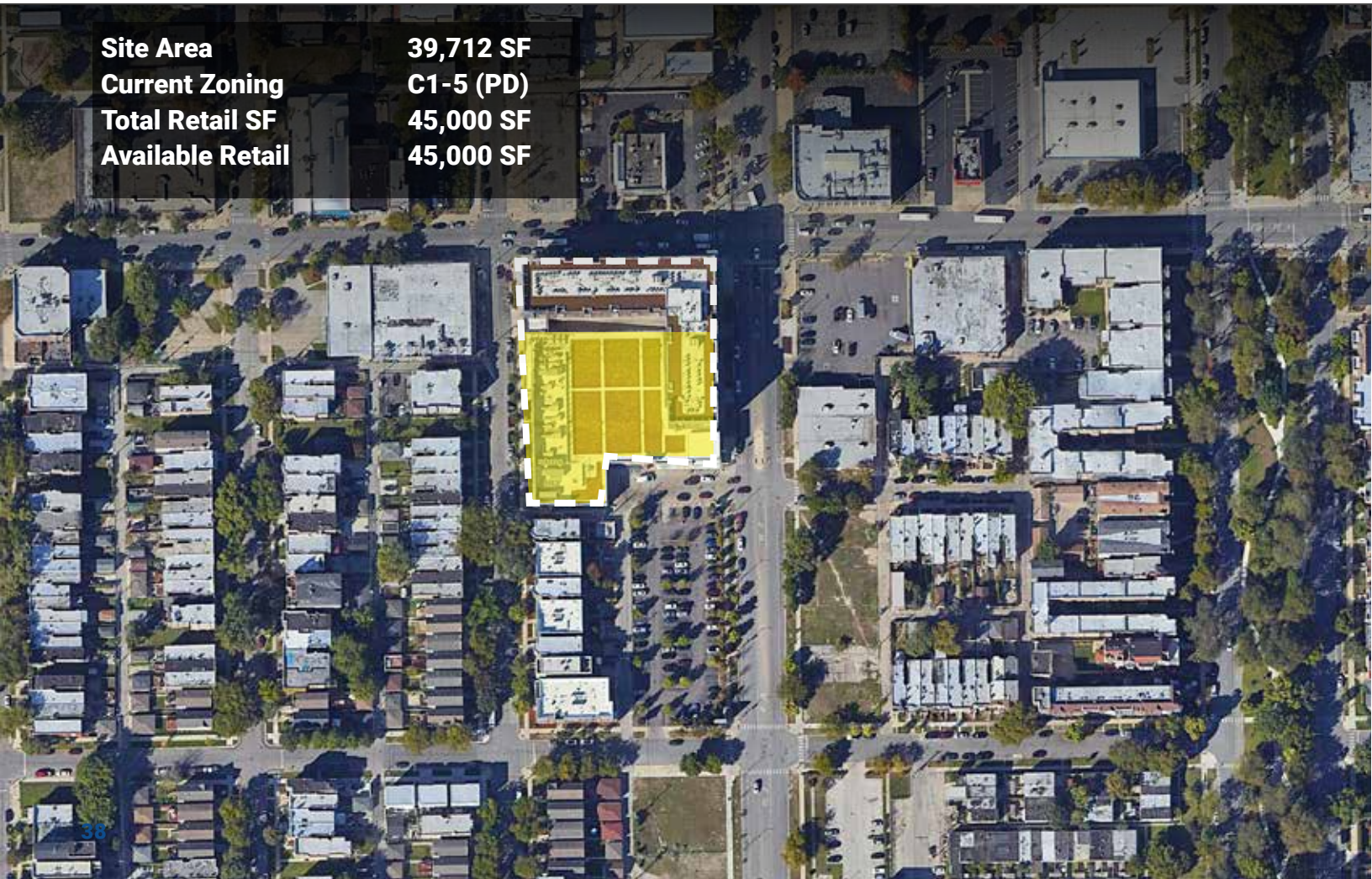
Bronzeville



Property Manager: CBRE, Inc.

Built in 2014. Located at the Shops & Lofts at 47, a 96-unit mixed use project in five separate buildings.

Site Area	39,712 SF
Current Zoning	C1-5 (PD)
Total Retail SF	45,000 SF
Available Retail	45,000 SF





Northwestern Medical Center

Bronzeville

Developer: Northwestern Memorial Hospital

Northwestern Medicine's planned 120,000-square-foot advanced outpatient care center in Bronzeville will provide immediate, primary and specialty care to more than 50,000 patients every year.

Site Area	57,660 SF
Current Zoning	C2-3 (PD)
Total Retail SF	2,000 SF
Available Retail	2,000 SF



11

Rendering - Northeast View



S Cottage Grove Ave

E 48th St

Rendering - Building Under Construction

4731 S Cottage Grove Ave

Bronzeville



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



4400 Grove

Bronzeville

12

Developer: 45th / Cottage, LLC

4400 Grove, an 84-unit mixed-use affordable housing residence with ground floor retail in the heart of Chicago's Bronzeville neighborhood.

Site Area	54,700 SF
Current Zoning	C2-3 (PD)
Total Retail SF	18,000 SF
Available Retail	2,000 SF

Walmart Chatham

Chatham



Site Area	1,834,287 SF
Current Zoning	B5-1(PD)
Total Retail SF	149,854 SF
Available Retail	149,854 SF

Walmart

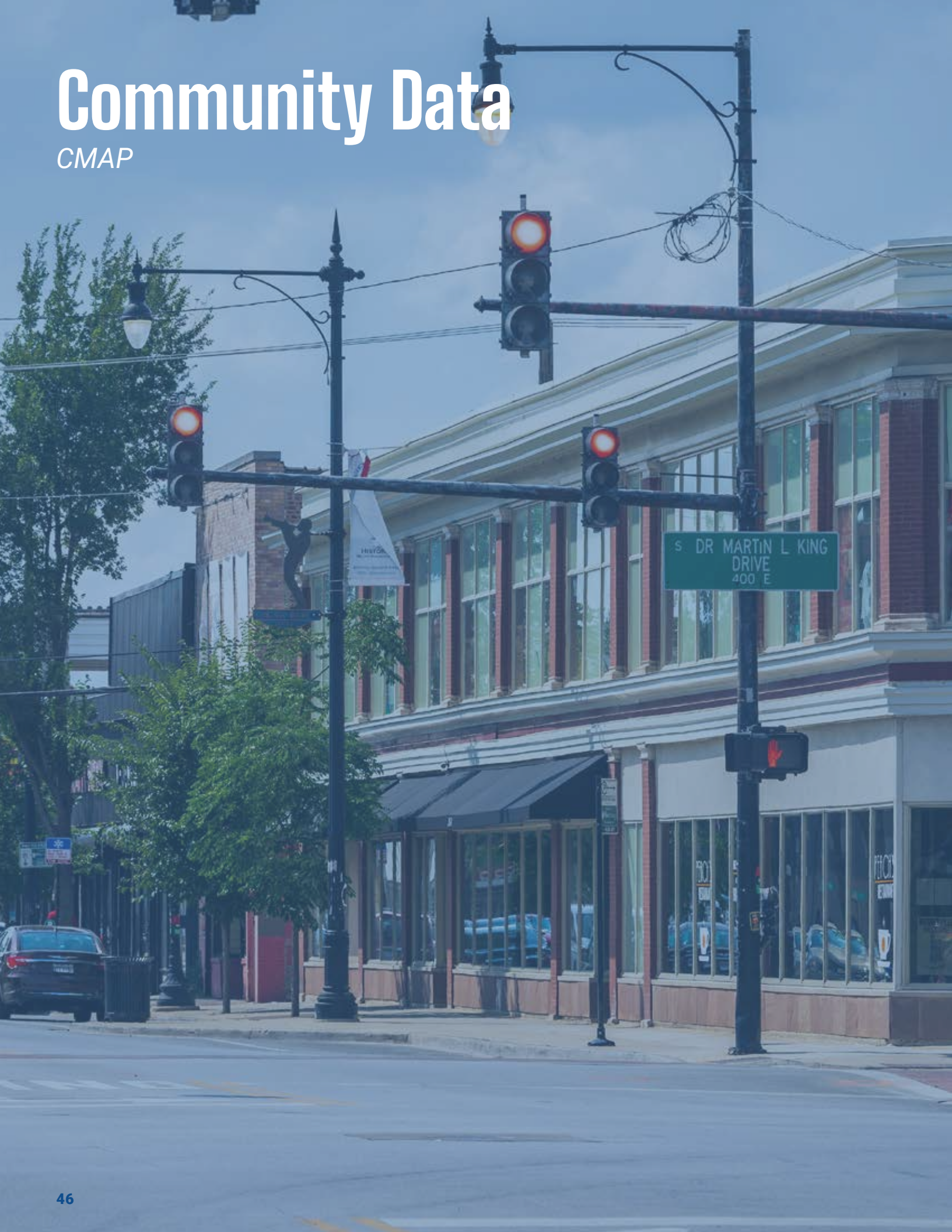
Little Village



Site Area	330,900 SF
Current Zoning	M1-3 (PD)
Total Retail SF	37,504 SF
Available Retail	37,504 SF

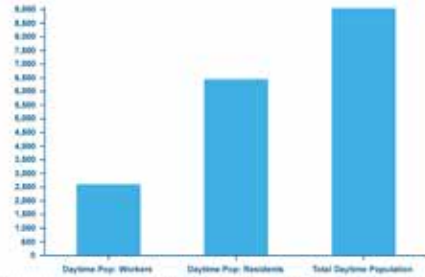
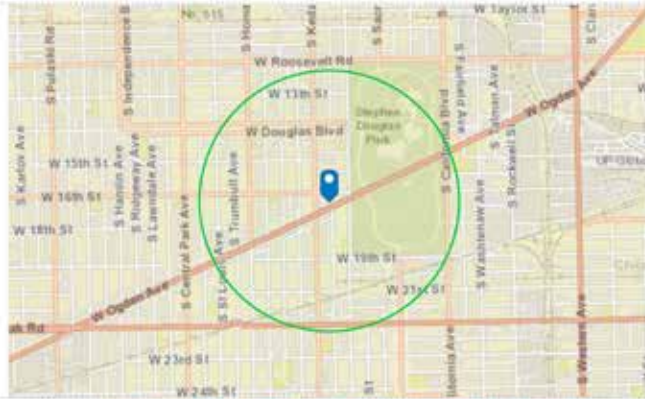
Community Data

CMAP



Ogden Avenue Corridor

Source: <http://www.bls.gov>.



2023 Total Housing Units (Est.)

2021 Owner Households with 1



2023 Retail Trade

2023

2023 Food Store

2023 Eating &

2023 Per Capita Income

2023 Median Household Income: Age 25-34

2023 Median Household Income: Age 35-44

2023 Median Disposable Income

2023 Median Household Income: Age 45-54

September 6, 2023

Bronzeville

Cottage Grove Avenue Corridor

BOT Infographic: September 14th

Bronzeville Location (0.5 miles)

4720 S Cottage Grove Ave, Chicago, Illinois, 60615

Ring: 0.5 mile radius

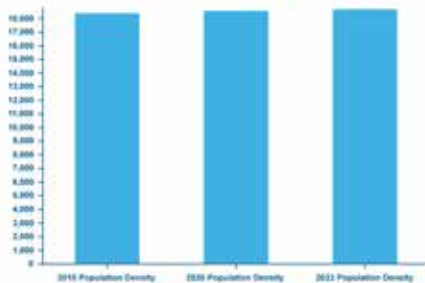
Prepared by Esri

Latitude: 41.80889

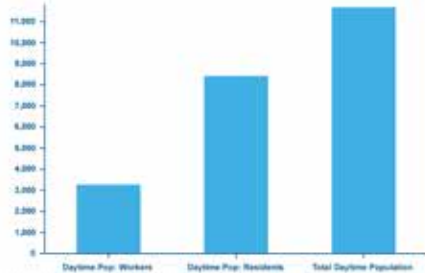
Longitude: -87.60715

RETAIL AND DEMOGRAPHIC DATA

POPULATION DENSITY TRENDS



2023 DAYTIME POPULATION



HOUSING



8,190

2023 Total Housing Units (Esri)



844

2021 Owner Households with 1 Vehicle

COMMUNITY EXPENDITURES: FOOD AND BEVERAGE



\$59,374,647

2023 Food



\$39,046,205

2023 Food at Home



\$20,328,442

2023 Food Away from Home



\$13,530,531

2023 Snacks/Other Food



\$19,668,596

2023 Meals at Restaurants/Other



\$70,080,863

2028 Food



\$46,086,341

2028 Food at Home



\$23,994,522

2028 Food Away from Home



\$15,964,394

2028 Snacks/Other Food



\$23,213,471

2028 Meals at Restaurants/Other

COMMUNITY EXPENDITURES: RETAIL AND ENTERTAINMENT



\$845,162

2023 Coffee



\$143,992,454

2023 Retail Goods



\$18,628,584

2023 Entertainment



\$998,028

2028 Coffee



\$169,996,525

2028 Retail Goods



\$21,994,887

2028 Entertainment

RETAIL AND FOOD BUSINESS ECOSYSTEM



41

2023 Retail Trade Businesses



3

2023 Apparel/Accessory Businesses



7

2023 Food Stores Businesses



18

2023 Eating & Drinking Businesses

PER CAPITA AND HOUSEHOLD INCOME DATA

According to the U.S. Census, the average per capita median income for Illinois, is, \$28,571.

\$38,486

2023 Per Capita Income



\$38,259

2023 Median Disposable Income



\$60,605

2023 Median Household Income: Age 25-34



\$65,160

2023 Median Household Income: Age 35-44



\$68,659

2023 Median Household Income: Age 45-54

Source: U.S. Census, Esri, Esri-Data-Axis, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

Source: This infographic contains data provided by U.S. Census, Esri, Esri-Data-Axis, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

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September 6, 2023

63rd Street Corridor

BOT Infographic: September 14th

Woodlawn Location (0.5 miles)

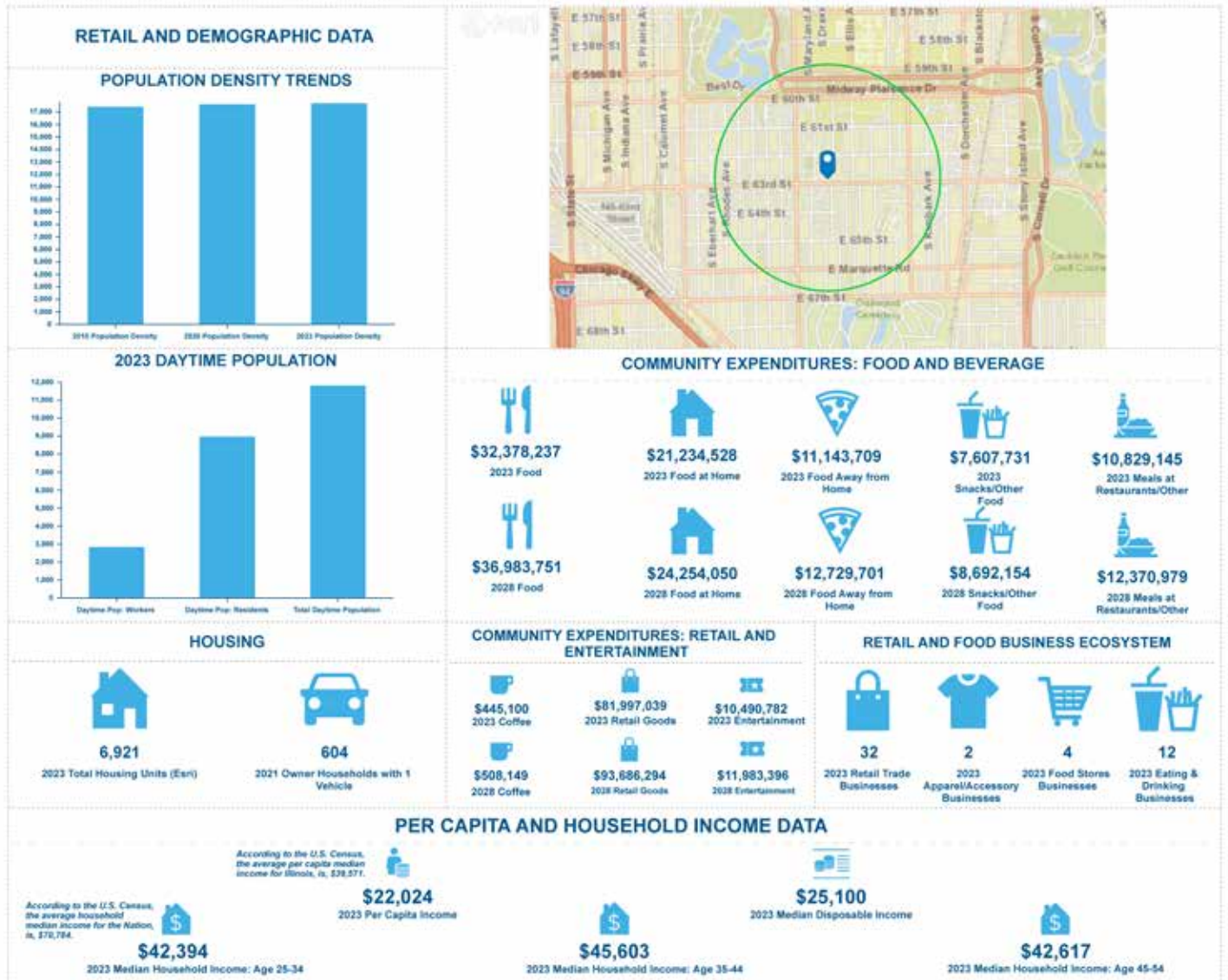
6300 S Cottage Grove Ave, Chicago, Illinois, 60637

Ring: 0.5 mile radius

Prepared by Eliot

Journal: 4175035

Copyright © 2022



Source: U.S. Census, Eri, Eri-Data Aale, Eri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

Source: This infographic contains data provided by U.S. Census, Eari, Eari-Data Axi, Eari-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021

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Page 2 of 3

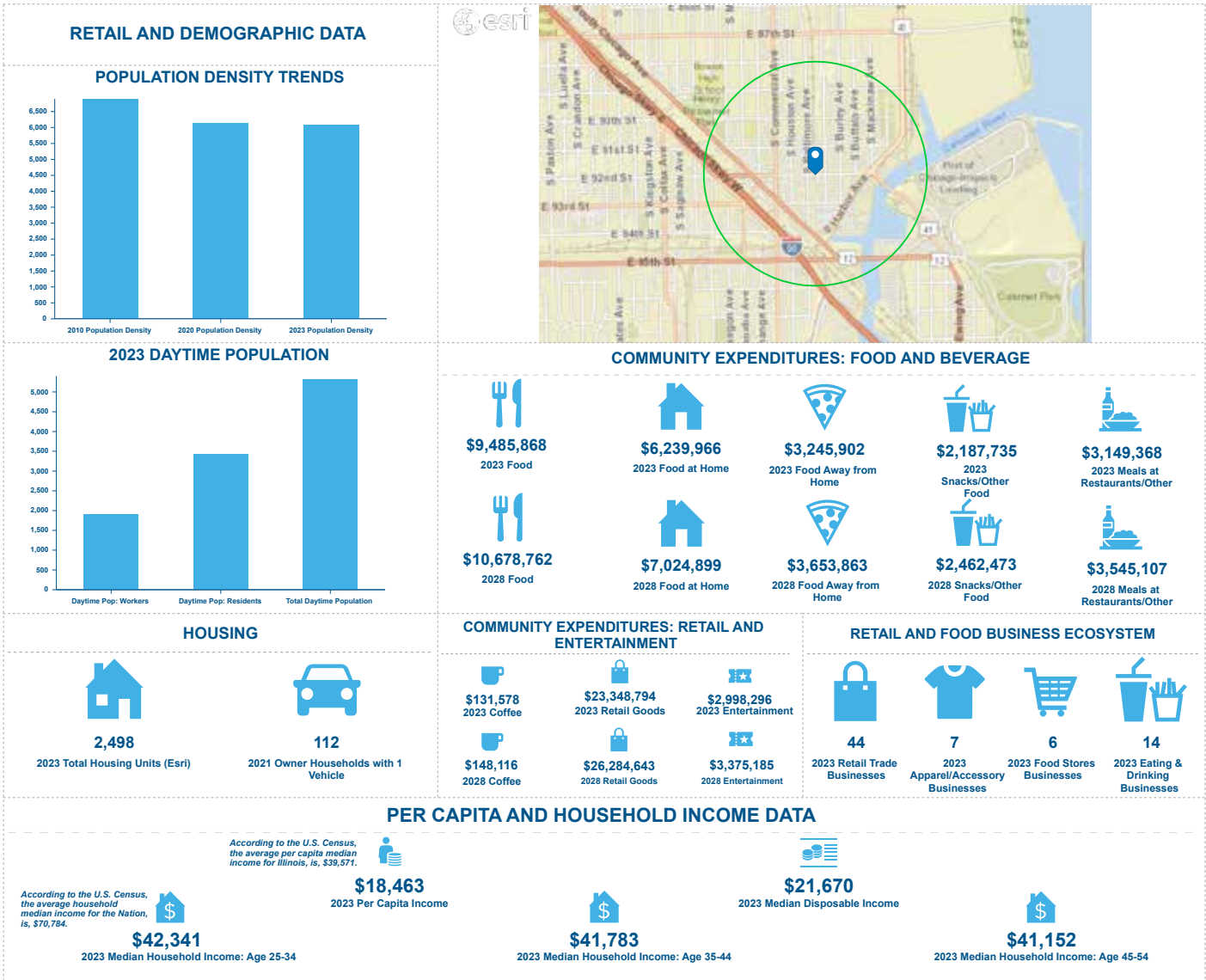
September 6, 2023

South Chicago

92nd Street Corridor

BOT Infographic: September 14th
92nd Corridor (between Commercial and Buffalo Ave) (0.5 miles)
3118-3118 E 92nd St, Chicago, Illinois, 60617
Ring: 0.5 mile radius

Prepared by Esri
Latitude: 41.72830
Longitude: -87.54767



Source: U.S. Census, Esri, Esri-Data Axle, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

Source: This infographic contains data provided by U.S. Census, Esri, Esri-Data Axle, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

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Page 2 of 2

September 6, 2023

79TH Street

79th Street Corridor

BOT Infographic: September 14th

1950 E 79th St, Chicago, IL 60649 (0.5 miles)

1950 E 79th St, Chicago, Illinois, 60649

Ring: 0.5 mile radius

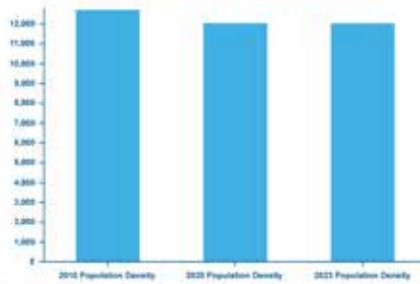
Prepared by Esri

| photo: 41 70142

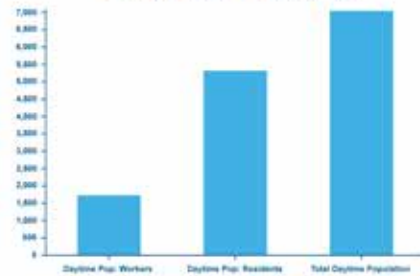
longitude: -87.57028

RETAIL AND DEMOGRAPHIC DATA

POPULATION DENSITY TRENDS



2023 DAYTIME POPULATION



HOUSING



4,965

2023 Total Housing Units (Esri)



1,317

2021 Owner Households with 1 Vehicle

COMMUNITY EXPENDITURES: FOOD AND BEVERAGE



\$31,973,448

2023 Food



\$20,931,163

2023 Food at Home



\$11,042,285

2023 Food Away from Home



\$7,434,207

2023 Snacks/Other Food



\$10,665,937

2023 Meals at Restaurants/Other



\$36,833,393

2028 Food



\$24,110,484

2028 Food at Home



\$12,722,909

2028 Food Away from Home



\$8,567,957

2028 Snacks/Other Food



\$12,289,468

2028 Meals at Restaurants/Other

COMMUNITY EXPENDITURES: RETAIL AND ENTERTAINMENT



\$460,488

2023 Coffee



\$84,275,136

2023 Retail Goods



\$10,818,274

2023 Entertainment



\$530,451

2028 Coffee



\$97,192,058

2028 Retail Goods



\$12,475,360

2028 Entertainment

RETAIL AND FOOD BUSINESS ECOSYSTEM



23

2023 Retail Trade Businesses



1

2023 Apparel/Accessory Businesses



2

2023 Food Stores Businesses



8

2023 Eating & Drinking Businesses

PER CAPITA AND HOUSEHOLD INCOME DATA

According to the U.S. Census, the average per capita median income for Illinois, is, \$39,571.

\$33,146

2023 Per Capita Income

According to the U.S. Census, the average household median income for the Nation, is, \$76,734.

\$65,245

2023 Median Household Income: Age 25-34



\$78,281

2023 Median Household Income: Age 35-44



\$49,764

2023 Median Disposable Income



\$77,540

2023 Median Household Income: Age 45-54

Source: U.S. Census, Esri, Esri-Data Axle, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

Source: This infographic contains data provided by U.S. Census, Esri, Esri-Data Axle, Esri-U.S. BLS, ACS. The vintage of the data is 2010, 2020, 2023, 2028, 2017-2021.

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