

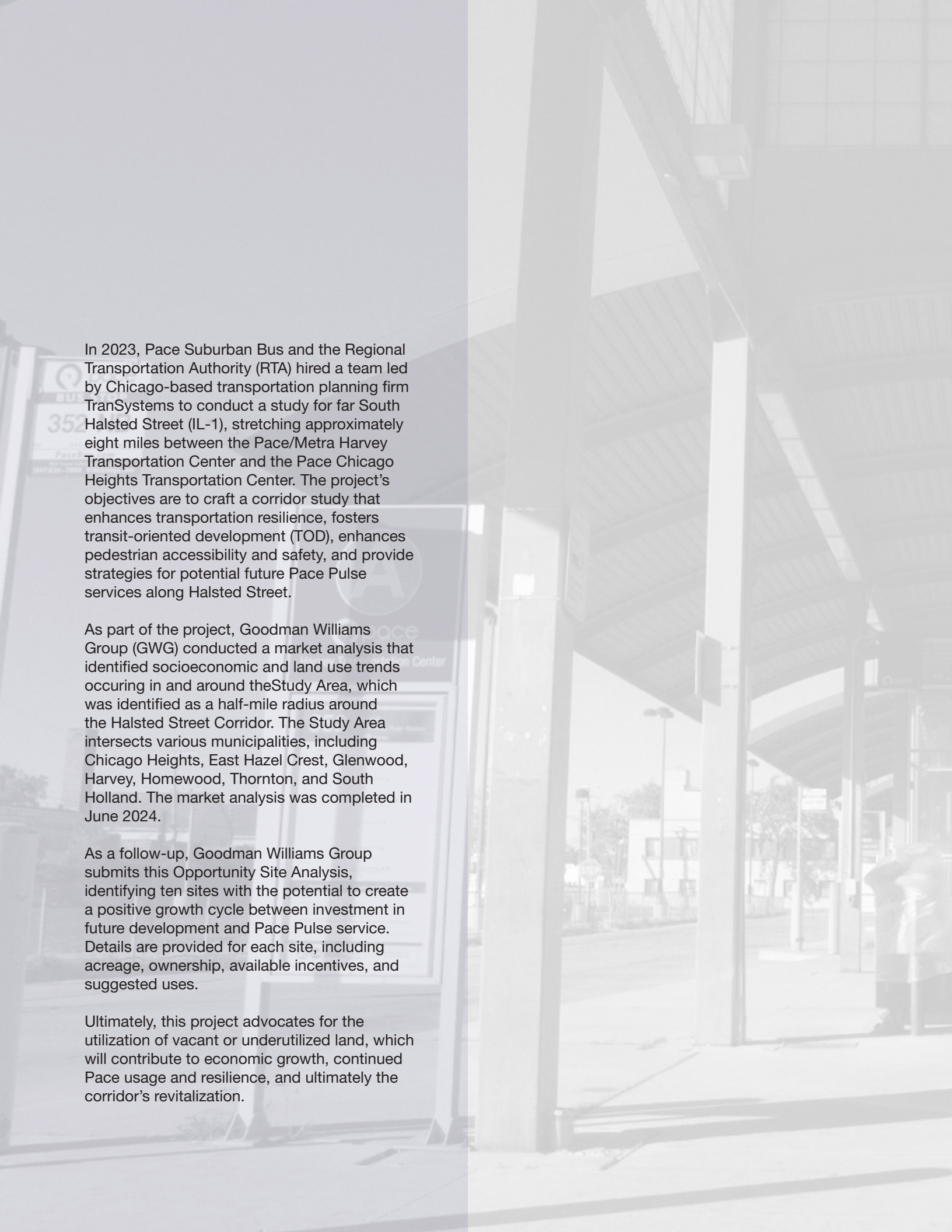


P a c e

Far South Halsted Corridor Study

Opportunity Site Analysis

January 2025



In 2023, Pace Suburban Bus and the Regional Transportation Authority (RTA) hired a team led by Chicago-based transportation planning firm TranSystems to conduct a study for far South Halsted Street (IL-1), stretching approximately eight miles between the Pace/Metra Harvey Transportation Center and the Pace Chicago Heights Transportation Center. The project's objectives are to craft a corridor study that enhances transportation resilience, fosters transit-oriented development (TOD), enhances pedestrian accessibility and safety, and provide strategies for potential future Pace Pulse services along Halsted Street.

As part of the project, Goodman Williams Group (GWG) conducted a market analysis that identified socioeconomic and land use trends occurring in and around the Study Area, which was identified as a half-mile radius around the Halsted Street Corridor. The Study Area intersects various municipalities, including Chicago Heights, East Hazel Crest, Glenwood, Harvey, Homewood, Thornton, and South Holland. The market analysis was completed in June 2024.

As a follow-up, Goodman Williams Group submits this Opportunity Site Analysis, identifying ten sites with the potential to create a positive growth cycle between investment in future development and Pace Pulse service. Details are provided for each site, including acreage, ownership, available incentives, and suggested uses.

Ultimately, this project advocates for the utilization of vacant or underutilized land, which will contribute to economic growth, continued Pace usage and resilience, and ultimately the corridor's revitalization.

Table of Contents

I.	Introduction	1
II.	Opportunity Site Analysis	7
III.	Appendix	19

SECTION I

Introduction

Introduction

Overview

For this study, the Corridor refers to Halsted Street between the Pace/Metra Harvey Transportation Center and the Pace Chicago Heights Transportation Center, and the Study Area refers to a half-mile radius surrounding the Halsted Street Corridor. The municipalities involved can be seen on the maps on pages 2 and 3. All but one of the opportunity sites identified are directly accessed from Halsted Street, so this portion of the analysis will focus more on the Corridor than the half-mile Study Area.

To identify opportunity sites, many factors were considered. The first and potentially most important aspect to an opportunity site is finding a site that keeps pre-construction costs low. This comes in a variety of forms but notably includes: governmental ownership of a site, which enables a low-cost transfer of property to a developer; and finding a site without a standing building, to avoid demolition costs.

Another significant factor is the size of a parcel. There are various uses and types of construction that can differ in cost and size, but typically opportunity sites that are a half-acre or larger offer more options for construction that can reduce construction costs.

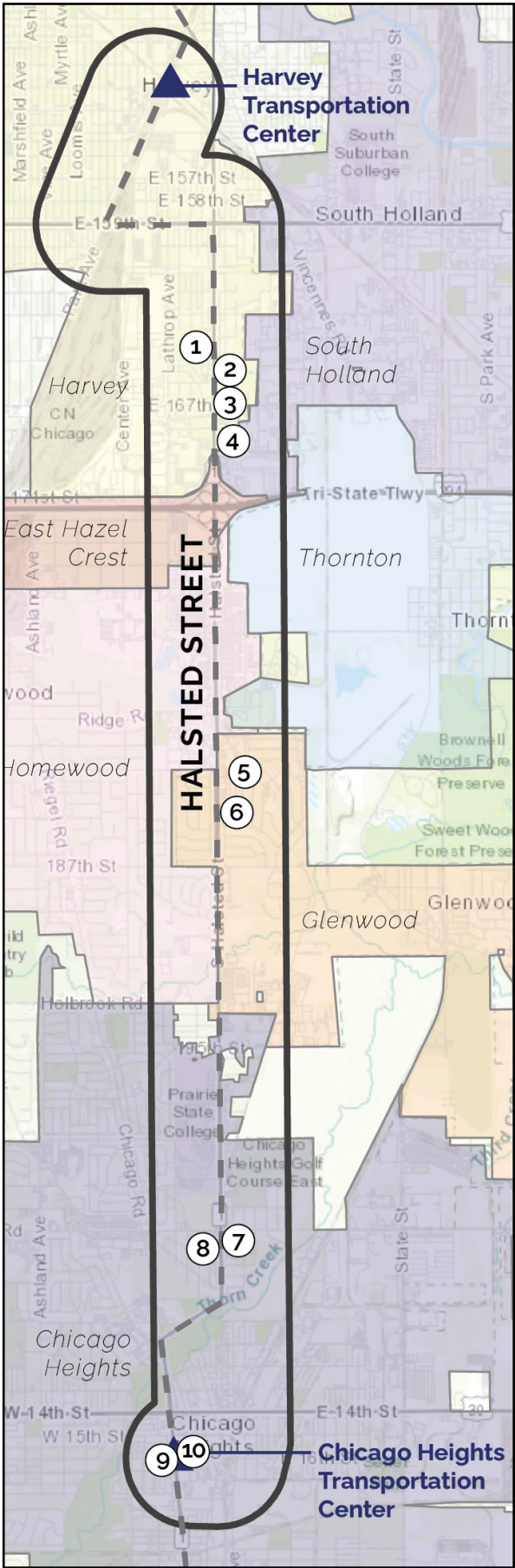
Additionally, access points such as driveways and alleys are key considerations, though other infrastructure and utility components need to be considered as well. There are times where lengthening a road or building a new access point could be called for, but the rents commanded along this stretch of Halsted Street likely don't make this kind of infrastructure investment a strong return on investment. An opportunity site's locational context must be considered for a certain development type: ideally you'd try and avoid building a housing development adjacent to a large-scale industrial facility, for example.

Lastly and important for this project in particular, the opportunity sites identified along this corridor all encourage transit ridership on South Halsted Street and respond to market findings and demand in the Corridor.

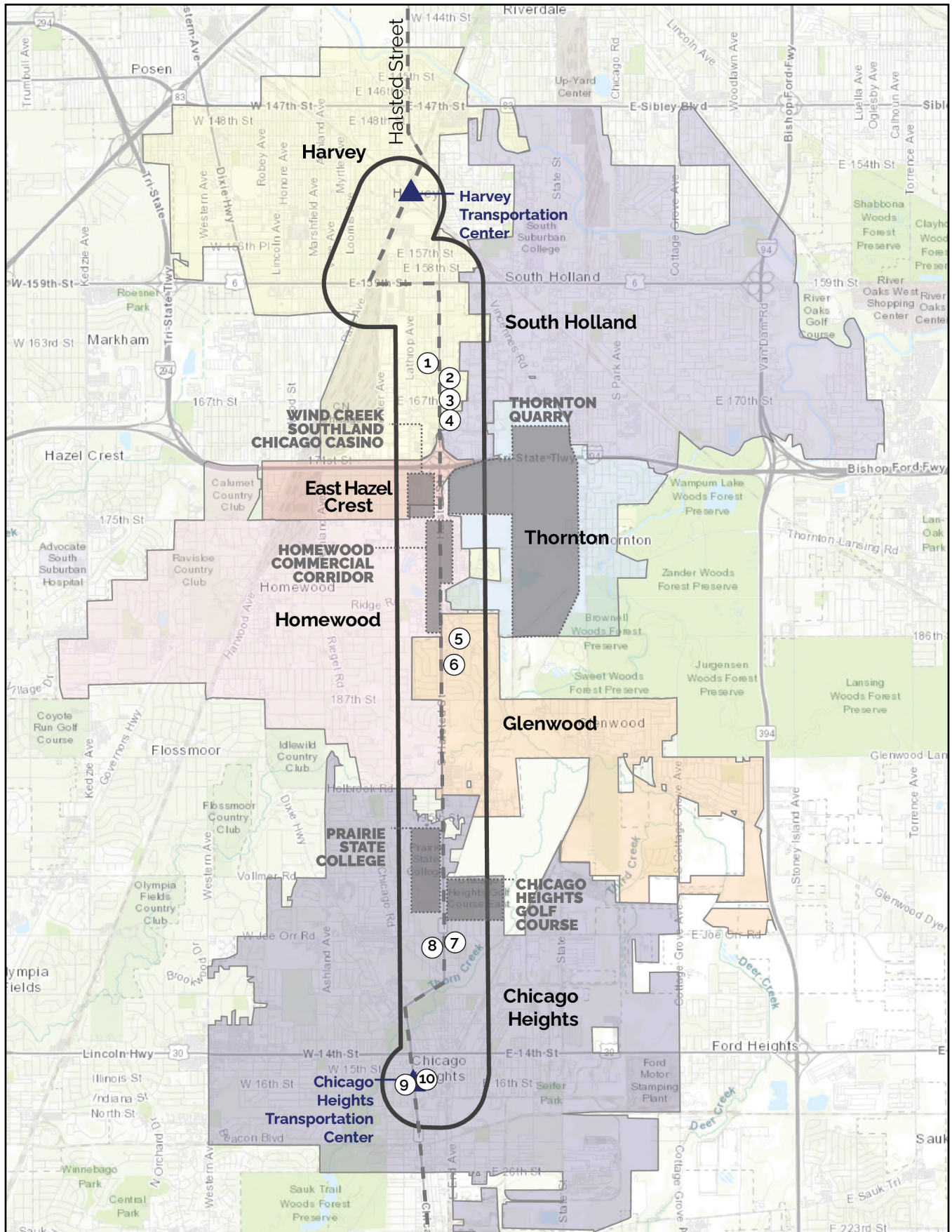
Using the findings from the market study, paired with vacancy and size parameters, the consultant team has identified parcels along the corridor that have the potential to support new development. Most of these parcels have appropriate, existing access points and are of an appropriate size for residential uses. It should be noted that all are on different development timelines due to different site conditions and market pressures, and that even in a perfectly aligned market, there is not currently sufficient demand for all ten projects, but it is expected that those identified as short-term development timelines will enhance demand for additional projects.

Opportunity sites were selected in Harvey, South Holland, Glenwood, and Chicago Heights. Sites were not selected in East Hazel Crest, as land fronting Halsted Street is the site of the future Wind Creek Southland Chicago Casino. Sites were not selected in Thornton, due to proximity to the Thornton Quarry, and sites were not selected in Homewood, as land fronting Halsted Street is a successful commercial corridor with many national tenants. Any available land fronting Halsted is already being marketed by the Village of Homewood for commercial use.

- Site 1:** 16428 S Halsted Street, Harvey
- Site 2:** 16545 S Halsted Street, Harvey
- Site 3:** 16701 S Halsted Street, Harvey
- Site 4:** 16855 S Halsted Street, South Holland/Harvey
- Site 5:** 18303 S Halsted Street, Glenwood
- Site 6:** 18411 S Halsted Street, Glenwood
- Site 7:** 601 S Halsted Street, Chicago Heights
- Site 8:** 620 S Halsted Street, Chicago Heights
- Site 9:** 1620 S Halsted Street, Chicago Heights
- Site 10:** Multiple options (Halsted, Vincennes, & 16th St)



PACE South Halsted Corridor Opportunity Site Context Map



Opportunity Site Matrix

#	Address	Site Size	Ownership	Current Zoning	Current Land Use	Suggested Land Use	Suggested Density	Development Timeline
1	16428 S Halsted St. Harvey	1.2 Acres	Private, Single Owner	Highway Commercial	Vacant Lot	Residential or Mixed-Use	Mid-Density	Mid-Term
2	16545 S Halsted St. Harvey	0.6 Acres	Private, Multiple Owners (2)	Highway Commercial	Vacant Lot	Residential or Mixed-Use	Low-Density	Mid-Term
3	16701 S Halsted St. Harvey	1.2 Acres	Private, Single Owner	Highway Commercial	Vacant Lot	Mixed-Use	Mid to High Density	Short-Term
4	16855 S Halsted St. South Holland/Harvey	2.3 Acres	Private, Single Owner	Interstate Zoning	Vacant Lot	Commercial, Utility	Low-Density	Short-Term
5	18303 S Halsted St. Glenwood	4.1 Acres	Public(Village of Glenwood)	B2 - General Business	Vacant Lot	Residential	Mix of Densities	Short-Term
6	18411 S Halsted St. Glenwood	5.4 Acres	Public (Village of Glenwood)	B2 - General Business	Vacant Lot	Residential or Mixed-Use	High Density	Mid-Term
7	601 S Halsted St. Chicago Heights	0.3 Acres	Public (Chicago Heights)	Highway Commercial	Vacant Lot	Mixed-Use	Low to Mid-Density	Short-Term
8	620 S Halsted St. Chicago Heights	9.3 Acres	Public & Private (10+ owners)	R-3 (General Residential)	Vacant Lot	Mixed-Use	Mix of Densities	Long-Term
9	1620 S Vincennes Ave. Chicago Heights	0.9 Acres	Public	MX-3 Office Residential	Pace Transportation Center	Mixed-Use	Mix of Densities	Short-Term
10	Halsted, Vincennes, & 16th Street	1 to 4 Acres	Public & Private	MX-3 Office Residential	Vacant Lot or Parking Lot	Mixed-Use	Mix of Densities	Short-Term

Land Use Descriptions

Low-Density Residential

This includes single-family homes, duplexes, townhomes, or rowhomes. These developments typically feature larger lot sizes and fewer units per acre, offering more space and privacy but still allowing for more than one household to occupy a lot. Single-family detached homes are not recommended on any of the sites.

Mid-Density Residential

This includes multi-family housing, such as apartment buildings, condominiums, or larger townhome complexes. These developments have more units per acre than low-density, balancing residential density with open space.

High-Density Residential

High-density residential areas include large apartment buildings or high-rise condominiums. These developments maximize the number of units per acre, often found in urban settings, and provide limited individual open space but more public and building amenities.

Mixed-Use

This combines residential and commercial space in the same building or development. These areas encourage a blend of housing, retail, and services in close proximity, often promoting walkability.

Commercial

Commercial land use includes retail stores, restaurants, personal or private service uses, medical uses, office buildings, and other business operations. These areas range from small neighborhood shops to large shopping centers or corporate offices, and they are primarily focused on serving consumer and business needs.

Development Timeline

Developing opportunity sites along Halsted Street in the south suburbs of Chicago requires a strategic, phased approach that leverages local anchors, maximizes financial incentives, and addresses the need for housing. By prioritizing sites based on development potential and time frame, developers can effectively transform these communities, enhancing their economic and social vitality. For this analysis, priority is presented by potential development time frame.

Short-Term: 1 to 4 years

Sites that are ready for development

Short-term development opportunities focus on sites that present the least complexity and highest immediate potential for development. These sites typically have clear and straightforward ownership and require minimal site prep work. Key considerations for short-term development include municipally-owned sites, single-owner sites, and sites with minimal demolition, and minimal infrastructure needs.

Mid-Term: 5 to 8 years

Sites that are moderate complex

Mid-term development opportunities involve sites that are more complex in terms of ownership and preparation. These sites require a longer time frame to address various challenges but are still feasible within a moderate period. Key considerations for mid-term development include more complex site consolidation process due to more complex land ownership, existing structures that require demolition or environmental remediation of the land, which can both be a lengthy and costly process.

Long-Term: More than 8 years

Sites that have significant challenges that will take considerable time and resources to resolve

Long-term development opportunities are characterized by significant potential impact on the market but also substantial challenges that require extended time frames to address. These sites are often larger and suitable for phased developments. Key considerations for long-term development include size of site, more than two owners of parcels on a site, significant remediation needs, or extensive infrastructure improvements. While these sites may not be immediately feasible, they represent significant future potential for large-scale or transformative projects that can greatly benefit the community and impact Pace ridership.

Phased Development Approach

Developing in phases is a strategic approach, especially for sites with higher acreage. This method allows for manageable investment and adaptability to market demands and financial landscapes over time, and can build demand through successive phases. Phased development can begin with the most accessible and highest impact markets and development types, gradually expanding as resources and market conditions allow.

Preparing for the Future

For long-term opportunity sites, early preparation is critical to ensuring the site is ready to develop in the future. These sites often face several barriers that require time and careful planning to overcome. These barriers may include zoning changes, land consolidation, environmental remediation, infrastructure and utility upgrades, amongst others.

Even though construction may not begin for many years, there are several actions that can help to initiate a project and keep it on track, including:

- Begin discussions with the local planning department about rezoning and entitlements. Conduct environmental assessments and begin land acquisition negotiations.
- Secure zoning changes and finalize land consolidation. Start infrastructure planning with the municipality, including road upgrades and utility expansions. Establish partnerships with local institutions or nearby businesses to strengthen the development's marketability.
- Plan for phased construction. Initial phases might include affordable housing or retail development near key anchors, with subsequent phases focusing on broader mixed-use or commercial projects. Phasing allows developers to start small while still working towards the larger vision.

By addressing these critical preparatory steps now, developers can transform long-term opportunity sites into viable projects that are ready for development when the market conditions and financial support align.

Other Development Considerations

Leveraging Anchors and Partners

To maximize the potential of development projects, leveraging nearby anchors and partners is crucial. Significant institutions and future developments such as the Wind Creek Casino, neighborhood schools, churches, and larger institutions like Prairie State College can provide stability and leverage new developments. These entities can serve as partners, advocates, and catalysts, boosting the attractiveness and viability of new projects.

Financial Incentives and Municipal Assistance

Financial support is essential for developers in this area. To optimize the capital stack, developers should utilize available incentives, particularly the Low-Income Housing Tax Credit (LIHTC) and New Market Tax Credit (NMTC) programs, and Opportunity Zones. Additionally, other state and federal incentives, grants, and private financing should be explored to create a feasible financial foundation for development. Descriptions on available incentives listed in this project can be found in the matrix in the Appendix on pages 23 and 24.

Municipalities can also support development through various mechanisms, including:

- **Zoning Assistance:** Expedite the rezoning process or offer flexible zoning ordinances that align with the proposed development's needs.
- **Land Acquisition and Consolidation:** Help acquire and consolidate land for larger developments, particularly in areas with multiple property owners.
- **Fee Reductions and Waivers:** Reduce or waive certain development-related fees, such as building permit fees, to lower upfront costs for developers.
- **Public Infrastructure Investment:** Invest in improving public infrastructure such as roads, utilities, and public transportation in the development area.
- **Utilize Land Banking:** Use the South Suburban Land Bank to acquire and hold underutilized properties, which can later be sold to developers at reduced rates or with favorable terms, especially for projects that meet community goals such as affordable housing or mixed-use development. Municipalities should track tax delinquent properties that may soon be entering the land bank.

Affordable Housing Necessity

Per the Market Study, affordable housing is critical in these communities due to median income, age, and employment trends. Housing solutions should cater to a range of income levels and households sizes, that can include subsidized housing for the lowest income brackets, moderate income housing for those earning 60% to 80% area median income (AMI), workforce housing targeting those earning 80%-120% of AMI, especially considering the employment opportunities from the new casino.

Senior Housing Opportunities

Per the Market Study, there is significant demand for senior housing along the Corridor to alleviate rising rents at senior housing facilities and an aging population. Senior housing usually requires larger sites, added amenities, and a more specialized development approach.

In-Fill Development

Infill development focuses on utilizing smaller, underutilized mid-block parcels of land, offering an opportunity for smaller-scale developments that can complement larger projects on sites identified in this analysis. These smaller sites are ideal for townhomes, smaller apartment buildings, or even mixed-use developments that blend residential with retail or office spaces. Infill development strengthens the community by filling gaps in the urban fabric, which are frequent along the corridor. and increases housing density without requiring large-scale land acquisition. This approach allows for faster development timelines, especially in neighborhoods where land is already serviced by existing infrastructure. Private developers can utilize available incentives, such as the Cook County Class7A tax incentives, that are applicable to smaller scale developments.

Student Housing

Prairie State College represents a valuable anchor institution in the area, and the introduction of student housing can be a key development opportunity. If the college expands or decides to build student housing, it could foster a residential base for students who would otherwise commute. This type of development may include dormitory-style buildings or student-focused apartment complexes, offering amenities tailored to student needs such as study areas, communal spaces, and proximity to campus. Student housing also brings long-term economic benefits, as it increases foot traffic and demand for local businesses.

SECTION II

Opportunity Site Analysis

Opportunity Site Analysis

Introduction

South Halsted Street, a key corridor served by Pace, presents an opportunity for innovative residential development to support growing ridership and revitalization goals.

While traditionally dominated by commercial uses and large parking areas due to its high traffic volumes and zoning as interstate highway commercial, market conditions indicate limited demand for new commercial space, reflected in vacancy and rent trends. This challenges the viability of prioritizing additional commercial development with excessive parking, which can deter future residential projects and undermine the corridor's long-term potential, as well as intentions of this planning effort.

Adding residential uses along Halsted can transform the street into a livable mixed-use corridor, bringing needed housing diversity and driving demand for local retail.

Thoughtful planning can integrate limited ground-floor retail to serve residents and commuters while reducing parking requirements to encourage transit use and walkability. By rethinking traditional development patterns, communities can capitalize on the corridor's connectivity, creating a more dynamic environment that balances residential, retail, and transit-oriented growth. Prioritizing residential development along Halsted is not just a way to accommodate Pace's ridership goals but a strategy to reinvigorate the corridor with sustainable, community-focused growth.

Opportunity Site 1

16428 S Halsted Street, Harvey

NW corner of 165th St and Halsted St

Size: 1.2 Acres

Ownership: Private, Single-Owner

Current Zoning: Highway Commercial

Current Land Use: Vacant Lot

Suggested Land Use: Mid-density residential or mixed-use, including affordable housing

Development Timeline: Mid-Term (5 to 8 years)

Eligible Incentives: Opportunity Zone, Enterprise Zone, NMTC, IRA Disadvantaged Community, LIHTC Qualified Census Tract, IL Solar for All Environmental Justice Community, R3, Healthcare Provider Shortage Area

Site Potential: Harvey is in need of new housing, especially in the southern reaches of the municipality. The entire corridor has latent demand for affordable housing, especially for seniors, which could drive demand at this site. The site's size, shape, and corner location could be attractive to developers seeking good access and visibility, as well as surface parking lots for a potential ground-floor commercial tenant. The incentives available here are useful, though limited. In particular the New Market Tax Credits stand out to help build a capital stack, and supportive mixed-use affordable housing could have medical uses on the ground floor since this is a Healthcare Provider Shortage Area. Neighboring residential buildings are three-stories, so a similar height residential or mixed-use building would fit into the fabric of the neighborhood. This, paired with the size of the site, could bring some needed housing density to the area, potentially bolstering Pace ridership.

Site Challenges: While the site has a single-owner, it is owned by a non-active auto-oriented business, whose interest in both selling the property and encouraging development on the site is unknown. The lack of walkability and limited nearby amenities could limit developer interest. Existing structures on the site would require demolition, and previous auto-oriented use may require some environmental remediation.

Opportunity Site 1 - Aerial View



Opportunity Site 1 - Street View looking North



Opportunity Site 1 - Street View looking South



Opportunity Site 2

16545 S Halsted Street, Harvey

North of 166th St

Size: 0.6 Acres

Ownership: Private, Multiple Owners (2)

Current Zoning: Highway Commercial

Current Land Use: Vacant Lot

Suggested Land Use: Low density residential, including affordable housing

Development Timeline: Mid-Term (5 to 8 years)

Eligible Incentives: Opportunity Zone, Enterprise Zone, NMTC, IRA Disadvantaged Community, LIHTC Qualified Census Tract, IL Solar for All Environmental Justice Community, DCEO Underserved Area, StormStore, R3, Cook County Disproportionately Impacted Area, Healthcare Provider Shortage Area

Site Potential: Surrounding the site is low-density residential, indicating that low density residential is appropriate on this site. This can include single-family attached product such as town homes or a smaller-scale multifamily building, both which would easily fit into the fabric of the neighborhood. This site has access to a number of important incentives including New Market Tax Credits, LIHTC, and is a Cook County Disproportionately Impacted Area, which increases access to Cook County down payment assistance programs, including for modular homes. These incentives would be attractive to an affordable housing developer. A new dialysis center across the street is one of the only new commercial buildings built on this stretch of Halsted in the last two decades and offers quick, though specialized, medical access for residents. Commercial uses are not recommended on this site.

Site Challenges: Mid-block locations can present a challenge, though the site abuts an alley, which could alleviate accessibility concerns. Multiple owners could present obstacles for site consolidation. Due to the size of the site and lack of neighboring businesses and walkability, senior housing is not suggested at this site.

Opportunity Site 2 - Aerial View



Opportunity Site 2 - Street View looking North



Opportunity Site 2 - Street View looking South



Opportunity Site 3

16701 S Halsted Street, Harvey

SE corner of 167th St and Halsted St

Size: 1.2 Acres

Ownership: Private, Single-Owner

Current Zoning: Highway Commercial

Current Land Use: Vacant Lot

Suggested Land Use: Mixed-use with limited ground floor commercial

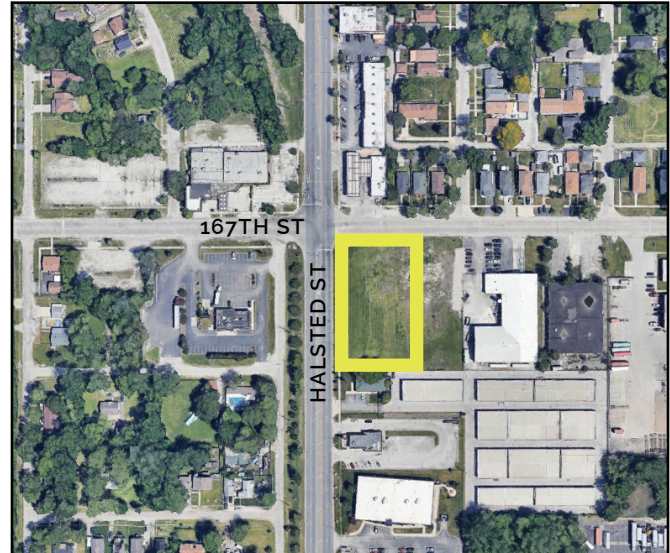
Development Timeline: Short-Term (1 to 4 years)

Eligible Incentives: Enterprise Zone, IRADisadvantaged Community, LIHTC Qualified Census Tract, IL Solar for All Environmental Justice Community, DCEO Underserved Area, Cook County Disproportionately Impacted Area, Healthcare Provider Shortage Area

Site Potential: Being over an acre in size and located on a corner lot, this site offers great accessibility for both residential and mixed-use, with potential for medical uses on the ground floor. Medical uses could include, but are not limited to, a clinic, pharmacy, specialist medical use, physical therapy, and more. Important incentives for this site include LIHTC eligibility as well as programs focused on sustainability such as IL Solar for All Environmental Justice Community and IRA Disadvantaged Community. The latter two programs can lower operating costs and installation of sustainability throughout a building project, while LIHTC helps affordable housing programs build their capital stack and is a key tool for building affordable projects. Additionally, this site is on the boundary line of Harvey and South Holland, and could serve as a gateway to indicate the entrance and exit between the two Villages. Future phases of development could include the site directly east, but would need to consolidate land first from different owner.

Site Challenges: Similar to sites #1 and #2, there are not many businesses located nearby, meaning the commercial on the ground floor should focus first on serving residents before expanding to a wider market. The parcel to the east of the site is owned by an industrial user and will likely remain vacant, but in theory could be subdivided, purchased from the private owner, and included in the corner site for future phases.

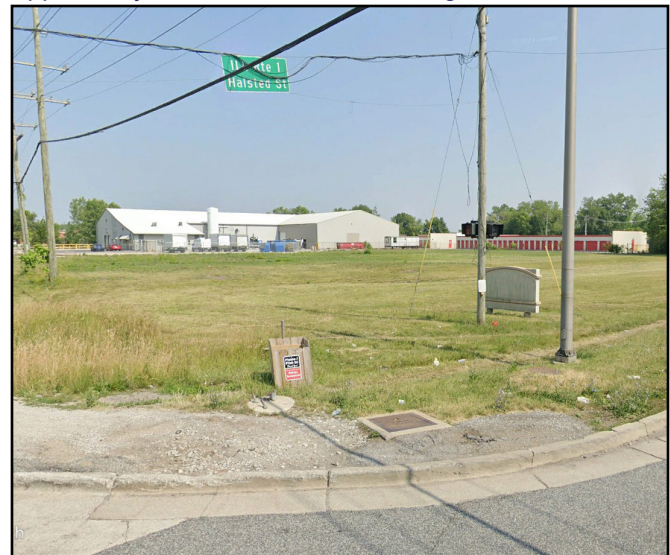
Opportunity Site 3 - Aerial View



Opportunity Site 3 - Street View looking North



Opportunity Site 3 - Street View looking South



Opportunity Site 4

16855 S Halsted Street, South Holland/Harvey

NE corner of 172nd St and Halsted St

Size: 2.3 Acres

Ownership: Private, Single-Owner

Current Zoning: Interstate Zoning

Current Land Use: Vacant Lot

Suggested Land Uses: Commercial, Utility

Development Timeline: Short-Term (1 to 4 years)

Eligible Incentives: Enterprise Zone, IRA Disadvantaged Community, IL Solar for All Environmental Justice Community, DCEO Underserved Area, StormStore, Cook County Disproportionately Impacted Area, Healthcare Provider Shortage Area, South Holland/I-294 TIF

Site Potential: The parcels to the south and east of this site were recently purchased by Quiktrip, which shows clear demand for commercial development, especially auto-oriented uses. There is clearly a market for commercial use - and the size means the site could fit a drive-thru food establishment, drive-thru pharmacy, car dealership, truck washing facility, etc. The 2+ acre size of the site could create opportunity for unique, revenue-generating development, including something like a StormStore water retention facility, allowing firms nearby to pay the Village for water credits, a community-focused facility, or energy storage.

Site Challenges: Due to proximity to the expressway, the parcels to the east of the site are dominated by auto-oriented uses, including truck rental facilities, as well as manufacturers and transportation, distribution, and logistics (TDL) operators. This means this is one of the few sites on the corridor we would suggest not considering for residential uses. This is also located in a non-centralized area of South Holland, which could impact the interest and drive from the Village to develop the site.

Opportunity Site 4 - Aerial View



Opportunity Site 4 - Street View looking North



Opportunity Site 4 - Street View looking South



Opportunity Site 5

18303 S Halsted Street, Glenwood

South of 183rd Street

Size: 4.1 Acres

Ownership: Public (Village of Glenwood)

Current Zoning: B2- General Business

Current Land Use: Vacant Lot

Suggested Use: Residential, mix of densities (low and medium), open space

Development Timeline: Short-term (1 to 4 years) and/or Mid-Term (5 to 8 years) if developed in multiple phases

Eligible Incentives: DCEO Underserved Area, StormStore, Cook County Disproportionately Impacted Area, Healthcare Provider Shortage Area, Glenwood-South Halsted TIF

Site Potential: Site #5 is a municipally-owned site, which makes development far easier than the privately-owned sites. The site abuts residential uses to the east, so residential uses on this site could be accepted by the public, especially if it's low- to moderate-density and has open space constructed on the footprint. For-sale product, including modular construction, could be offered in addition to rental and affordable housing product through the site's designation as a Cook County Disproportionately Impacted Area, which offers down payment assistance programs. Future phases could include more housing north across 183rd. Vacant land just north of the site could be utilized in future phases. Previous plans and proposals have been presented for this site, suggesting multiple types of uses but primarily retail and parking.

Site Challenges: Affordable housing is always difficult to build, but with the high concentration of residential located east of the site, the public outreach for such a project would be imperative. Zoning for this site is currently B2, which does not allow for residential of any sort, outside of a nursing home, and would need to be changed to allow residential on the site. The lack of frontage on Halsted limits the commercial uses for this site, resulting in residential as being the most appropriate use.

Opportunity Site 5 - Aerial View



Opportunity Site 5 - Street View looking North



Opportunity Site 5 - Street View looking South



Opportunity Site 6

18411 S Halsted Street, Glenwood

NE corner of Streiff Ln and Halsted St

Size: 5.4 Acres

Ownership: Public (Village of Glenwood)

Current Zoning: B2 - General Business

Current Land Use: Vacant Lot

Suggested Land Uses: Mixed-use, Senior Housing, Commercial, Industrial

Development Timeline: Mid-Term (5 to 8 years)

Eligible Incentives: DCEO Underserved Area, StormStore, Cook County Disproportionately Impacted Area, Healthcare Provider Shortage Area, Glenwood-South Halsted TIF

Site Potential: The site's size of more than 5 acres offers many opportunities for development across property types, including industrial, the first site that's been deemed appropriate for this property type. While most new construction in the industrial sector has been in TDL, this site is more appropriate for a build-to-suit for either a manufacturing company or a medium-sized warehouse for a specific company. Additionally, the designation of DCEO Underserved Area makes a commercial development more attractive, offering tax breaks for apprenticeship programs and other economic development programs through IL DCEO. If the Village of Glenwood cannot find an interested company for a build-to-suit facility, there is plenty of room to build a mixed-income, mixed-age residential development, including any combination of senior housing, family-sized units (of which there is a dearth of in the market), workforce housing, for-sale and rental. Residential use would offer the largest boost to transit ridership.

Site Challenges: The sites location, surrounded by low-density residential on three sides, could create community push back for commercial uses, especially any industrial use. Additionally, almost any development outside of auto-oriented commercial use would require a zoning change, though Village ownership would imply that should be an easy appeal to make. Industrial uses do not encourage a large amount of transit ridership.

Opportunity Site 6 - Aerial View



Opportunity Site 6 - Street View looking North



Opportunity Site 6 - Street View looking South



Opportunity Site 7

601 S Halsted Street, Chicago Heights

SE corner of Joe Orr Rd and Halsted St

Size: 0.3 Acres

Ownership: Public (Chicago Heights)

Current Zoning: Highway Commercial

Current Land Use: Vacant Lot

Suggested Land Uses: Commercial, potential for medical use

Development Timeline: Short-Term (1 to 4 years)

Eligible Incentives: Enterprise Zone, HDA Targeted Area, NMTC, IRA Solar & Wind Bonus Credit, IRA Disadvantaged Community, IL Solar for All Environmental Justice Community, DCEO Underserved Area, StormStore, Cook County Disproportionately Impacted Area, R3, Healthcare Provider Shortage Area

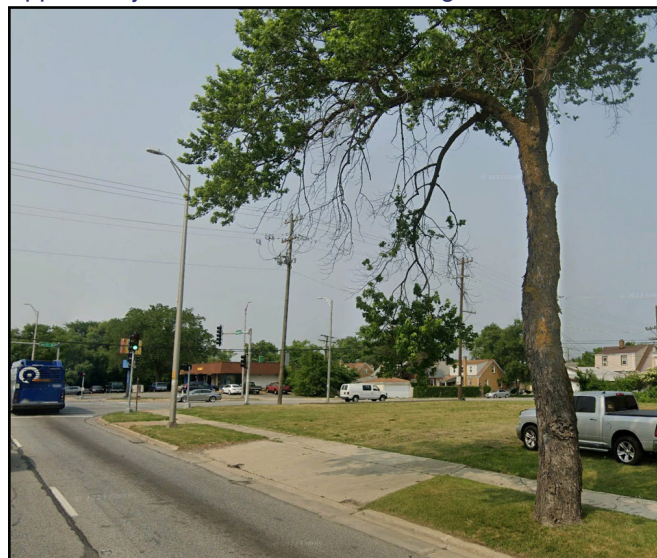
Site Potential: Chicago Heights is motivated to develop this site and see it as a key site for growth of this area of the City. While small, the corner location could make ideal for commercial development, potentially with a Federally Qualified Health Center (FQHC) located on the site, creating more opportunities for the capital stack. Generally, there is a wide variety of incentives at this site which can help build a capital stack, lure business owners, and lower operating costs or program expenses for future uses.

Site Challenges: The site is one of the smallest among the opportunity sites, but was selected because of interest from the City of Chicago Heights. The site is approximately three standard City lots, meaning the development would likely have to include some density to make economic sense for developers. Due to the surrounding low-density residential, this may cause some push back from residents. While the commercial vacancy and the number of vacant lots nearby don't show overwhelming demand for retail and services, nearby commercial development and the position of the site on the corner may bolster some demand.

Opportunity Site 7 - Aerial View



Opportunity Site 7 - Street View looking North



Opportunity Site 7 - Street View looking South



Opportunity Site 8

620 S Halsted Street, Chicago Heights

SW corner of Joe Orr Rd and Halsted St

Size: 9.3 Acres

Ownership: Public and Private, Mixed-Ownership (10+ owners)

Current Zoning: R-3 (General Residential District), B-2 (Limited Service Business District)

Current Land Use: Vacant Lot

Suggested Uses: Mixed-Use, commercial fronting Halsted and Residential behind (IDHA for-sale and affordable rental), Senior Housing

Development Timeline: Long-Term (8+ years)

Eligible Incentives: Enterprise Zone, IHDA

Targeted Area, NMTC, IRA Solar & Wind Bonus

Credit, IRA Disadvantaged Community, IL Solar

for All Environmental Justice Community, DCEO

Underserved Area, StormStore, Cook County

Disproportionately Impacted Area, R3, Healthcare

Provider Shortage Area

Site Potential: This site offers a number of potentials due to its large size. There is a portion that is City-owned in the NE portion of the site which could be split off as a shorter-term first phase while working out ownership issues for a longer-term plan for the entire site. The site is large enough to include a mix of uses, including revenue-generating solar array or energy storage. Commercial could front Halsted, but the demand for new commercial in the market has waned in the preceding decades. The residential development here could be a variety of needed markets: affordable single-family attached homes (town home, row home, condo), senior housing, workforce housing, a mix of incomes and tenancy, and a mix of unit sizes ranging from studios to 3+ bedroom units.

Site Challenges: This site has more than ten owners across the entire greenfield, including California-based developer, the City of Chicago Heights, church-owned land, and a number of private developers, which would make a long-term, large-scale development very difficult to coordinate, due to land assemblage issues. There are right of way (ROW) issues to deal with and infrastructure costs associated with that. Both the western and southern edge of the site were envisioned and subdivided as one large subdivision. The Great Recession in 2008 halted construction, and picking back up would require plumbing, electric, and road service, among others utilities.

Opportunity Site 8 - Aerial View



Opportunity Site 8 - Street View looking North



Opportunity Site 8 - Street View looking South



Opportunity Site 9

1620 S Vincennes Ave, Chicago Heights

South of 16th St

Size: 0.9 Acres

Ownership: Public

Current Zoning: MX-3 - Office Residential

Current Land Use: Pace Chicago Heights Transportation Center

Suggested Land Use: Residential + Institutional

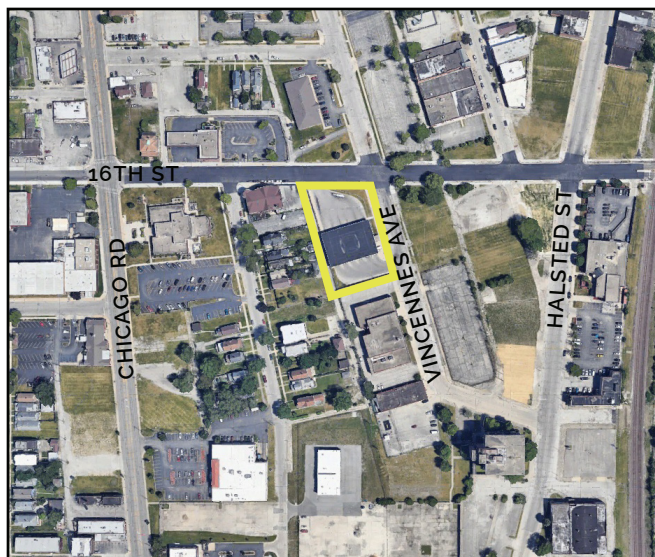
Development Timeline: Short-Term (1 to 4 years)

Eligible Incentives: Enterprise Zone, IHDA Targeted Area, NMTC, IRA Solar & Wind Bonus Credit, IRA Disadvantaged Community, IL Solar for All Environmental Justice Community, DCEO Underserved Area, Justice 40 area, R3, Healthcare Provider Shortage Area, Chicago Heights Downtown TIF

Site Potential: The most important asset for this site is ownership - which is currently owned by Pace, an actor that clearly has interest in building ridership through housing, employment, services, or other trip generation. The site's size is large enough to build a combination bus/residential facility, and the unique nature of that combination of uses could create opportunities for federal and state funding. Building residential at base of the route is one of the easiest ways to build ridership for a transit route, especially if the housing is affordable. To deal with construction issues, there are many vacant lots within a block of this site for temporary bus facility, if needed. There could be a small amount of commercial included, but there is not likely to be demand for more than a couple thousand square feet.

Site Challenges: As mentioned in the site potential section, the site is surrounded by very low density of both residential and commercial space, which could suppress demand in the rental market. The number of jobs in Chicago Heights is low, and any commute to a more traditional job center will be lengthy.

Opportunity Site 9 - Aerial View



Opportunity Site 9 - Street View looking North



Opportunity Site 9 - Street View looking South



Opportunity Sites 10

Multiple sites along Vincennes, 16th Street, and S Halsted St



10.1: Vincennes between 15th & 16th St

Size: 2.3 Acres
Ownership: Private (Franciscan Alliance)
Current Zoning: MX-3 - Office Residential
Current Land Use: Parking Lot
Suggested Land Use: Mixed-Use
Development Timeline: Short-Term (1 to 4 years)
Eligible Incentives: See page 17

10.2: Halsted & 16th St

Size: 0.9 Acres
Ownership: Public & Private (2 owners)
Current Zoning: MX-3 - Office Residential
Current Land Use: Vacant Lot
Suggested Land Use: Mixed-Use
Development Timeline: Short-Term (1 to 4 years)
Eligible Incentives: See page 17

10.3: 16th St between Vincennes & Halsted St

Size: 4 Acres
Ownership: Public & Private (8 owners)
Current Zoning: MX-3 - Office Residential
Current Land Use: Vacant Lot
Suggested Land Use: Mixed-Use
Development Timeline: Short-Term (1 to 4 years)
Eligible Incentives: See page 17

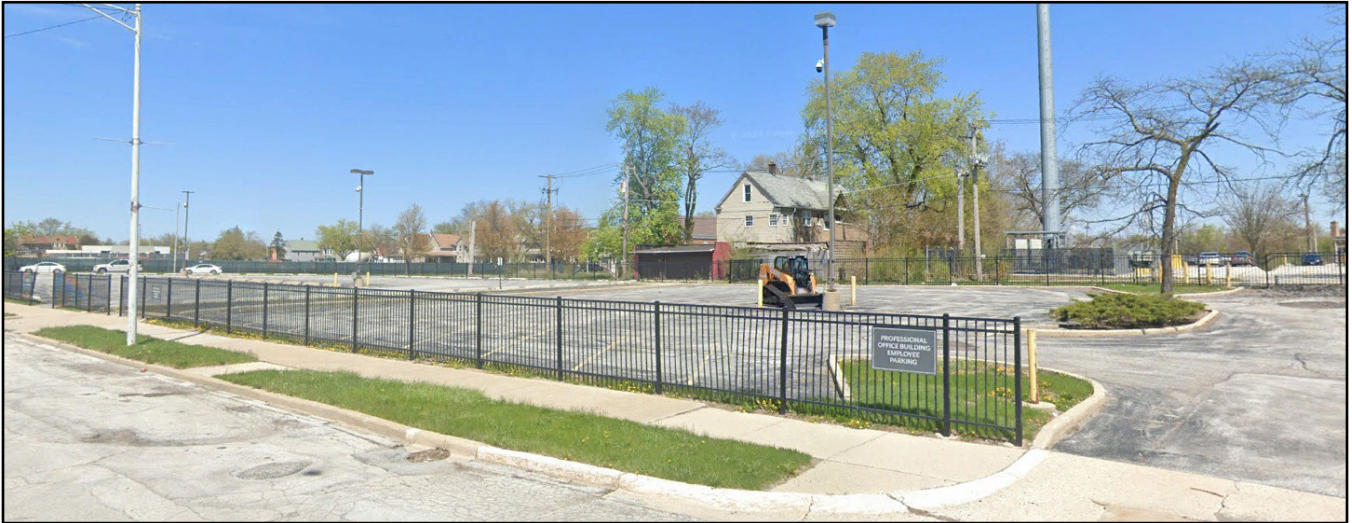
Site Potential

Located near the Pace Transportation Center in Chicago Heights, several vacant and underutilized lots offer significant potential for transit-oriented development. Many of these parcels are owned by the City of Chicago Heights, while others are held by multiple private owners. The site's proximity to the transportation hub, combined with large parcel sizes and available development incentives, creates a promising opportunity for substantial urban growth and increased vibrancy. This area is well-positioned for mixed-use development, which could serve as a catalyst for economic revitalization and community enhancement.

Site Challenges

Despite the site's potential, several challenges must be addressed. Land consolidation may prove complex, given that many parcels are privately owned by individual stakeholders. This could complicate acquisition and development timelines. Additionally, the scale of the available lots suggests that phased development would be necessary. Proposals for mid- to high-density development, which are appropriate for transit-oriented projects, may face opposition from local residents concerned about changes to neighborhood character or increased congestion. A proactive community engagement strategy will be essential to address concerns and build support.

10.1: Vincennes between 15th & 16th St



10.2: Halsted & 16th St



10.3: 16th St between Vincennes & Halsted St



SECTION III

Appendix

Appendix

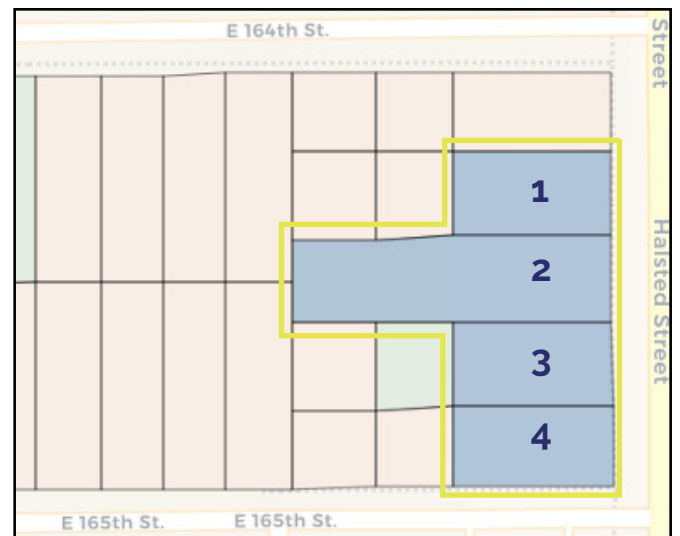
Parcel Ownership Information

Opportunity Site 1

16428 S Halsted Street, Harvey

Parcel 1: Angelo Fresso

Parcels 2, 3, 4: Rose Fresso

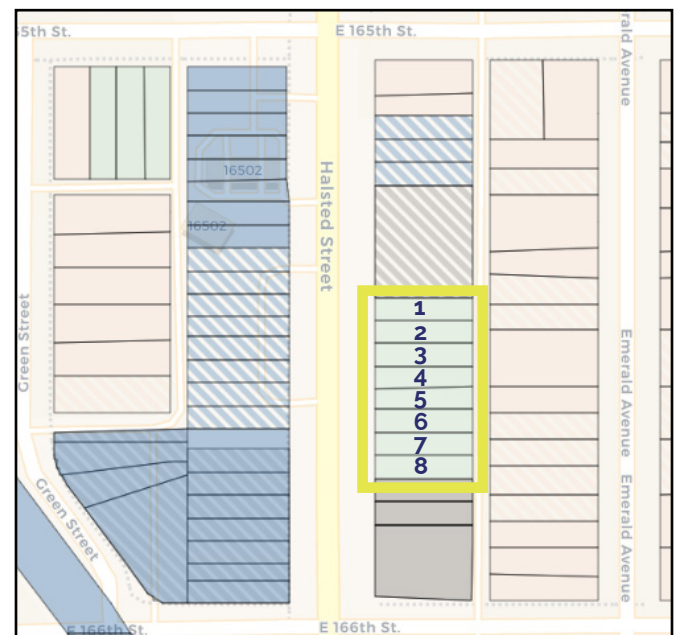


Opportunity Site 2

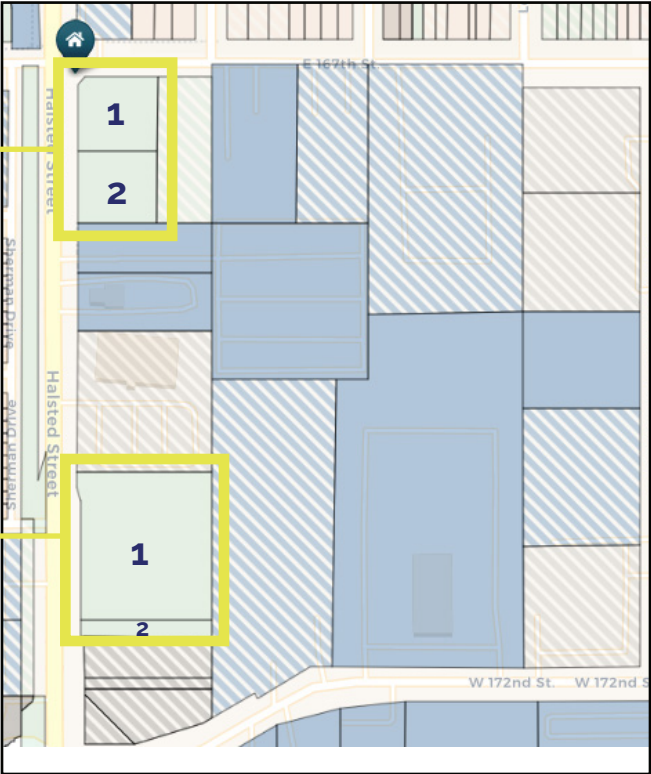
16545 S Halsted Street, Harvey

Parcel 1, 2, 3, 4: Clear Channel Outdoor (Based in TX)

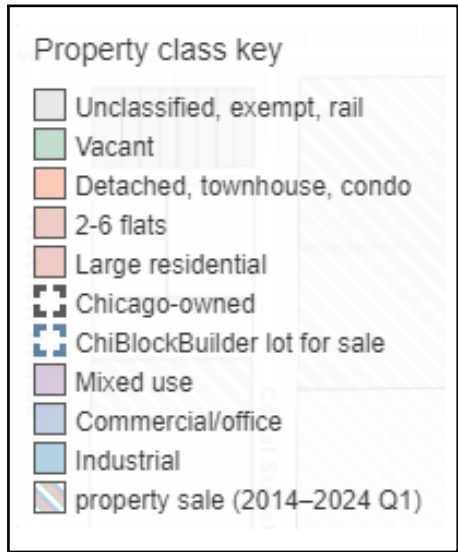
Parcels 5, 6, 7, 8: Kathryn Doyle



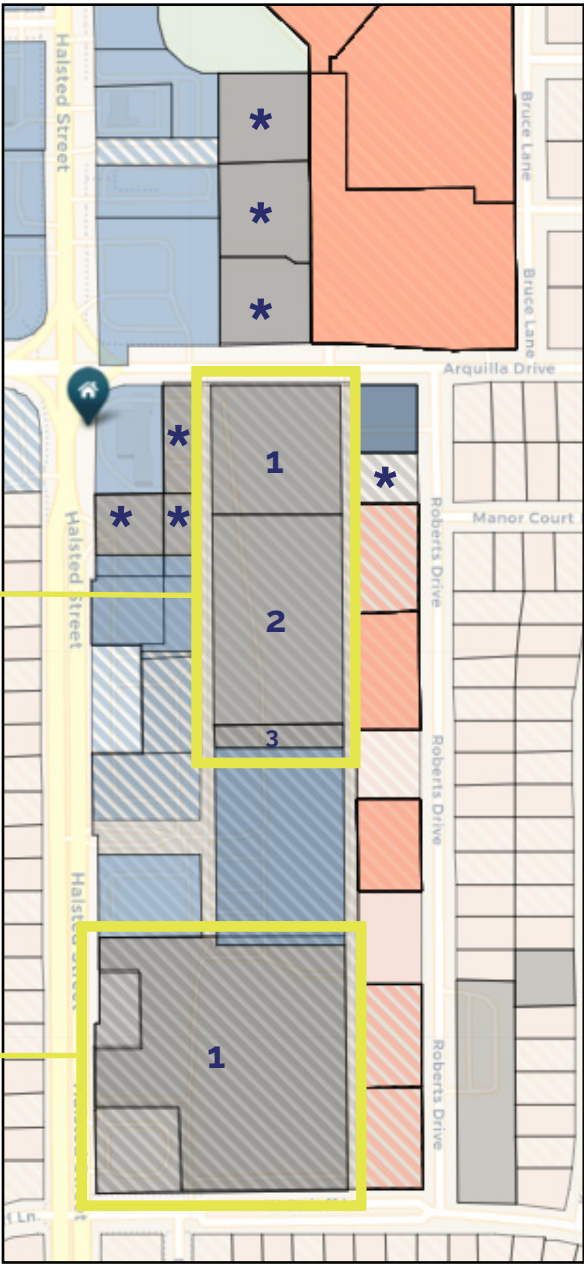
Opportunity Site 3
16701 S Halsted Street, Harvey
Parcel 1, 2: Louis Kusay



Opportunity Site 4
16855 S Halsted Street, South Holland/Harvey
Parcel 1, 2: Ralph Edgar



Opportunity Site 5
18303 S Halsted Street, Glenwood
Parcel 1, 2, 3: Village of Glenwood



Opportunity Site 6
18411 S Halsted Street, Glenwood
Parcel 1, 2, 3: Village of Glenwood

* = Other Glenwood owned land

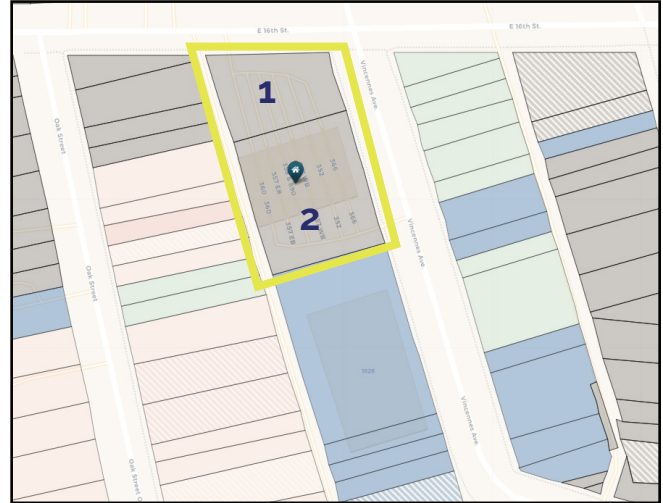
Opportunity Site 7
601 S Halsted Street, Chicago Heights

Parcel 1: Chicago Heights

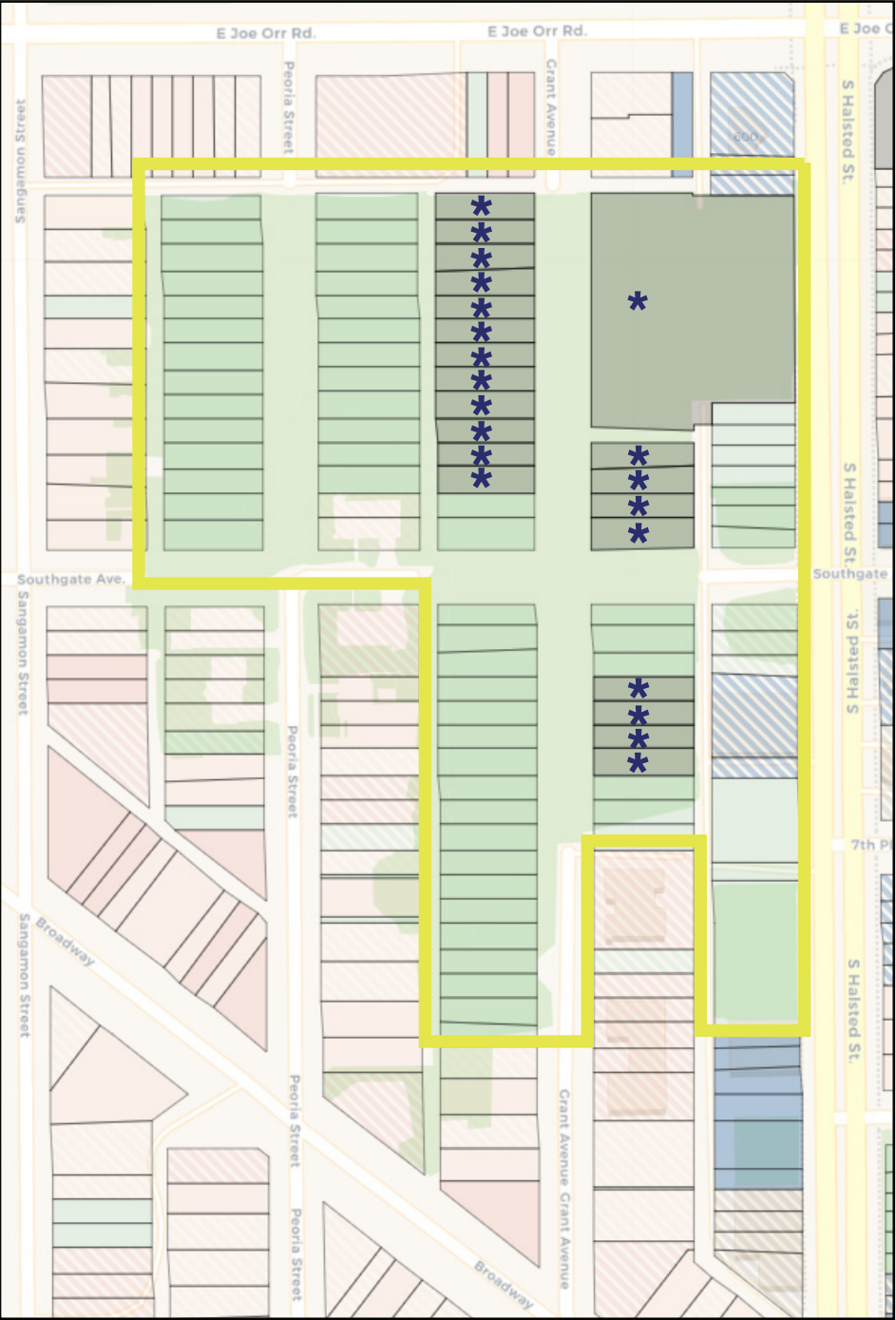


Opportunity Site 9
1620 S Vincennes Ave, Chicago Heights

Parcel 1, 2: Pace



Opportunity Site 8
620 S Halsted Street, Chicago Heights



*** = Chicago Heights Owns**

Some notable land owners here are:

- RJC Builders Inc. (10+ Lots)
- Congregation Beth Israel (10+ Lots)

and many other individual land owners, totaling more than 10 different land owners in this opportunity site.

Incentives Matrix

Incentive Name	Administered By	Incentive Type	Description	Target Group
Cook County Disproportionately Impacted Area	Cook County	Grant	Disproportionately Impacted Areas are low-income areas that have had high rates of COVID-19 cases. Cook County uses these to assess eligibility for certain downpayment assistance programs, including for modular houses built by Inherent Homes.	Residential development
Enterprise Zone	Illinois Department of Revenue (IDOR), Illinois Department of Commerce & Economic Opportunity (DCEO)	Tax break	State and/or local tax breaks for job preservation or job creation initiatives	Developers
Healthcare Provider Shortage Area	US Health Resources and Services Administration (HRSA)	Bonus	These designations are used to place primary care providers in these communities via the National Health Service Corps or to encourage the establishment of federally certified Rural Health Clinics or Community Health Centers/Federally Qualified Health Centers.	Medical
IL Department of Commerce and Economic Opportunity Underserved Area	Illinois Department of Commerce & Economic Opportunity (DCEO)	Tax credit	An underserved area is a Census tract in Illinois that meets one of four income and assistance tests. In these areas, the income tax credit offered through the Economic Development for a Growing Economy Tax Credit Program (EDGE) is increased. Enhanced credits are also available for data center, apprenticeship, REV, and MICRO tax credits.	Small business
Illinois Housing Development Authority Targeted Area	Illinois Housing and Development Agency (IHDA)	Bonus	The Illinois Housing Development Authority has areas where it targets some of its homeownership programs. For example, the Mortgage Credit Certificate (MCC) program (in Chicago it's called Tax Smart) has higher income limits in these targeted areas. In both, including the Mortgage Revenue Bond (MRB) program, the first-time homebuyer requirement is waived.	Residential, homeownership
Illinois Solar for All Environmental Justice Community	Illinois Solar For All (ISFA)	Tax credit	An Environmental Justice Community designation is solely for the Illinois Solar For All program, which will help homeowners and non-profit organizations participate in adding solar panels and powering homes with solar electricity. EJC's are Census block groups that are in the top 25 percent of high scores of exposure to pollutants, proximity to hazardous sites, and a lower socioeconomic status. Illinois Solar For All is managed by Elevate Energy.	Residential
Inflation Reduction Act Solar & Wind Bonus Credit	Internal Revenue Service (IRS)	Tax credit	A higher energy credit is available for qualified solar and wind facilities, and energy storage, that are placed in low-income communities. These areas are identical to those used in the New Markets Tax Credit (NMTC) program. The standard investment tax credit is 6% while the bonus tax credit is worth an additional 10%. If the new facility is placed on an eligible rental residential building, or where at least half the benefits will accrue to low-income households, the bonus tax credit is worth an additional 20%.	Residential, mixed-use
Inflation Reduction Act (IRA) Disadvantaged Community	US EPA	Grants and technical assistance	The Environmental and Climate Justice Program (ECJ Program), created by the Inflation Reduction Act (IRA), provides funding for financial and technical assistance to carry out environmental and climate justice activities to benefit disadvantaged communities. These include Community Change Grants Program, Thriving Communities Grantmaking (EJ TCGM) Program, Collaborative Problem-Solving (EJCPS) Cooperative Agreement Program, and Government-to-Government (EJG2G) Program.	Developers
Low-Income Housing Tax Credit Qualified Census Tract	Illinois Housing and Development Agency (IHDA)	Tax credit	A Qualified Census Tract (QCT) is one where people have trouble paying rent, and where projects with financing that will use Low Income Housing Tax Credits (LIHTC) can be scored higher by the state. New Markets Tax Credits (NMTC) are also targeted for these areas.	Residential development
New Market Tax Credits	Community Development Financial Institutions (CDFI) Fund via Community Development Entities (CDEs) and local banks.	Tax credit	These federal tax credits are used to incentivize commercial and mixed-used development in distressed communities. For mixed-use, buildings or structures that derive 80% or more of their gross rental income from renting apartments are ineligible.	Mixed-use, commercial
Opportunity Zone	Internal Revenue Service (IRS)	Property tax break	An Opportunity Zone is an area where investors can re-invest capital gains, via Qualified Opportunity Funds, and receive a federal (IRS) tax break after 10 years.	Residential, commercial, industrial, mixed-use
R3	Illinois Criminal Justice Information Authority	Grant	R3 grants fund programs in Illinois communities that have been harmed by violence, excessive incarceration, and economic disinvestment. The program is funded by taxes on recreational/adult use cannabis (marijuana) sales, and offers grants to support economic development, reentry, and youth development.	Municipalities, nonprofits, businesses
StormStore	Metropolitan Planning Council (MPC)	Revenue opportunity	StormStore is a stormwater credit trading platform operated by the MPC on behalf of the Metropolitan Water Reclamation District (MWRD) that allows developers with a stormwater retention liability to purchase stormwater retention capacity credits from off-site properties.	Developers

Additional Incentives

Incentive Name	Administered By	Incentive Type	Description	Target Group
Class 7A	Cook County	Tax break	Intended to encourage commercial projects in areas determined to be "in need of commercial development." These projects have total development costs, exclusive of land, less than \$2MM and would not be economically feasible without the incentive.	Infill commercial and mixed-use projects
Class 7B	Cook County	Tax break	Intended to encourage commercial projects in areas determined to be "in need of commercial development." These projects have total development costs, exclusive of land, more than \$2MM and would not be economically feasible without the incentive.	Infill and large-scale commercial and mixed-use projects
Class 7D	Cook County	Tax break	"Food Desert" incentive which is intended to encourage the operation of grocery stores in areas where it would not be economically feasible with assistance.	Grocery development
Class 8	Cook County	Tax break	Designed to encourage commercial development in areas which are experiencing severe economic stagnation.	Commercial development
Class 9	Cook County	Tax break	Designed to encourage new development, rehabilitation and long-term preservation of affordable multi-family rental housing .	Affordable housing
Class C	Cook County	Tax break	Designed to encourage commercial development by offering a tax incentive for the remediation of contaminated properties including abandoned property or vacant land.	Site remediation and site prep



A tall, rectangular, white sign with a black border. At the top, it features a large circular logo with a stylized 'A' inside. Below the logo is the Pace logo and the text 'Harvey Transportation Center'. The main body of the sign contains a large, bold number '352' followed by the text 'Harvey Transportation Center Station'. Below this, there is a detailed schedule table with columns for 'Time' and 'Destination'. The table lists several routes and their corresponding times. At the bottom of the sign, there are logos for 'Pace', 'Metra', and 'CTA', along with the text 'Pace, Metra and CTA are affiliated transit agencies'.





A file photo of the Harvey Pace Bus Terminal, as shown October 21, 2021. HWH / Amethyst J. Davis

PACE Far South Halsted Commercial Corridor Study

Opportunity Site Analysis