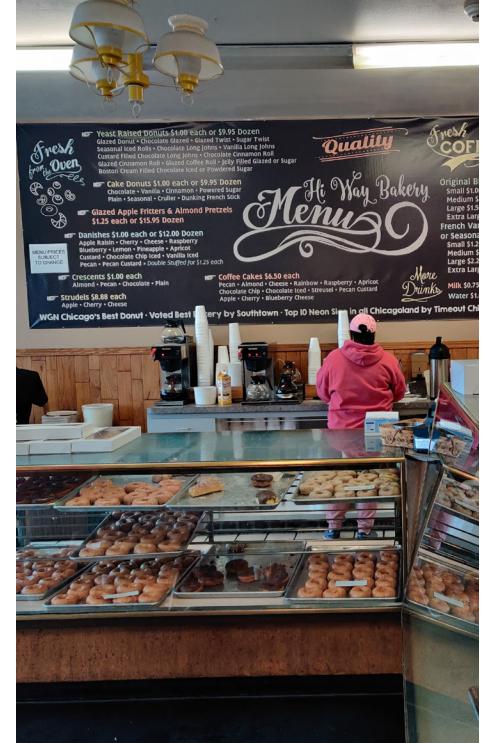


Welcome to South Chicago Heights, Illinois

# Small Town, Regional Reach



Village of  
**South Chicago Heights**

DECEMBER 2023

# Why invest in South Chicago Heights

The Village of South Chicago Heights is committed to partnering with businesses to foster growth by promoting continued development and supporting local businesses and industry. The Village has active TIF districts and lies within the Lincoln & 394 Enterprise Zone. These programs have resulted in the reoccupation of retail and industrial space, the expansion of existing businesses, and recruitment of new businesses. Active and ongoing development is providing new employment opportunities, expanded housing options, and an increasing tax base.



## TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a tool that leverages property tax increases to help finance improvement costs of new projects within the district. South Chicago Heights has three active TIFs which have helped fund:

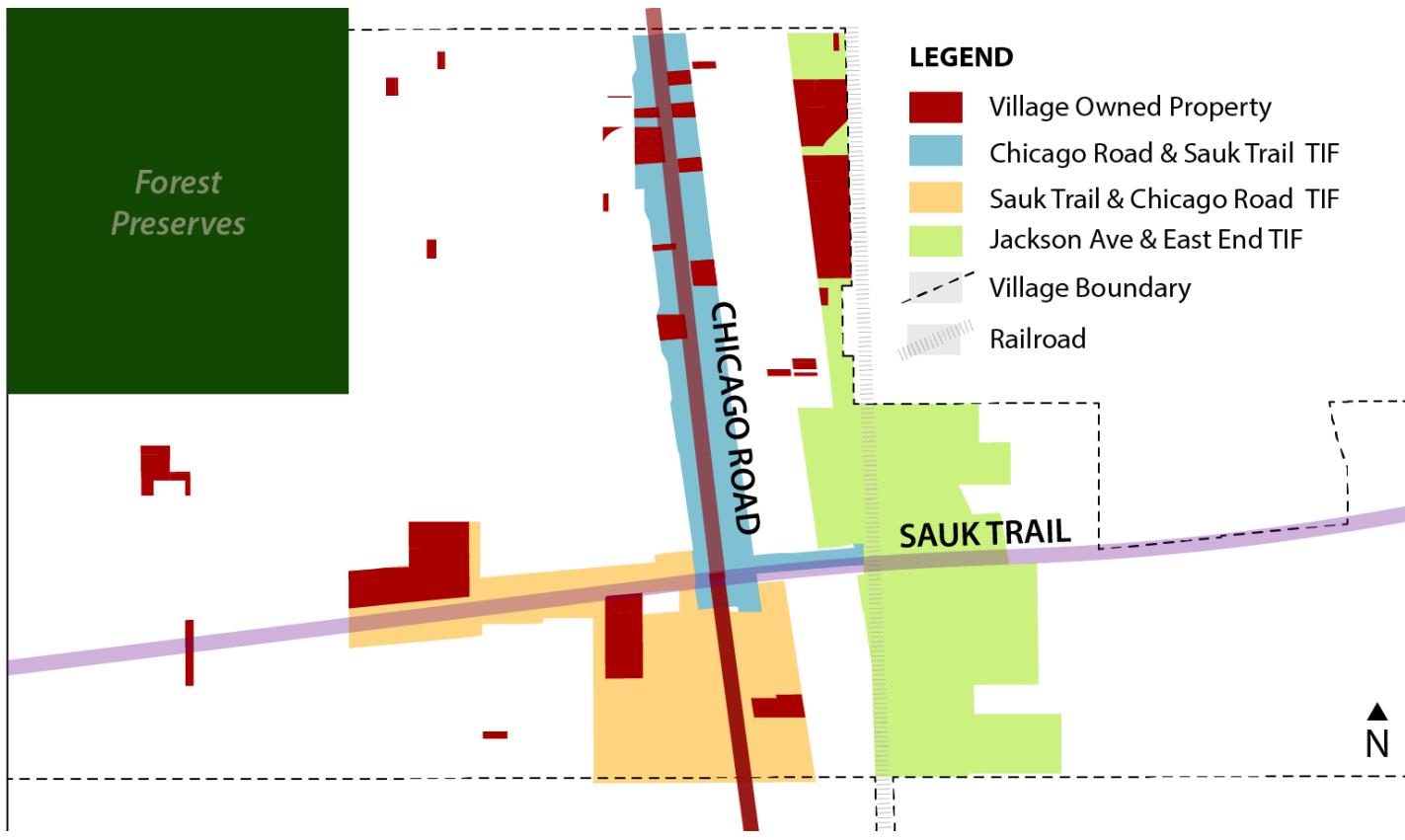
- Redevelopment Projects
- Public infrastructure improvements
- Environmental remediation
- Streetscape and facade improvements



## LINCOLN & 394 ENTERPRISE ZONE

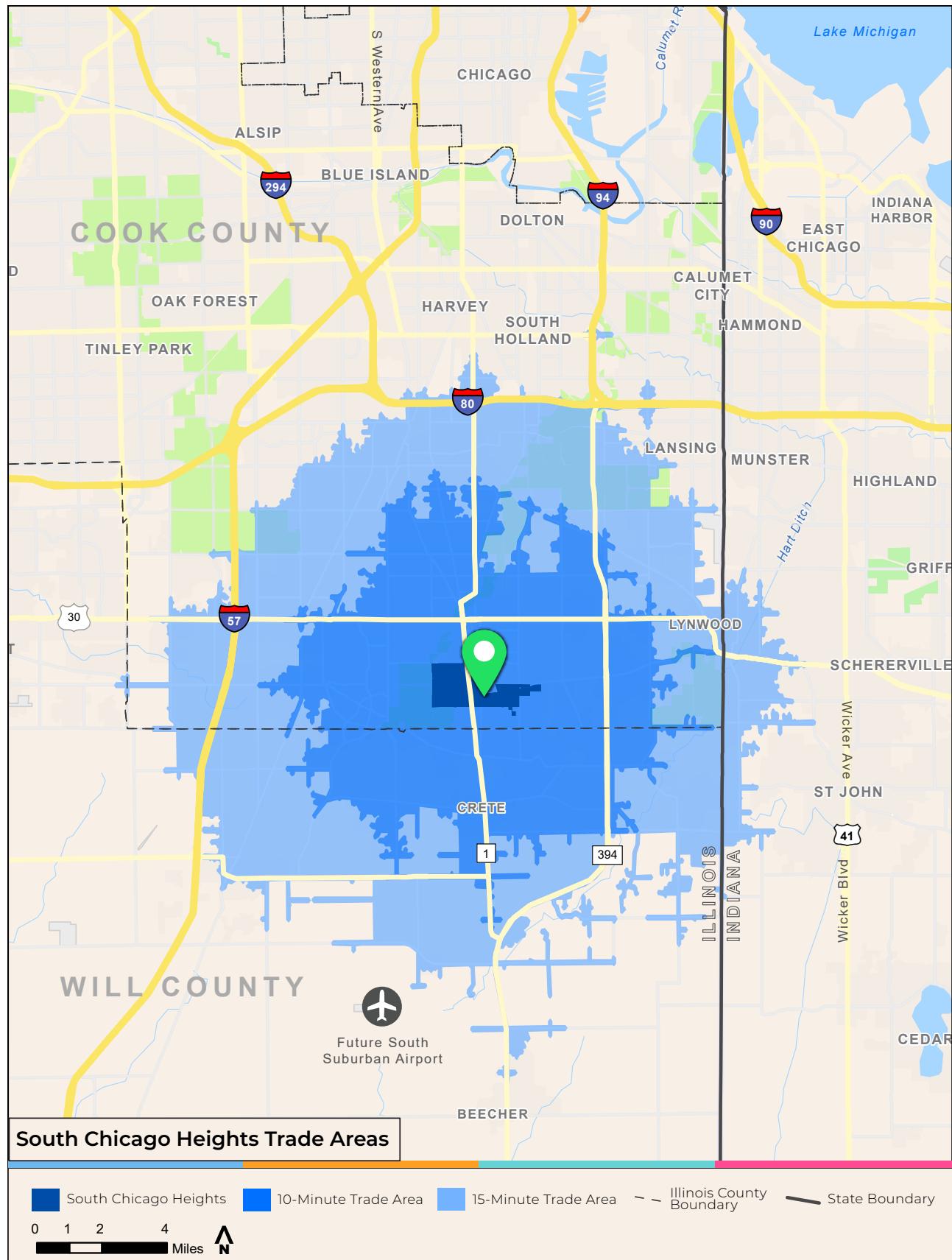
The Illinois Enterprise Zone Program helps stimulate economic growth and neighborhood revitalization through tax incentives, regulatory relief, and improved governmental services. Typical incentives include:

- Sales tax exemption on building materials and equipment//machinery
- Investment tax credits
- Utility tax exemptions



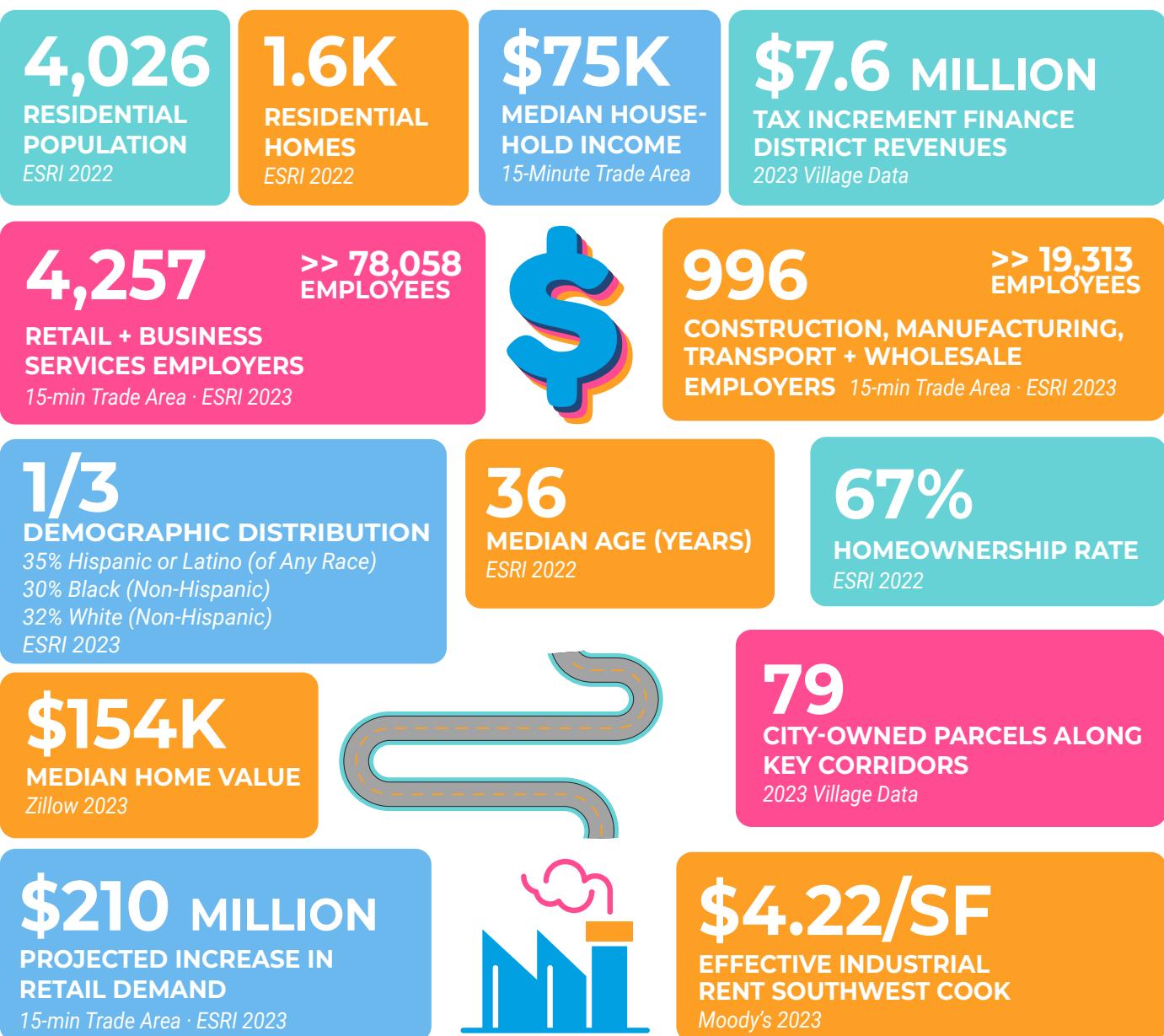
10-Minute · 15-Minute Drive Time Map

# Regional Travel Routes + Connections



# Community Snapshot

In South Chicago Heights, we understand the value of working together, as a community, to build avenues of opportunity, support local business, foster new development, and strengthen partnerships. Join our community - grow or expand your business in South Chicago Heights where our small community will support your growth through regional connections and networks.



# Thriving in South Chicago Heights Retail Opportunities

According to **Moody's Analytics**, the Chicago region commercial retail submarket where South Chicago Heights is located comprises 7.2% of total metro inventory. The Village is a grocery and food hub which serves employees, commuters, local residents and nearby communities.

**7.6**  
million  
square feet

**7.2%**  
of total metro  
inventory

**+10k**  
new sf of retail  
2023-2024

**+153k**  
new sf of retail  
since 2013

**17.8K**  
Sauk Trail  
Average  
Daily Traffic

**14.7K**  
Chicago Rd  
Average Daily  
Traffic

## GROCERY & FOOD HUB

**DUNKIN'**



**OPEN SINCE 1939 • 70 YEARS STRONG!**

**SUBWAY**



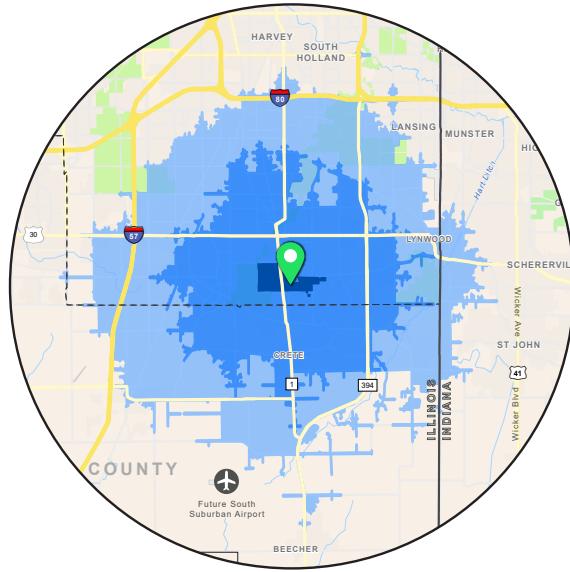
# Thriving in South Chicago Heights Retail Opportunities

Moody's anticipates that **asking rent growth** will hold steady to an annualized average of 0.9% during 2023 and 2024 to reach a level of \$16.41 per square foot.

**Effective rents** will advance by a more rapid annualized average rate of 1.4%, as landlords begin to trim the value of their concessions packages.

**\$16.11 /sf**  
average asking rent

**\$13.59 /sf**  
effective rent



15-minute drive time  
South Chicago Heights

15-Minute Trade Area <i>Forecasted Retail Demand</i>	2023 Consumer Demand	2028 Forecasted Demand	Projected Growth (\$)
Food	\$312,018,894	\$353,136,273	\$41,117,379
Food at Home	\$202,216,181	\$228,841,721	\$26,625,540
Food Away from Home	\$109,802,713	\$124,294,552	\$14,491,839
Entertainment & Recreation	\$109,784,946	\$124,258,576	\$14,473,630
Pets	\$25,687,757	\$29,072,323	\$3,384,566
Sports/Recreation/Exercise Equipment	\$7,717,233	\$8,746,343	\$1,029,110
Fees for Recreational Lessons	\$3,891,183	\$4,407,747	\$516,564
Apparel and Services	\$65,947,934	\$74,630,872	\$8,682,938
Women's	\$22,563,565	\$25,531,058	\$2,967,493
Children's	\$10,023,367	\$11,346,992	\$1,323,625
Footwear	\$15,081,355	\$17,066,569	\$1,985,214
Vehicle Maintenance and Repairs	\$38,883,916	\$44,018,456	\$5,134,540
Home Maintenance + Remodeling	\$131,451,489	\$148,781,694	\$17,330,205
Services	\$109,082,385	\$123,459,716	\$14,377,331
Materials	\$22,369,104	\$25,321,978	\$2,952,874
Furniture	\$24,528,524	\$27,763,847	\$3,235,323
Personal Care Products	\$16,353,124	\$18,509,461	\$2,156,337
Lawn and Garden	\$19,321,381	\$21,863,632	\$2,542,251

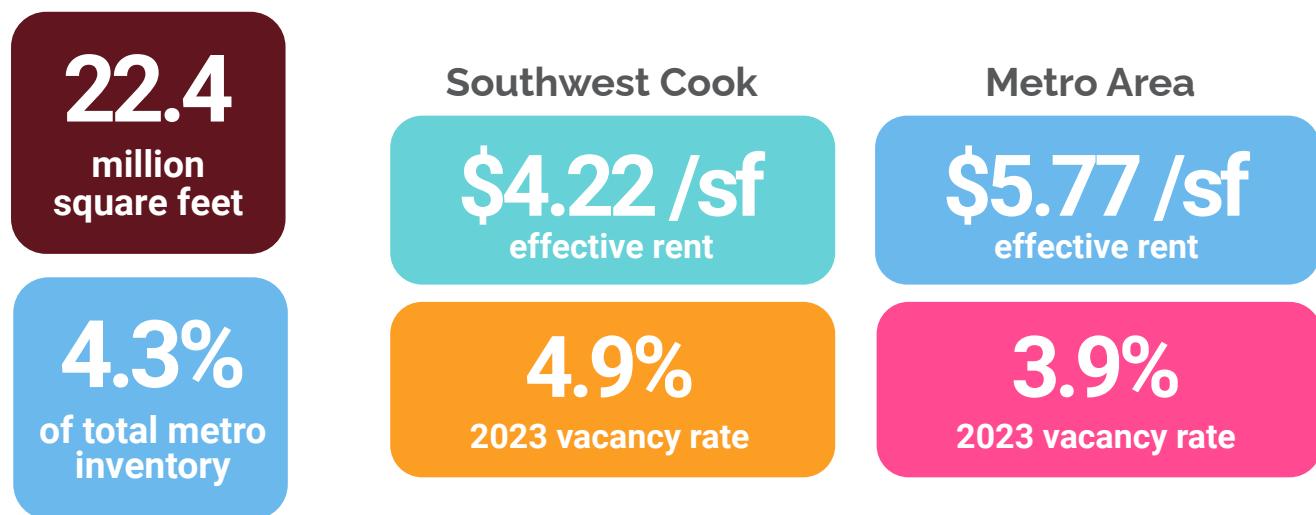
Source: ESRI Business Analyst 2023

Thriving in South Chicago Heights

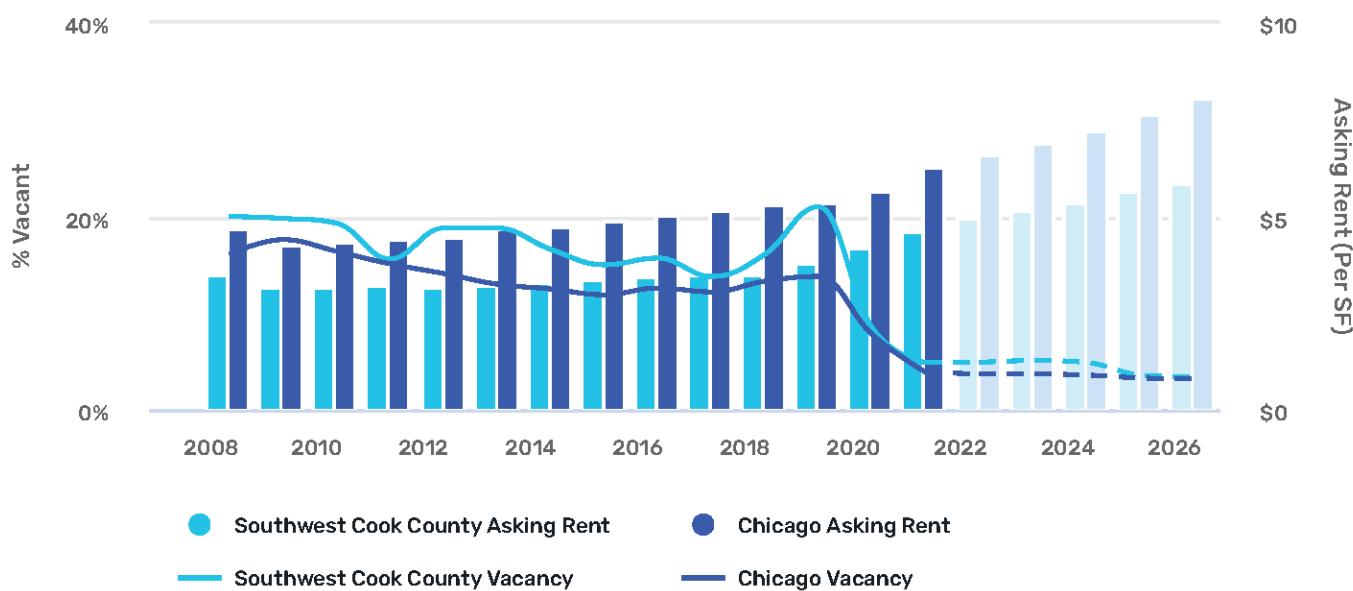
# Industrial Opportunities

According to **Moody's Analytics**, the Chicago region industrial submarket where South Chicago Heights is located comprises 4.3% of total metro inventory.

South Chicago Heights Industrial Center is home to a warehousing, logistics/distribution, manufacturing, auto-repair and assembly businesses.



## Southwest Cook Submarket Asking Rent & Vacancy Trends

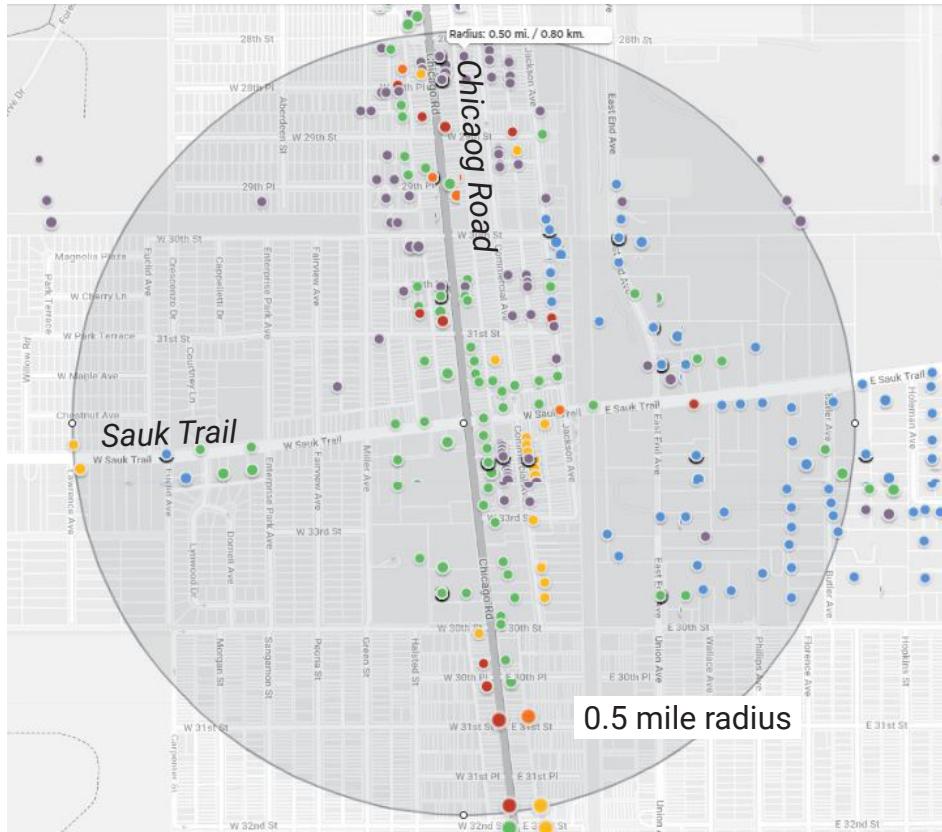


Source: Moody's Analytics CRE Q4 2022, generated February 7, 2023

# Thriving in South Chicago Heights Industrial Opportunities

Industrial uses are primarily located in the southeastern part of the Village, along Saul Trail, and between Sauk Trail, East End Avenue, 30th Street, and Holeman Avenue. There are additional businesses along Jackson Ave and East End Avenue. The Jackson Ave and East End TIF covers much of this area.

## INDUSTRIAL USERS



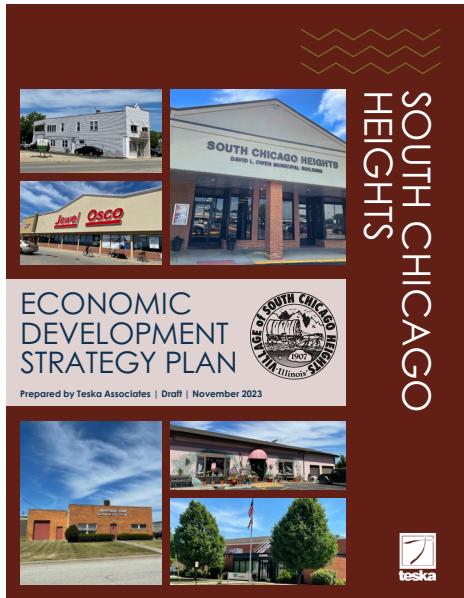
### Property Listings

- Industrial Space
- Commercial Retail Space
- Multi-family
- Office
- For Sale Land

Source: Moody's Catalyst 2023

## Executive Summary

# Economic Development Strategy Plan



### **Chicago Road and Sauk Trail: Economic, Cultural and Social Crossroads of South Chicago Heights.**

The Village seeks to attract investment to these corridors to expand economic opportunities and put Village-owned properties back to productive use. The Village engaged a consultant to develop **market-based strategies** to enhance economic development opportunities.

This plan lays out a direction to retain and support existing businesses, beautify our corridors, and create community gathering spaces.

**See Village Website to read plan.**

**>> A Strong Foundation.** Both Chicago Road and Sauk Trail are well-traveled with 14,000 +/- vehicles per day. They connect directly to the larger market area. Chicago Road is a well-established commercial corridor with several long-standing, local businesses. The industrial center along Sauk Trail is home a major employment cluster, with 1,000+ employees working in Manufacturing and Wholesale Trade. With three TIF Districts and an Enterprise Zone, South Chicago Heights is an attractive location to invest.

### **Strategies & Recommendations**



**Identity and Marketing:** Create a clear vision for these corridors and use marketing tools to guide site-appropriate uses that enhance the environment.



**Placemaking and Urban Design:** Use design elements, streetscaping, and the creation of people places to bring residents and visitors to the corridors.



**Business Attraction:** Learn from current business owners about assets, challenges and opportunities. Improvements will help retain existing businesses and attract newcomers.

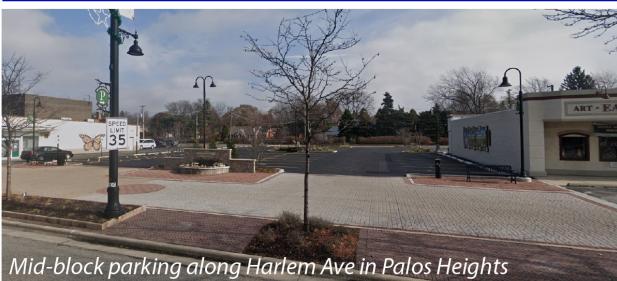


**Circulation and Parking:** With the intent to attract more visitors, shoppers and employees to these corridors, preparing for enhanced circulation and parking availability is paramount. Enhanced pedestrian crosswalks and additional, convenient public parking will make Chicago Road a more appealing place to visit.

## Economic Development Strategy Plan

# Chicago Road: Main Street

**P** Mid-block public parking along Chicago Rd



Mid-block parking along Harlem Ave in Palos Heights



**Chicago Road & Sauk Trail TIF**

**Sauk Trail & Chicago Road TIF**

**Jackson Ave & East End TIF**

**W Crossing improvements to enhance pedestrian safety**



Decorative crosswalks recommended along Village-maintained side streets (N/S).



Repaint crosswalk and add flashing lights to cross E/W along IDOT-controlled Chicago Rd.

**A**  
See Plaza Concept Plan

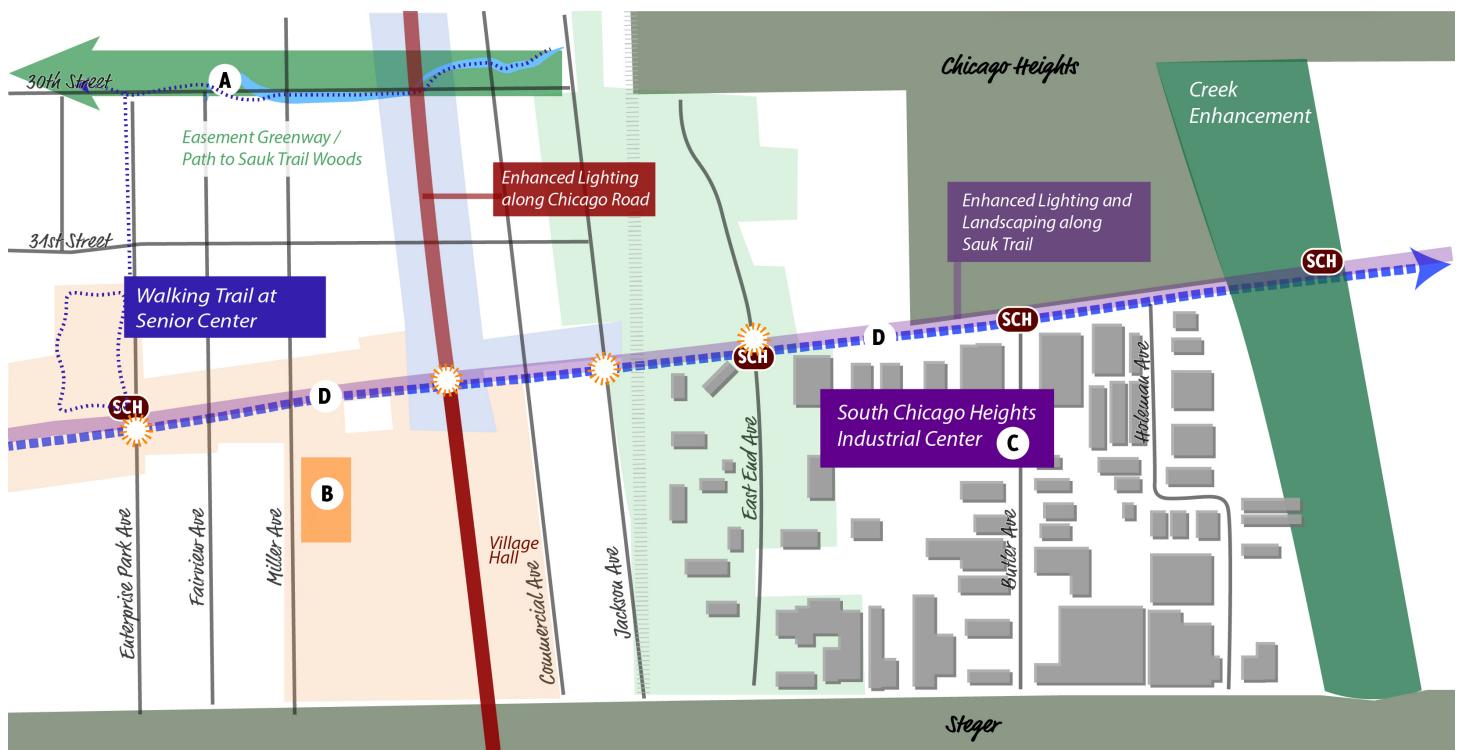


**B**  
Senior and/or Veterans Housing  
2-3 stories with private courtyard + landscape buffers



## Economic Development Strategy Plan

# Sauk Trail: Industrial Hub



## PROPOSED IMPROVEMENTS

**A**  
Multi-Use Path to Sauk Woods Trail

**B**  
Senior and/or Veterans Housing  
2-3 stories with private courtyard + landscape buffers

**C**  
Name the industrial area "South Chicago Heights Industrial Center".  
Technical Assistance and Business support

**D**  
Multi-use Trail along Sauk Trail

 Crossing improvements to enhance pedestrian safety



Chicago Road & Sauk Trail TIF

Sauk Trail & Chicago Road TIF

Jackson Ave & East End TIF

*Welcome to South Chicago Heights, Illinois*

# **Small Town, Regional Reach**



**- FOR MORE INFORMATION AND A COPY OF THE  
FULL MARKET STUDY, PLEASE VISIT -**

[www.SouthChicagoHeights.com](http://www.SouthChicagoHeights.com)



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