

# A New Beginning

4400 South Cicero Avenue Redevelopment

*April 13, 2022*



# Project Milestones Updates

## Planned Development & Zoning Approval October 2021

- Overall Site Plan & Allowable Uses Approved
- Phase I Commercial Site Plan & Uses Approved

## Phase I Residential

- Tax credit application submitted to DOH in October 2021
- Awarded 4% tax credits from DOH for A-North in December 2021
- Tax credit application to IDHA for A-South in February 2022
- ✓ Award announcement expected in May 2022
- Finalize design review with DPD
- Courtesy presentation for Plan Commission

# Project Milestones Updates



## **Tax Increment Finance (TIF) Timeline**

- **Plan filed with City Clerk January 2022**
- **CDC Introduction February 2022**
- **JRB Hearing March 2022**
- **Plan Commission Meeting April 2022**
- **City Council Approval June 2022**

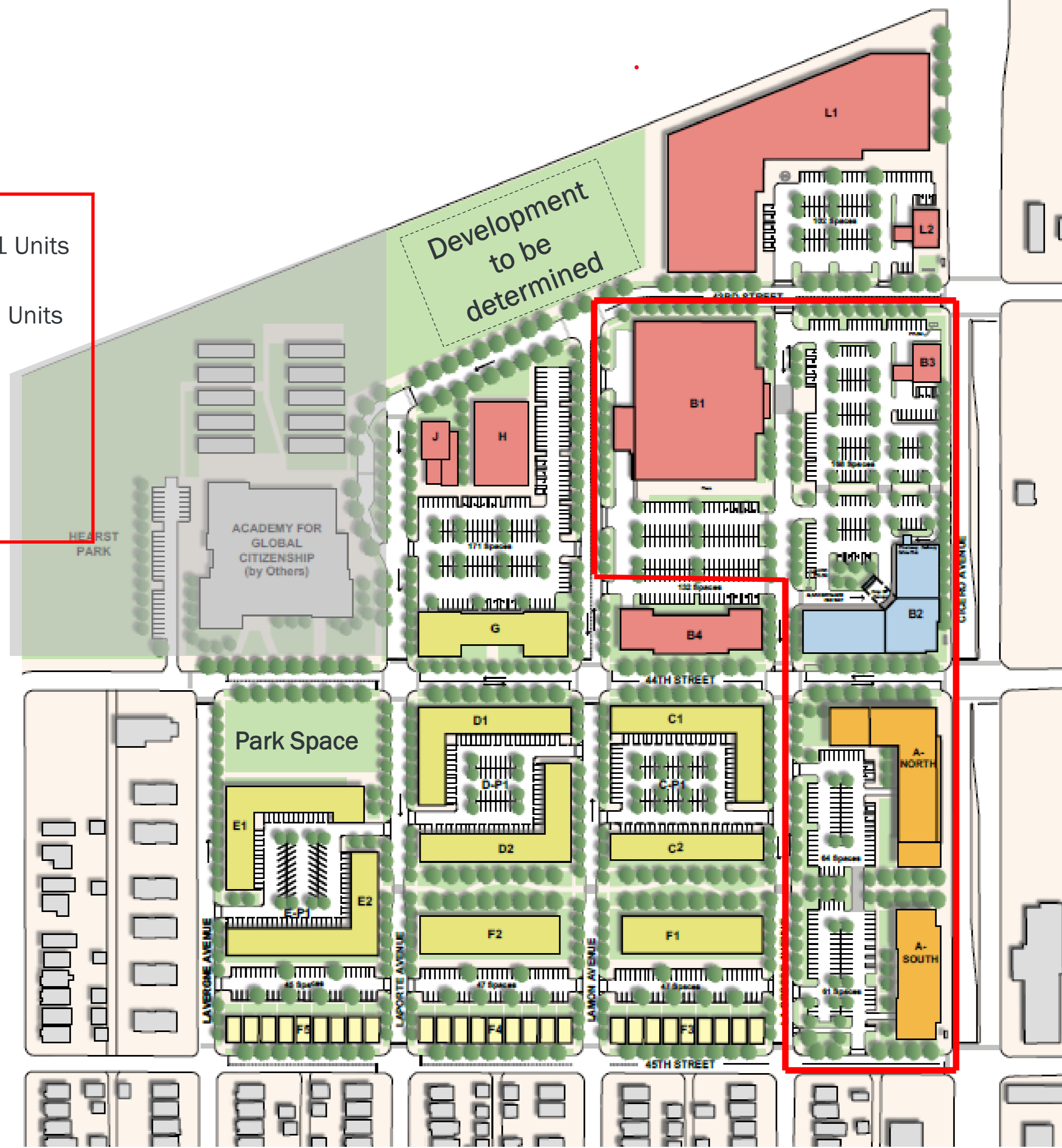
## **Expected Construction Commencement**

- **Grocer and FQHC September 2022**
- **A-North and A-South Residential Q2 2023**

# Site Plan

<b>A-North</b>	Mixed Use Retail: 7,170 SF - Residential 111 Units
<b>A-South</b>	Mixed Use Retail: 7,070 SF - Residential 79 Units
<b>B1</b>	Grocery 60,000 SF
<b>B2</b>	Medical Office Building 50,000 SF
<b>B3</b>	Future Retail/Commercial 3,300 SF
<b>B4</b>	Retail / Commercial 2 x 20,000 SF
<b>C1</b>	Future Residential 56 Units
<b>C2</b>	Future Residential 40 Units
<b>D1</b>	Future Residential 58 Units
<b>D2</b>	Future Residential 56 Units
<b>E1</b>	Future Residential 56 Units

<b>E2</b>	Future Residential 58 Units
<b>F1</b>	Future Residential 40 Units
<b>F2</b>	Future Residential 40 Units
<b>F3</b>	Future Residential 9 Townhouses
<b>F4</b>	Future Residential 9 Townhouses
<b>F5</b>	Future Residential 9 Townhouses
<b>G</b>	Future Residential (100 Apts)
<b>H</b>	Future Commercial 14,000 SF
<b>J</b>	Future Commercial 5,700 SF
<b>L1</b>	Future Commercial 2 x 100,000 SF
<b>L2</b>	Future Retail/Commercial 3,300 SF

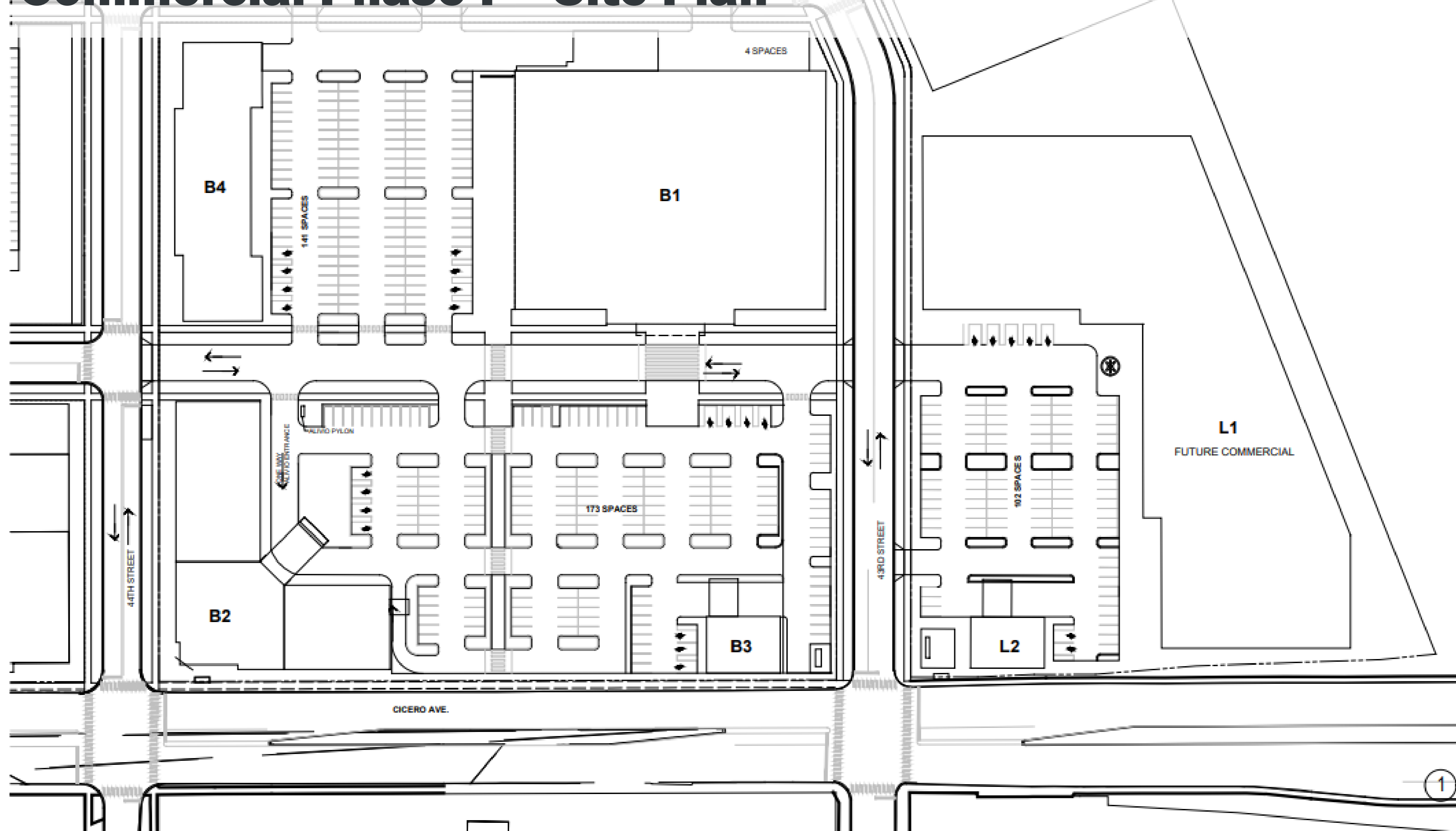


Phase I

Subject to Change

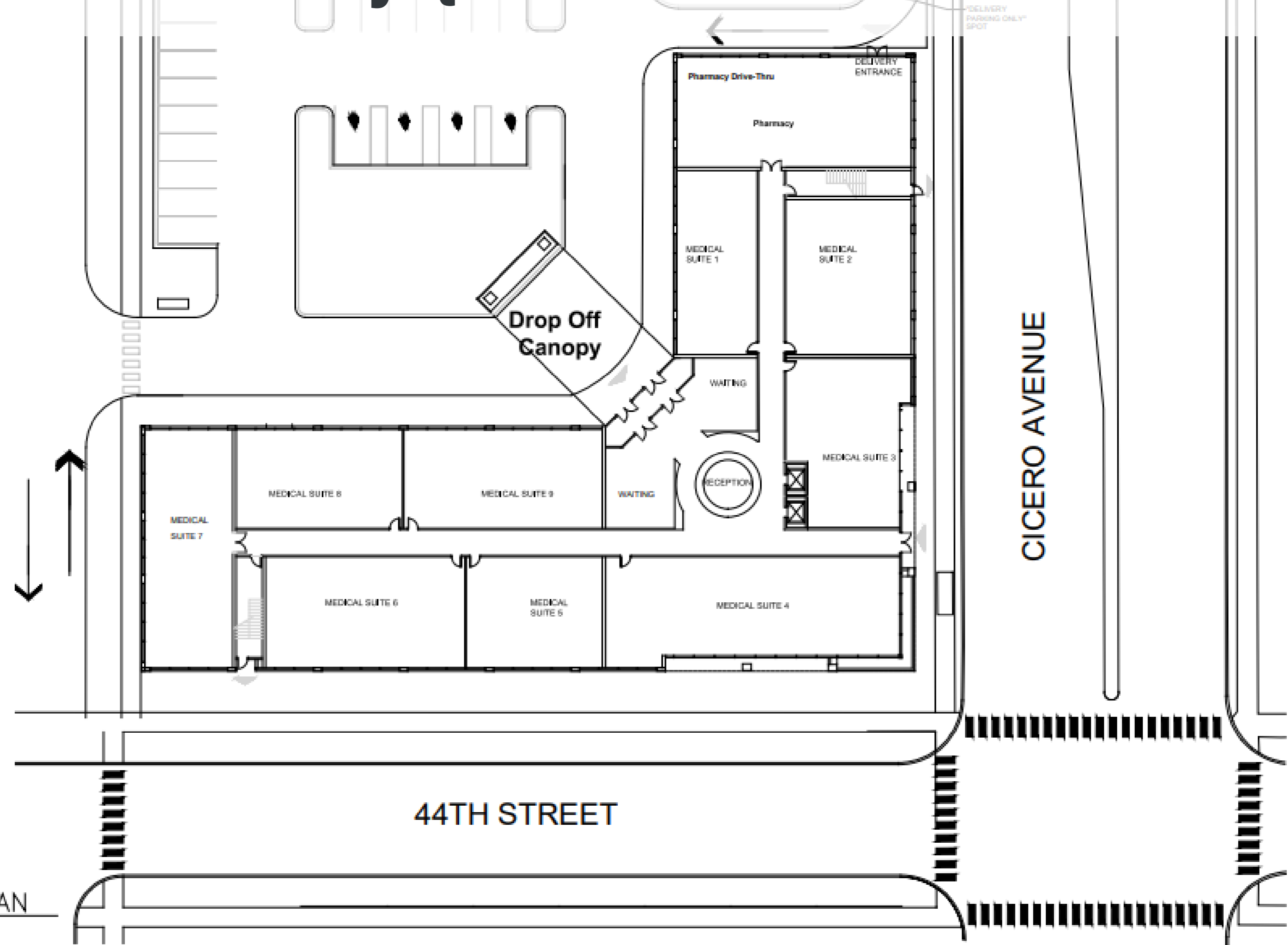
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<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc99; border: 1px solid black;"></span>	Mixed-Use
<span style="display:inline-block; width:15px; height:15px; background-color: #ffff99; border: 1px solid black;"></span>	Multi-Family
<span style="display:inline-block; width:15px; height:15px; background-color: #ffffcc; border: 1px solid black;"></span>	Townhouse

# Commercial Phase I - Site Plan



1 SITE B  
SCALE: N.T.S.

# Commercial Phase I – Federally Qualified Health Center



1 FLOOR PLAN  
SCALE: N.T.S.



# Commercial Development Phase I



Subject to Change  
For Illustrative purposes only

# Commercial Phase I – Federally Qualified Health Center





# Commercial Phase I – Federally Qualified Health Center



# Commercial Phase I – Federally Qualified Health Center



# Commercial Phase I – Full-Service Grocer



# Residential Phase I – Cicero Avenue Facing Mid-Rises



# Building Community and Quality of Life



## Lifestyle amenities

such as a day-care, dining, banking services and retail will serve locals and beyond



## Modern Infrastructure

with street lights enhancements, realigning city street grid, water and electricity modernization



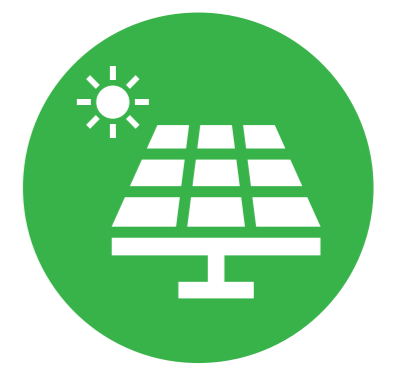
## Healthcare

a **Federally Qualified Health Center**, drive-thru pharmacy, medical imaging, dental and optometry



## Affordable housing

a combination of midrise and low-density, **mixed-income** units, including dedicated senior living



## Sustainable planning

through solar roofs, energy-efficient LED lighting, green materials and Green Building Initiative



## Public transportation

access is convenient along Cicero Avenue to both downtown and Midway, potential Metra stop



## Green and recreational space

in the form of tree preservation, public spaces, family parks, green corridors and walking paths



## Broadband Connectivity

Transforming critical infrastructure to connect Chicagoans to high-speed internet and Wi-Fi



## Economic opportunity

driven by **local workforce development/apprenticeships** for quality jobs, as well as catalysing City tax base



## Public Art & Community

engaging youth in creation of large-scale murals, and a dedicated community gathering space

# Promoting Economic Impact

**NEW**

**local & state  
sales tax revenue**

**NEW**

**local property  
tax revenue**

**675+**

**permanent jobs  
estimated**

**\$450**

**million overall  
investment**

**775+**

**construction jobs  
estimated**

# Community Engagement

Over 20 community meetings with hundreds of participants thus far that have influenced a truly inclusive development

## Gateway to Midway

Archer Heights Civic Assoc.

Garfield Ridge Chamber

Hearst Community Org

Garfield Ridge Neighborhood Watch

United Business Assoc. of Midway

Greater Southwest Development Corp.

## CHA Working Group

CHA Staff

Right of Return Residents

CHA Resident Advocates

Alderman Rodriguez

## 22<sup>nd</sup> Ward Neighbors

Hearst Community Org.

Sleepy Hollow, Vittum Park,

Archer Heights, Clearing,

Westlawn, West Elsdon

## Community Partners



# The Future is Now

