

WHY

HALSTED

SSA45 + FAR SOUTH CDC

CHICAGO



# ABOUT

## FAR SOUTH CDC

The Far South Community Development Corporation is a not-for-profit corporation established in 1977 to foster economic development, beautify it's service area, and stimulate business and residential development through a variety of programs and services. Far South CDC works in the Beverly-Morgan Park area, as well as the 9th, 15th, 21st, 34th Wards.

### CONTACT

Abraham Lacy, Executive Director  
 Email: [Lacy@farsouthcdc.org](mailto:Lacy@farsouthcdc.org)  
 Phone: 773 941.4833

## SSA 45

Special Service Area (SSA) 45 is a local tax district that funds expanded services and programs through a localized property tax levy within contiguous areas. SSA 45 promotes investment and development in the community by offering programs that focus on property maintenance, beautification, security, business marketing, and economic development. The Far South CDC manages and serves as service provider for SSA 45.

### CONTACT

Dorian A. Johnson, Program Manager  
 Email: [Dorian@farsouthcdc.org](mailto:Dorian@farsouthcdc.org)  
 Phone: 773 941.4853

### AREA AMENITIES



800,000 SF  
Surrounding Retail



33-Acre  
Recreation Center



Two-18 Hole  
Golf Courses



Chicago State and  
Olive Harvey College



\$4 Million in Rehab of  
Single Family Home



Red Line Extension  
South to 130th Street



7 Miles  
of Bike Trail



Historic Pullman  
Neighborhood



Purchase Assistance for  
Single Family Homes

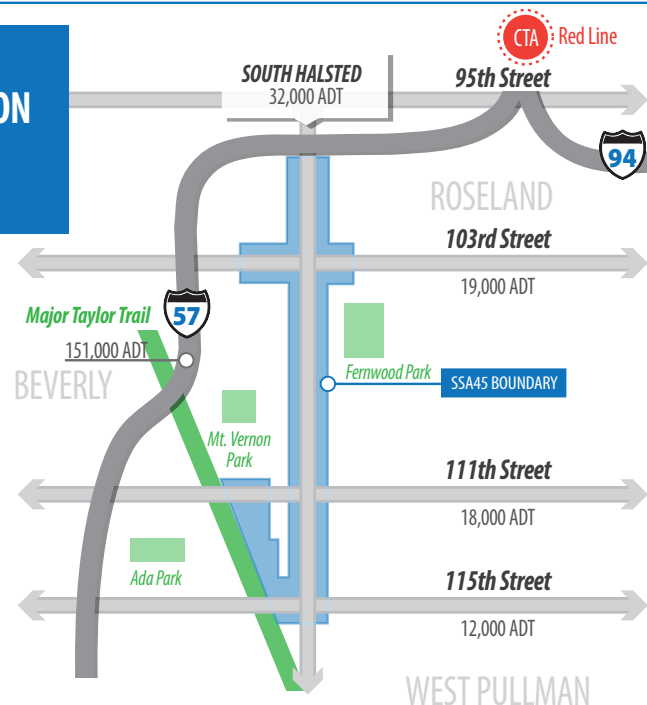


Roseland Medical District  
(2nd Designation in Illinois)

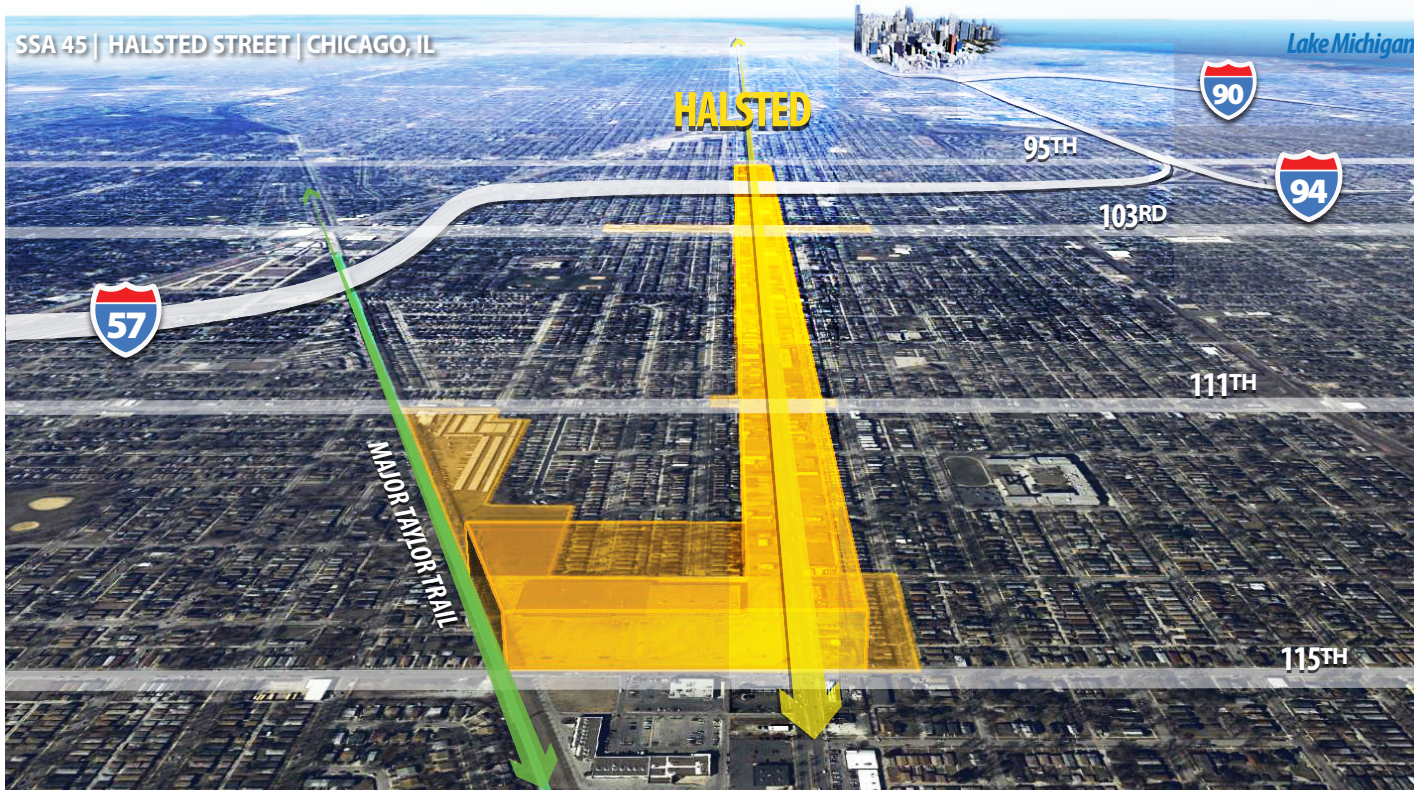


119th Marshfield  
Plaza Carnival

### LOCATION MAP



# LOCATION



SSA 45 | HALSTED STREET | CHICAGO, IL

Lake Michigan

HALSTED

95TH

103RD

111TH

115TH

MAJOR TAYLOR TRAIL

DRIVE TIMES TO NEIGHBORING COMMUNITIES | BEVERLY - 6 MIN | PULLMAN - 8 MIN | CHATHAM - 6 MIN

## EXCELLENT TRANSIT

### CTA BUS

- 8A South Halsted
- 108 Halsted/95th
- 103 West 103rd
- 111 111th/King Drive
- 115 115th Pullman

### PACE BUS

- 352 Halsted

### NEARBY RAIL

- CTA CTA Red Line 95th/Dan Ryan
- M Metra Rock Island
- M Metra Electric

**+21,000**



Average Daily Traffic  
on Halsted

**151,000**



Average Daily Traffic  
on I-57



Direct  
Access

2 miles

5 miles

**18 MINUTES**



Drive Time to  
Downtown / the Loop

# STRONG RESIDENTIAL BASE

## QUICK FACTS

5-MINUTE TRADE AREA

- ✓ 55,386 Residents
- ✓ 17,300 Households
- ✓ 21,000 Housing Units
- ✓ Median Home Value \$139,000

## NEW RESIDENTS

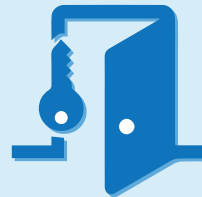
PEOPLE MOVING INTO AREA

43% of residents moved into the neighborhood after 2000.



## HOME OWNERSHIP

5-MINUTE TRADE AREA



70% OWN  
30% RENT

## RESIDENT TENURE

NUMBERS STAYING IN THE AREA

43% of residents have lived in the neighborhood since the 1980's.



71%

SINGLE-FAMILY

15%

MULTI-FAMILY

14%

2-FLAT



5-MINUTE TRADE AREA



# PEOPLE + JOBS

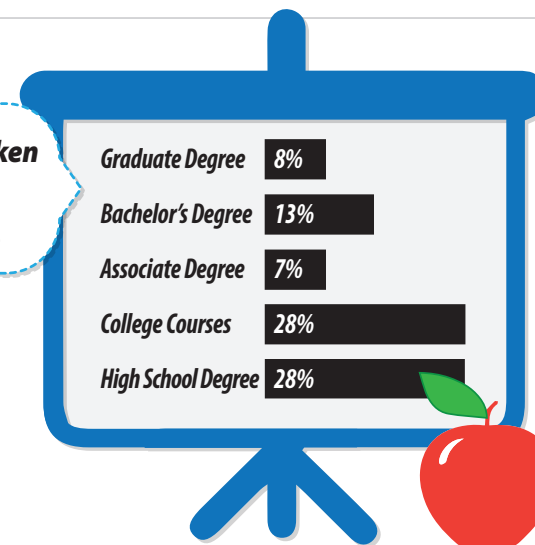
## DEMOGRAPHICS + EDUCATION

IN THE 10-MINUTE TRADE AREA



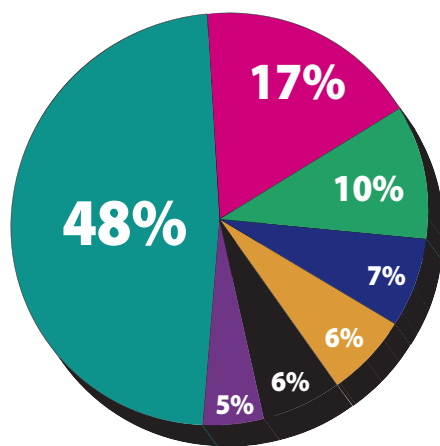
- 235,000 residents
- 85,500 households
- 20,000 households earn over \$75,000
- \$42,000 median household income compared with \$43,000 citywide

**56%** of residents have taken college courses, earned an associates degree or higher.



## BUSINESSES + EMPLOYEES

IN THE 5-MINUTE TRADE AREA

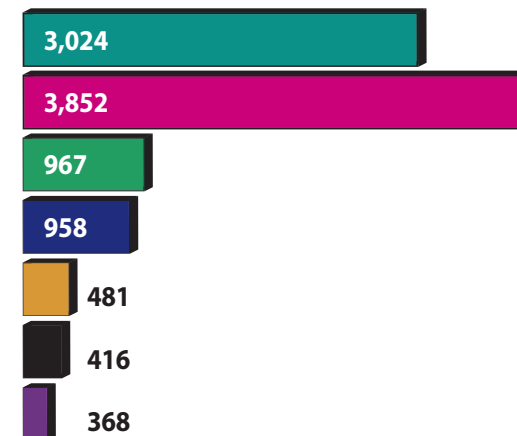


### BUSINESS CATEGORY

(NUMBER OF BUSINESSES / PERCENTAGE OF TOTAL)

- PROFESSIONAL | SERVICES (959/48%)
- EDUCATION | HEALTHCARE (346/17%)
- RETAIL (214/10%)
- MANUFACTURING | TRADE (140/7%)
- FINANCE | INSURANCE | REAL ESTATE (125/6%)
- CONSTRUCTION (121/6%)
- FOOD SERVICES (94/5%)

### # OF EMPLOYEES BY BUSINESS



# RETAIL



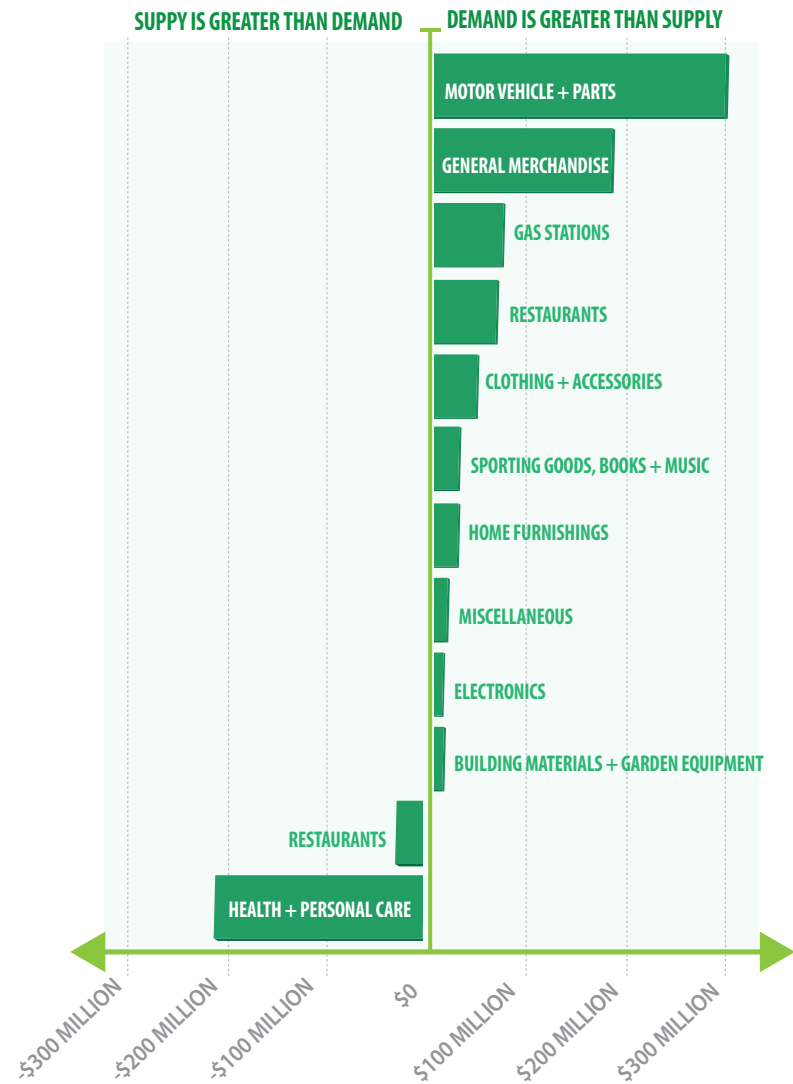
## RETAIL DEMAND

WITHIN THE 5 MINUTE TRADE AREA



## RETAIL GAP

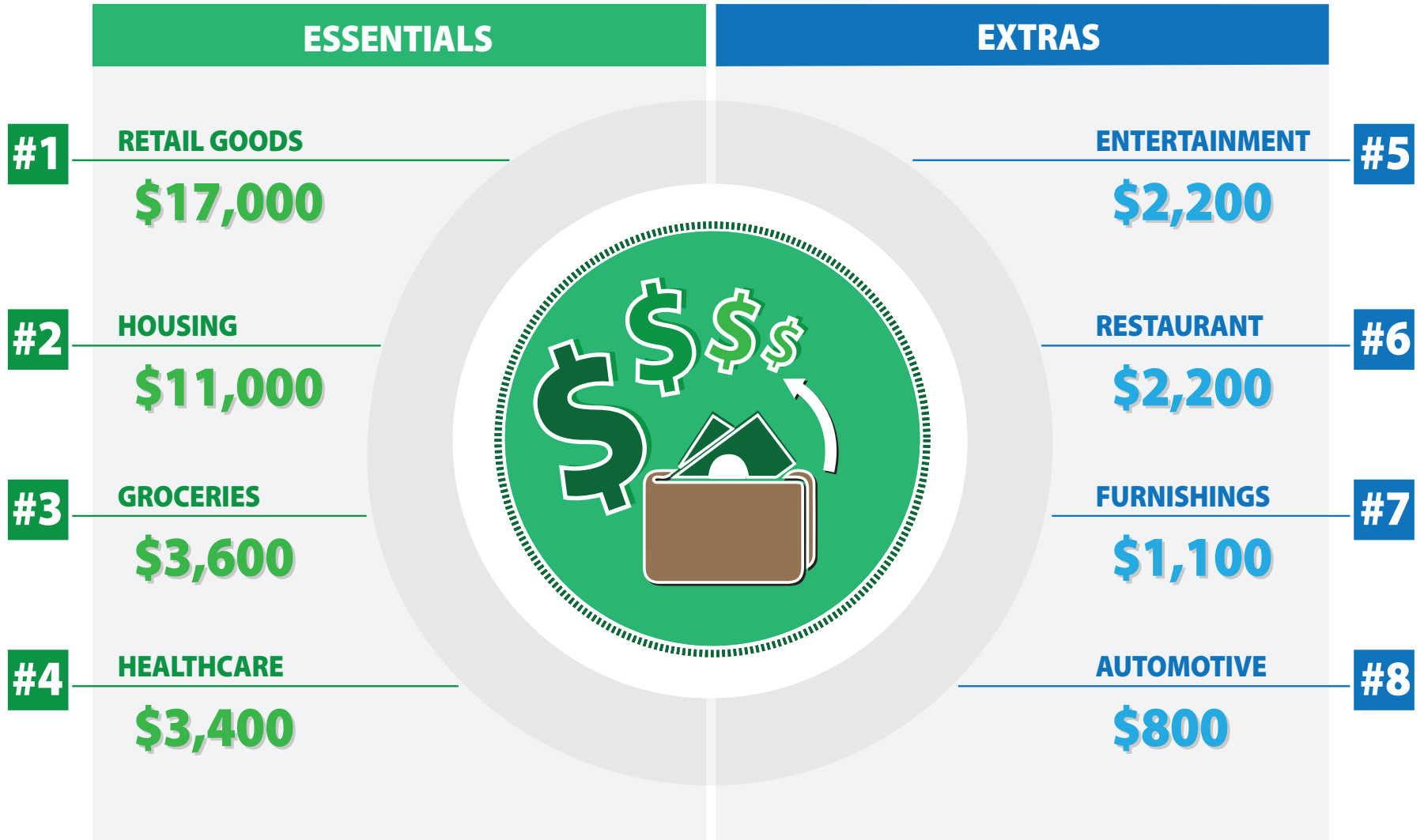
WITHIN THE 5 MINUTE TRADE AREA



# CONSUMER SPENDING

## ANNUAL SPENDING POWER

BY HOUSEHOLD IN THE 5-MINUTE TRADE AREA



# PROGRAMS

## FAR SOUTH CDC

### INFO AND ASSISTANCE



FINANCIAL ASSISTANCE AND GRANT INFO



MBE, DBE, AND WBE CERTIFICATION



BUSINESS DEVELOPMENT PLAN



BUSINESS LICENSES AND PERMITS



MARKETING AND ADVERTISING



TIF DISTRICT BENEFITS



RENT AND PROPERTY INFO

### FINANCE TOOLS

#### ENTERPRISE ZONES

HELP COMPANIES EXPAND AND CREATE JOB OPPORTUNITIES VIA A VARIETY OF INCENTIVES, TAX EXEMPTIONS, REDUCTIONS, AND CREDITS.

#### NEW MARKET TAX CREDITS

SUPPORT BUSINESS GROWTH AND JOB DEVELOPMENT VIA ACQUISITION, REHAB, CONSTRUCTION AND / OR EXPANSION OF BUSINESSES.

#### \$300,000,000 TIF REVENUE

MORGAN PARK AND WEST PULLMAN HAVE THREE TAX INCREMENT FINANCING DISTRICTS THAT GENERATE \$300 MILLION COMBINED.

#### SPECIAL SERVICE AREA 45

BUSINESSES LOCATED WITHIN SSA 45 CAN TAKE ADVANTAGE OF SEVERAL PROGRAMS AS NOTED ON THE FOLLOWING PAGE.



# PROGRAMS

## SPECIAL SERVICE AREA 45

### PROGRAMS



**BUSINESS  
ADVERTISING  
AND PROMOTION**



**BUSINESS  
CORRIDOR  
SECURITY PATROL**



**PUBLIC WAY  
MAINTENANCE  
AND AESTHETICS**



**SMALL BUSINESS  
LOAN AND GRANT  
INFORMATION**



**FREE  
WIFI SETUP**



**ACCESS TO  
MICRO-LOANS OF  
UP TO \$25,000**



**FACADE  
ENHANCEMENT  
PROGRAM**

Installation and upkeep of banners and streetscape decorations for holidays and special events.

Sidewalk cleaning, lawn mowing, leaf blowing, and snow removal.

**\$** Facade improvement grants offered up to \$5000 (lighting, signage, paint, windows, etc.).

Free consultations, project construction/management, and architectural services.

Design and fund exterior lighting improvements.



**Special Event Planning**



**Website and Social Media**



**Print Marketing Materials**



# CURRENT DEVELOPMENT

## EXISTING AND UPCOMING PROJECTS



### KROC COMMUNITY CENTER

📍 1250 West 119th Street

The Salvation Army Kroc Community Center, located in the West Pullman community, is a 167,000 sf center that offers the city's largest array of sports, arts and educational programs for the public. Funded in large part by the late Joan Kroc as well as community partners and supporters, the facility offers a sports training center, aquatic center, arts academy, educational center and chapel.

.....  
 \$62 million, 167,000-square-foot facility on 33 acres of previously vacant land. Kroc Chicago is the largest of the 27 existing Kroc Centers nationally.



### CTA 95TH STREET STATION

📍 95th Street / Dan Ryan

The 95th Street Red Line station is a project that will modernize transit and promote economic opportunity on Chicago's South Side. The \$240 million reconstruction project will create a brand-new, reconfigured station to serve the CTA's busiest rail line and become a community focal point and an anchor for economic opportunity on Chicago's South Side.

.....  
 The terminal project, expected to generate about 700 construction jobs.



### PULLMAN PARK

📍 111th / Bishop Ford Expressway

CNI, in partnership with U.S. Bank, National Association, is the developer for Pullman Park, a mixed-use development that provides quality retail stores, sustainable industry, park and recreational opportunities. The project is planned to include 400,000 sf of big box retail along the Bishop Ford expressway, 50,000–75,000 sf of neighborhood retail along 111th, the Method Soap Factory, and a 140,000 sf Pullman Sports Complex.

.....  
 Includes a 150,000 sf Walmart store (grocery, merchandise, pharmacy, garden center), Ross and Planet Fitness. Future phases will include in-line junior big boxes and three retail and restaurant outlots.



### METHOD SOAP FACTORY

📍 East 111th Street

Method Soap, the maker of eco-friendly cleaning products, is opening a 150,000 sf soap production facility on Chicago's Far South Side. Method, founded in San Francisco and now owned by Belgium-based Ecover, is employing 65 people in Pullman Park. An additional 20 people will work for an on-site supplier.

.....  
 150,000-square-foot soap production facility expected to receive \$1.1 million in tax credits over 10 years from the state in exchange for employing 65 people in Pullman Park.

# BUSINESS SPOTLIGHT

## DL3 REALTY



**ROSELAND MEDICAL CENTER**  
 📍 100-136 West 111th Street

The Roseland Medical Center was built in 2007 across the street from Roseland Community Hospital. The Medical Center increases access to services for local residents, including affordable health care provided by a non-profit family health care services provider.

Awarded the LISC Chicago Award for the most outstanding community development in February 2009.

27,022 SF partial two-story medical office building consisting of 21,557 SF office and a 5,465 SF retail.

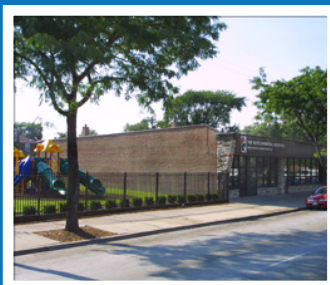


**MONTEREY PROFESSIONAL CENTER**  
 📍 1701 West Monterey Ave

Monterey Professional Center is a single story medical office building that houses doctor's offices and outpatient facilities. This facility is anchored by and outpatient clinic for Metro South Hospital, a subsidiary of Community Health Systems based in Nashville, Tennessee.

100% occupied by 8 separate medical office tenants.

Total rentable square footage of the property is approximately 16,228 SF.

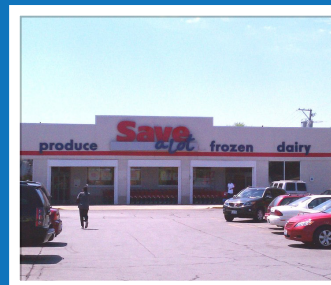


**HALSTED FAMILY SERVICE CENTER**  
 📍 109th & Halsted \*SSA#45\*

The Halsted Family Service Center houses the Magic Johnson Bridgescape program, an innovative computer based training program, which provides young adults with an alternative path to a high school diploma.

In 2014- 2015 there will be 16 Magic Johnson Bridgescape® Academies with a total enrollment of over 2,500 students.

During the 2013 - 2014 academic year, 238 students will graduate from a Magic Johnson Bridgescape Academy.



**SAVE A-LOT MARKET**  
 📍 107th & Halsted \*SSA#45\*

In 2012, Saver's Fresh Market took over operations at the corporate Save-A-Lot food store at 107th & Halsted and has converted the store to a "Save-A-Lot Market," which emphasizes fresh produce and freshly cut meat with an enhanced market look and feel.

1st African American Owned Retail Franchise.

DL3 is a corporate partner with Saver's Fresh Market, L3C, an Illinois low profit limited liability company, formed to operate a regional chain of full service grocery stores in high need communities.

## ▶ INVESTED COMMUNITY PARTNERS



**MR. LEON WALKER**  
 Manager, DL3 Realty

Mr. Leon Walker is driven by a mission to develop commercial real estate projects that improve and sustain neighborhood life in urban communities. For the past 12 years, he has served as the managing partner of DL3 Realty, which helped develop many of the neighborhood businesses located along Halsted and in SSA#45. Leon is a graduate of the University of Chicago's Law School and Booth Graduate School of Business. Past and current boards include the Far South CDC, DuSable Museum, Better Boys Foundation, and University of Chicago Court Theatre.

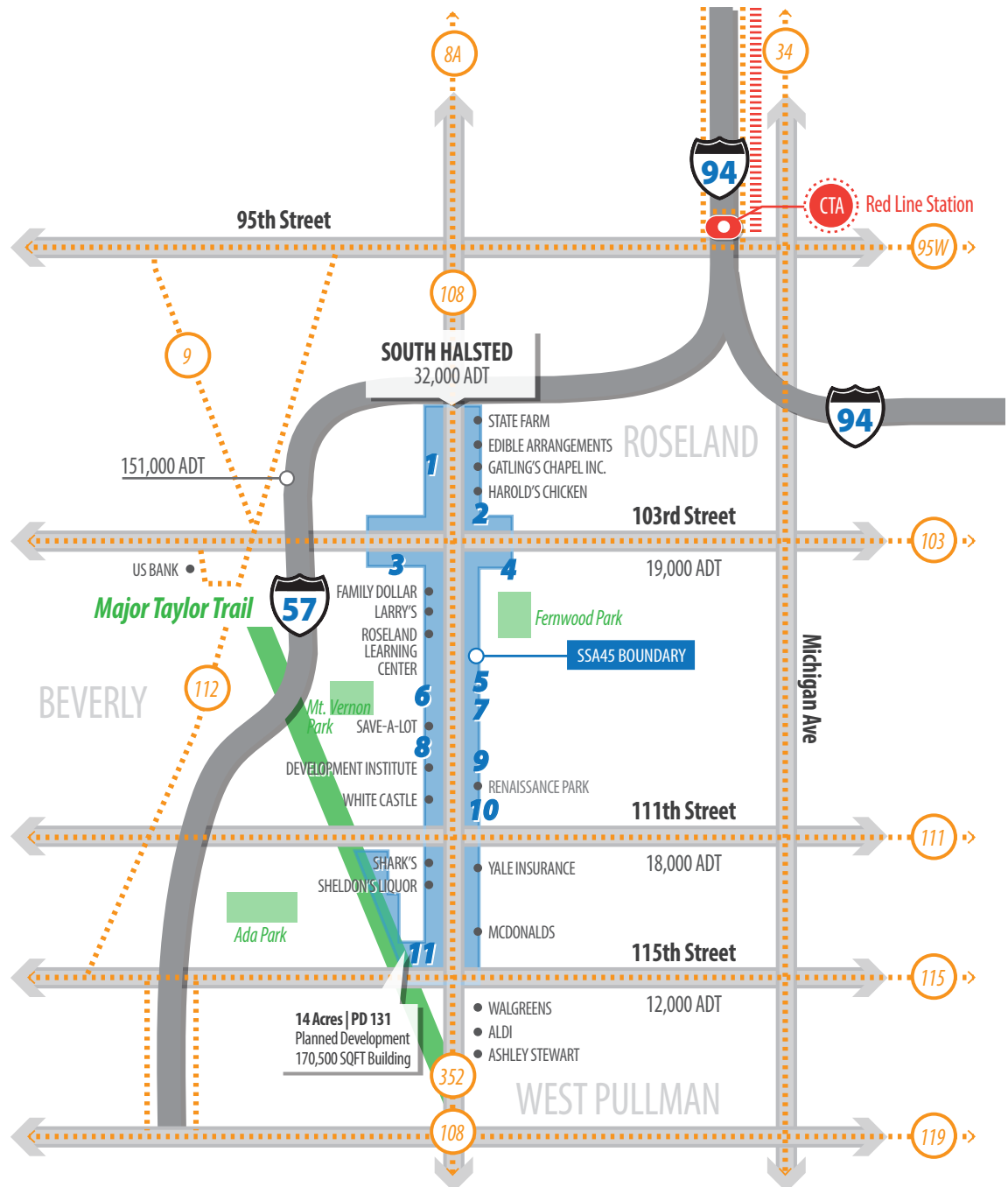
To learn more about other DL3 projects, please visit:

■ [www.DL3Realty.com](http://www.DL3Realty.com)

# DEVELOPMENT SITES

## OPPORTUNITY SITES

- 1** | 0.4 Acre | B3-1, Community Shopping
- 2** | 1.0 Acre | B3-1, Community Shopping
- 3** | 0.7 Acre | RS-3, Residential Single-Unit
- 4** | 0.8 Acre | B3-1, Community Shopping
- 5** | 0.3 Acre | B3-1, Community Shopping
- 6** | 0.5 Acre | B3-1, Community Shopping
- 7** | 0.4 Acre | B3-1, Community Shopping
- 8** | 0.2 Acre | B3-1, Community Shopping
- 9** | 0.2 Acre | B3-1, Community Shopping
- 10** | 0.3 Acre | C1-1, Neighborhood Commercial
- 11** | 14 Acres | Planned Development



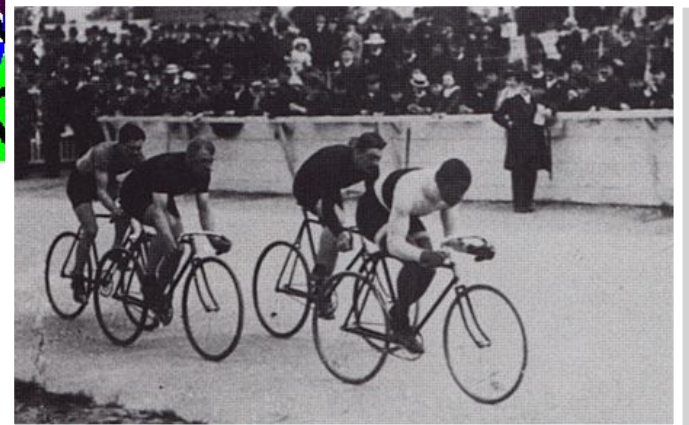
## MAJOR TAYLOR TRAIL

- ▶ *A portion of Major Taylor Trail is located just west of Halsted in SSA 45. The trail is named after Marshall W. Taylor, one of the first African American world-known professional athletes.*

Son of a Kentucky slave who fought for the Union in the Civil War, Marshall Taylor moved with his adoptive family at age 13. Taylor was given a bicycle which he first used to earn money as a paperboy, before being recognized for his speed by the Hay and Willits bicycle shop. After winning his first 10 mile race in Chicago, he went on to win 158 more races including a victory in France over the 1900 world champion. Taylor overcame racial prejudice throughout his life, proving he could beat anyone given the chance. He retired in Chicago after a difficult struggle, and has been recognized since his death for his trailblazing accomplishments as a racer and a leader who overcame adversity. The trail connects Dan Ryan Woods at the north with Whistler Woods on the south bank of the Little Calumet River, connecting neighborhoods of Brainerd, Gresham, Beverly, Morgan Park, Roseland and West Pullman.



- ▶ *Thematic map of the neighborhoods surrounding the trail, whose residents make up the 'Friends of the Major Taylor Trail' (FOMTT). FOMTT is a not-for-profit organization affiliated with Friends of the Parks. Residents of surrounding communities are committed to the use and development of the Trail. (MajorTaylorTrail.org)*



▶ *Major Taylor racing in Paris in 1908, Wikipedia*



WHY

# HALSTED

SSA45 + FAR SOUTH CDC



For more information, please contact Abraham Lacy, Executive Director, Far South CDC | (773) 941-4833 | [lacy@farsouthcdc.org](mailto:lacy@farsouthcdc.org)  
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*Prepared for the Far South CDC by Teska Associates, Inc.*