

## 2019/2020 Local Technical Assistance and Community Planning Programs

**Application Number:** 17

**Project Title:** City of Chicago Hegewisch Neighborhood Plan

**Applicant:** City of Chicago - Hegewisch Business Association



### Project Description:

Changes are proposed to develop a comprehensive area for business and community areas of Hegewisch:

**An entertainment district:** An entertainment district is proposed to make this area a destination, and encourage residents and visitors to stay in Hegewisch, rather than travel to nearby Indiana. The corner at 13301 South Baltimore would be highlighted. A permanent structure should be built for multi-purpose use, to include a stage, for different programs in the summer, spring, and fall. Funds would be used to acquire seven (7) lots. Technical assistance would be needed.

**Development on other Hegewisch property:** The area at the Cal Sag Harbor, to the Indiana border, to 137th Street, would be featured. This area is estimated at between two (2) and three (3) square miles.

**A tourism area:** Wolf Lake would be developed, using some funds from a state grant. A lodge could be placed on the north end, featuring a great view. The venue would be attractive for weddings, anniversaries, fundraisers, and other events. A campground, featuring small houses for hunters during the season, could be planned.

**A design district, similar to the Niles Design District:** The district would focus on businesses, such as contractors and rehabbers, who provide wallpaper, tile, fireplaces, furniture, and more.

**Special business areas:** A block for a laundromat, coffee, and bakery areas is proposed, since those businesses are missing in the area. Another block, such as the site of an old Bank building, at 13358 Brandon Avenue, would feature a sit-down restaurant and a bicycle shop. The former East Side Bank Building, which later became the Standard Bank building, at 13336 Baltimore, could be turned into a brewery. Food trucks, which are now popular, would be drawn to town, with the establishment of a permanent parking area, complete with pads and a commissary. The former Catholic school buildings, associated with Saint Columba Church, and Saint Florian Church, would be turned into job training centers, which would help with unemployment.

**A medical area:** The area serves an aging population. A block for an urgent care facility, a pharmacy, and a physician would be well-received. As of this writing, the 13101 Baltimore would work best for this industry segment.

**Streetscape:** A streetscape program would be launched for beautification, with the purpose of promoting businesses. A Hegewisch welcome sign would be upgraded. Planters would be featured in the spring, summer, and fall. Christmas decorations would be featured for the holidays.

**Electronic billboard:** New signage, in the form of an electronic billboard, could be installed. The signage would promote local events.

**Rehabilitation area:** The area contains many aging properties, which should be brought up to code. The properties can then be rented out or sold.

**Tourism:** Development for a youth hostel is planned. The former rooming houses of the steel mills, located at the site of the Triangle Inn Building, at 13351 South Baltimore, will be used. People will be able to jump on the South Shore Line, and travel to downtown. Multiple properties on Brainard Avenue feature single room occupancy.

**A veterans area:** The community has many residents who are veterans. During World War II, workers built tanks, across from Brainard. The veterans' area is at 13501 Baltimore. Across from Brainard, The tank is located at 13500 Baltimore. A twelve-unit building burned down, so a now vacant parcel of land is there. Ford Motors built troop carriers there, because Henry Ford objected to the war. The veterans have requested equipment and a park for the location.

**CEDA office:** The area has been operating without a CEDA program for many years. CEDA will be more prone to work in an area, if the facilities are good.

The baseball and softball fields would be improved by adding proper drainage. The youth ball programs are popular, and would be used more, if improvements were made. Mann Park, at 3035 East 130th Street, would be improved for youth baseball. Hegewisch Babe Ruth Park, at 12600 South Carondelet Avenue, would be improved for softball.

**Add businesses for which residents travel to Indiana:** A gasoline station should be added, to discourage residents traveling out-of-state for gasoline. A college internship program is in process.

The Hegewisch Business Association is working with the Saint Xavier University Graham School of Management to hire an intern. The plan is to have a paid intern for his or her junior and senior years, working approximately ten (10) hours per week. The focus would be on marketing, social media, communications, and business recruitment. Training services for new businesses would be developed.

**Project Location:** The project focuses on Hegewisch. The Baltimore Commercial District, featuring businesses, is critical. Areas that need to be further developed for business, tourism, entertainment, or community usage are featured. Several specific locations are listed in the descriptions of proposed work, so please note the addresses in the plan, below.