



**Quad Communities
Development Corporation
(QCDC)**

**4659 S. Cottage Grove Avenue, Suite 204
Chicago, IL 60653
773-268-QCDC (7232)
www.qcdc.org**

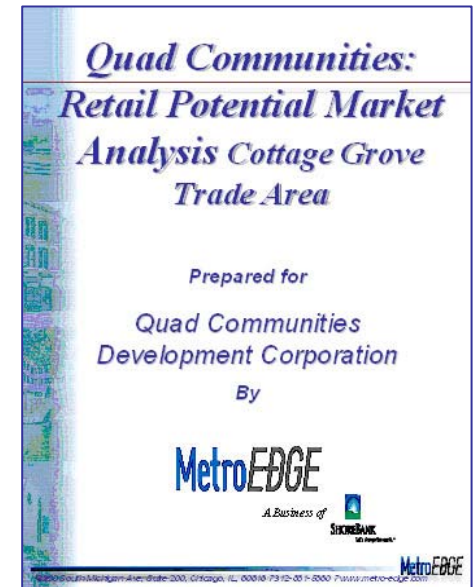
QCDC Mission Statement

The mission of QCDC is to convene residents, organizations, businesses and institutions within the Quad Communities to plan, guide, support, and monitor human infrastructure and community development activities in order to create a sustainable, healthy, mixed-income neighborhood.



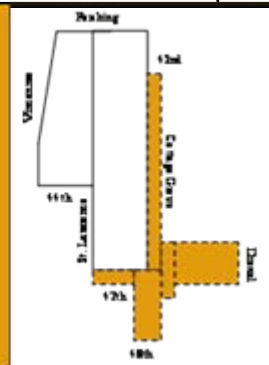
Commercial Project Accomplishments

Initiative	Accomplishments	Timing
<p>(7.3) MetroEdge Market Study</p>	<ul style="list-style-type: none"> - Guided, supported and refined MetroEdge retail market study report. Hosted focus groups with 75 residents and administered ~300 business surveys. - Findings include: \$675 million in buying power and \$450 million in annual leakage. Presented findings to several community groups and various media outlets. 	<p>Summer 04 – Winter 04</p>
<p>(7.2) 43rd & Cottage Grove TIF Advisory Council</p>	<ul style="list-style-type: none"> - Organized residents in support of the 43rd & Cottage Grove TIF District amendment, including an expansion of the allowable uses, geographic boundaries, and budget from \$87mn to \$102mn). - Worked with the 4th Ward Office to establish and staff a community oversight council for the 43rd & Cottage Grove TIF District. The TIF Council has hosted six community meetings since inception and published one newsletter. 	<p>Winter 05 – Present</p>



43rd & Cottage Grove TIF Council reviewing developer renderings

**43RD & COTTAGE
TIF
COUNCIL NEWS**



Commercial Project Accomplishments (Continued)

Initiative	Accomplishments	Timing
<p>(7.4) CGC – Initiative Cleaning/Corridor Enhancement</p>	<ul style="list-style-type: none"> - Negotiated and executed a service contract with CleanSlate (subsidiary of the Cara Program) to provide business district cleaning services in the Quad Communities. - Deployed a team of 8 to 10 workers to clean sidewalks and vacant lots, maintain existing parkway gardens and remove snow from the public way. These workers perform these services Monday through Friday from 7:45 a.m. to 12:45 p.m. on Cottage Grove Avenue, Drexel Boulevard and intersecting streets from 35th Street to 51st Street. - As of December 30, 2006, CleanSlate collected and disposed of 15,836 bags of trash and waste (10,229 recycling bags and 5,607 regular trash bags). - Enrolled and trained 41 Quad Communities residents. Placed twelve of these workers into full-time jobs with benefits and scheduled 1st interviews for 31 interns. 	<p>Winter 06 - Fall 06</p>



Thirteen CleanSlate trainees celebrate the launch of the Quad Communities squad



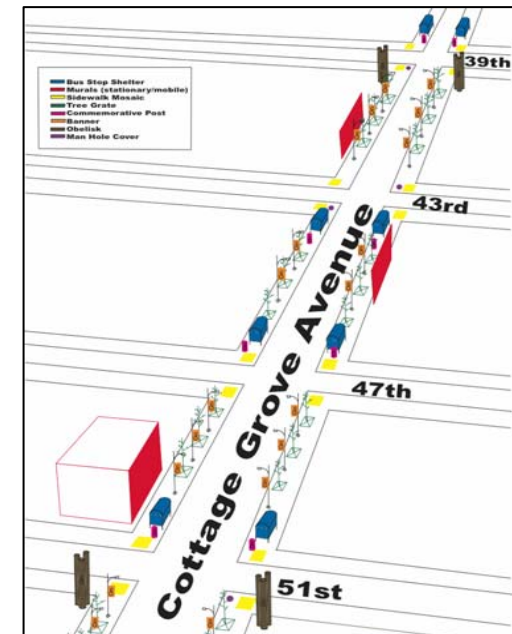
CleanSlate intern on Drexel Blvd.

Commercial Project Accomplishments (Continued 2)

Initiative	Accomplishments	Timing
<p>(7.4) CGC – Initiative Beautification</p>	<ul style="list-style-type: none"> - Commissioned Little Black Pearl to design a beautification concept with colorful, heritage signage, banners, murals and artistic pieces on the Cottage Grove corridor. - Worked with 40 Chicago Public School students to develop a beautification plan for Cottage Grove and presented this plan to over 150 community residents at a public meeting on Feb. 22, 2006. - Raised funds to print and install 82 colorful, vibrant banners on light poles from 39th Street to 51st Street along Cottage Grove Avenue. 	<p>Summer 05 – Fall 06</p>



Cottage Grove logo and tagline



Illustrative sketch of complete beautification installation concept



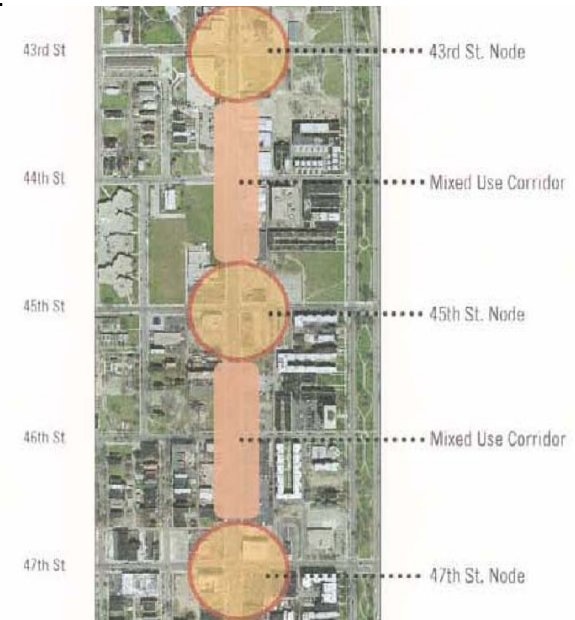
Sample banners for Cottage Grove.



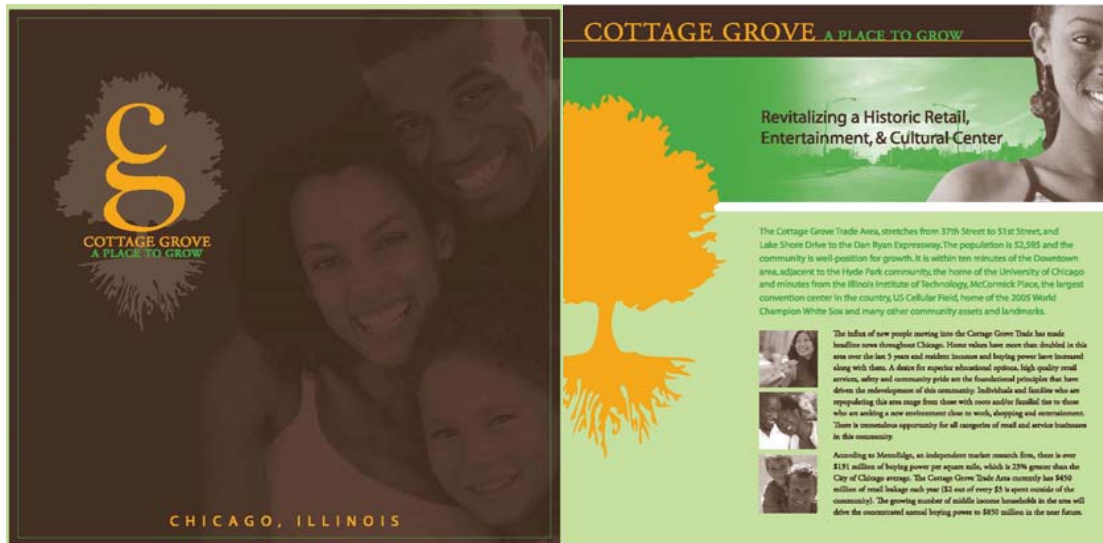
CPS youth researching and planning Beautification concept for "The Grove"

Commercial Project Accomplishments (Continued 3)

Initiative	Accomplishments	Timing
(7.4) CGC – Initiative Mixed-Use Development	<ul style="list-style-type: none"> - Worked with the Department of Planning & Development (DPD) and the 4th Ward Aldermanic Office to guide the Skidmore, Owings & Merrill master planning process. - Designed and assembled marketing packages for the corridor, promoted the redevelopment areas on Cottage Grove Avenue in local tours and at regional and national retailer/developer conferences. 	Spring 05 – Present



The SOM Master plan identified three target redevelopment nodes along Cottage Grove Avenue, including 43rd, 45th and 47th St.



Cottage Grove Avenue marketing brochure

Commercial Project Accomplishments (Continued 4)

Initiative	Accomplishments	Timing
<p>(7.4) CGC – Initiative Mixed-Use Development</p>	<ul style="list-style-type: none"> - Recruited and partnered with Mahogany Ventures, an experienced developer. Mahogany has proposed a \$90 million mixed-use development for Cottage Grove Avenue with 161 for-sale residential units and 100,000 sf of retail/commercial space. - Secured provisional approvals from the Chicago Housing Authority and Habitat to prepare a Request for Proposal package for the redevelopment of the former Washington Park Homes site on Cottage Grove Ave. into a mixed-use, mixed-income development. 	<p>Spring 05 – Present</p>



Shops & Residences at 47 Proposed Mahogany Ventures Development

CGC Initiative Key Accomplishments

Overall

- Created effective, productive partnership with 3 community/service organizations and 4 government agencies, including Abraham Lincoln Centre, Little Black Pearl Art & Design Center, The Cara Program (CleanSlate), Department of Streets & Sanitation, Department of Planning & Development and Chicago Housing Authority.
- Received favorable press and media coverage, including 102.3/V103 Radio Station, Chicago Defender, Lakefront Outlook, LISC Renew Newsletter, 4th Ward Reporter Newsletter, 4th Ward Report (Cable Access Network), QCDC website www.qcdc.org

Quad Communities

“Connecting Past, Present and Future”

Commercial/Retail – Develop unique retail and commercial districts while fostering the creation and growth of locally owned businesses

- Partner with the Mahogany Ventures team to develop and market mixed-use project on 47th & Cottage Grove Avenue with 130 for-sale residential units and 100,000 sq. ft. of commercial/retail/office space.
- Work with CHA, the Department of Planning and local public housing leaders to create an RFP for the redevelopment of the former Washington Park Homes site on Cottage Grove into a mixed-use, mixed-income development.
- Partner with private developer to develop and lease-up the Bronzeville Galleria a 30,000 sq. ft., enclosed public market with fresh foods, prepared foods, and hard goods merchants.
- Work with all commercial developers and vacant commercial property owners to improve, market, and lease-up their properties.
- Aggressively recruit attractive national retailers, local boutiques and innovative service providers to open businesses on Cottage Grove Avenue.
- Raise funds to create and install all of the Little Black Pearl art installations on “The Grove” commercial corridor.
- ***Implement JARC (Job Access Reverse Commute) program***
- ***Seek ways to improve mass transit options as we create a place of destination for local residents, area visitors, and tourists.***

New Developments in the Pipeline

Landmark Courts – 4501 S. Cottage Grove Avenue
Mixed use development with 80 residential units and
approximately 23,000 square feet of commercial/retail space

4510 S. Cottage Grove Avenue
Mixed use development with 25 residential units and
approximately 3,000 square feet of commercial/retail space

Michael Silver - 4548-4556 S. Cottage Grove Avenue
Mixed use development with 23 residential units and
approximately 2,500 square feet of commercial/retail space

Calin Paunescu - 4001 S. Cottage Grove Avenue
Mixed use development with 10 residential units and
approximately 6,000 square feet of commercial/retail space

Quad Communities Development Corporation

Lisa Pilot/John Gruska - 4359 S. Cottage Grove Avenue *
Mixed use development with 8 residential rental units and
Approximately 3,000 square feet of commercial/retail space

John Keaney - 635 E. 47th Street**
Mixed use development with 24 residential units and
approximately 2,400 square feet of commercial/retail space

Shops & Residences - 4700-4800 S. Cottage Grove Avenue
At 47th Mixed use development with 161 residential units and
approximately 100,000 square feet of commercial/retail space

**Under Construction*

***Complete*