# C:\Users\mtilton\Desktop\stegerlogo.jpgVILLAGE OF STEGER ECONOMIC DEVELOPMENTC:\Users\mtilton\Desktop\stegerlogo.jpg

**MAYOR KENNETH PETERSON JR.**

**PLEASE CONTACT VILLAGE ADMINISTRATOR**

**MIKE TILTON**

**708-754-3395**

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| 3400 | UNION AVENUE REDEVELOPMENT PROJECT |
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| PROJECT | CURRENTLY BP GAS STATION. THE PROJECT CONSISTS OF THE PURCHASE TWO VACANT BUILDINGS FOR TEAR DOWN. PURCHASE OF A CLOSED BUSINESS. TEAR DOWN OF EXSISITING STRUCTURE FOR COMPLETE REBUILD. |
| INCENTIVES | TIF ELGIBLE |
|  | ENTERPRISE ZONE ELGIBLE 6.25% SALES TAX REDUCTION |
| TIMELINE | TEAR DOWN 2 EXSISTING STRUCTURES FALL 2016 |
|  | RENDERINGS/BLUEPRINTS LATE FALL 2016 |
|  | BREAK GROUND SPRING 2017 |
| ESTIMATE COST | $2.5 MILLION |
| CONTACT | MIKE TILTON/ VILLAGE ADMINISTRATOR  VILLAGE OF STEGER 708-754-3395 |
| 500 W. 34TH ST | 500 FOOD MART |
| PROJECT | EXSISTING SHELL GAS STATION. THE PROJECT CONSISTED OF BUILDING 5K SQ.FT STORE WITH RESTERAUNT BEHIND EXSISTING STRUCTURE. |
| TIMELINE | OPENED JUNE 2016 |
| ESTIMATE COST | $700 K |
| SAUK/COTTAGE | SAUK TRAIL COTTAGE GROVE PROJECT DEVELOPMENT |
| PROJECT | LAND CURRENTLY AQUIRED BY THE VILLAGE. IT CONSISTS OF A 1.65 ACRE PARCEL LOCATED ON THE SOUTHWEST CORNER. FORMER CLARK GAS STATION CLOSED OVER 20 YEARS AGO. IN DISCUSSIONS FOR A NEW GAS STATION WITH 12 PUMPS, 6K CONVIENCE STORE, RESTERAUNT CHAINS AND CARWASH. |
| TIMELINE | BLUEPRINTS CURRENTLY UNDER REVIEW, NEGOTIATING WATER WITH NEIGHBORING COMMUN ITIES, TEAR DOWN CURRENT STRUCTURE FALL 2016, BREAK GROUND LATE FALL 2016 |
| ESTIMATE COST | $2.0 MILLION |
| CONTACT | MIKE TILTON/VILLAGE ADMINISTRATOR  VILLAGE OF STEGER  708-754-3395 |
| 3400 | CHICAGO ROAD/ STEGER ROAD REDEVELOPMENT |
| PROJECT | CURRENTLY GITGO GAS STATION. IN DISCUSSIONS OF A COMPLETE TEARDOWN AND WORKING WITH THE VILLAGE REGARDING ARCHITECTUAL GUIDELINES. |
| INCENTIVES | TBD |
| TIMELINE | TBD |
| ESTIMATE COST | TBD |
| 33RD/ EMERALD | VILLAGE HALL POLICE DEPARTMENT PROJECT |
| PROJECT | TO BUILD A BRAND NEW STATE OF THE ART VILLAGE HALL/POLICE DEPARTMENT. THE BUILDING WILL BE 23K SQ. FT. THE VILLAGE LOST IT’S PREVIOUS BUILDING DUE TO A FIRE IN 2014: DISCUSSIONS IN PROCESS |
| ESTIMATE COST | $8.2 MILLION SELF FUNDED |
| TIMELINE | BIDS OUT WINTER 2016, BREAK GROUND SPRING 2017 |
| SITES AVAILIBLE VILLAGE OWNED | POTENTIAL DEVLOPMENTS OPPORTUNITIES |
| 3319 CHICAGO ROAD | MUNICIPAL PARKING LOT SOUTHSIDE 1.75 ACRES, INCENTIVES AVAILIBLE, INFRASTRUTURE IN PLACE, K-MART ANCHOR STORE. |
| 3044 CHICAGO ROAD | CORNER LOT. SOON TO BE VACANT 110X125 FEET LOT |
| 45 E. 34TH STREET | VILLAGE OWNED PARKING LOT. FULLY OCCUPIED STRIP MALL TO THE NORTH. LOT SIZE 110 X 75 FEET SOUTH PARKING LOT |
| 3001 LOVEROCK AVE | VACANT LAND TO THE NORTH OF AN EXSISTING SENIOR HOUSING COMPLEX BUILT RECENTLY. LAND CONSISTS OF 2.60 ACRES |
| 35 W. 34TH STREET | FORMER VILLAGE HALL/POLICE DEPARTMENT. DAMAGED BY FIRE 2014. STRUCTURE SOUND, INTERIOR DAMAGE. BUILDING SIZE 7200 SQ. FT MAIN FLOOR, 7200 SQ. FT BASEMENT, SALLY PORT. LARGE PARKING LOT AND VACANT SIDE LOT. |
| COTTAGE GROVE | 11 ACRES VACANT LAND. DIRECTLY ACROSS FROM BLOOM TRAIL HIGH SCHOOL. VILLAGE RECENTLY OBTAINED 17.2 ACRES JUST NORTHWEST WITH A FISHING POND AVAIALBLE FOR DEVELOPMENT. LAKE MICHIGAN WATER |
| INDUSTRAIL PARK VILLAGE OWNED | AVAILIBLE PROPERTIES |
| 3301 LEWIS AVE | 14 LOTS 0.07 ACRES EACH, DIRECTLY ACROSS FROM FIRE DEPARTMENT HEADQUARTERS |
| 3200 LOVEROCK | 11 LOTS 0.07 ACRES EACH. VACANT GRAVEL PROPERTY |
| 3201 LEWIS AVE | 24 LOTS 0.07 ACRES EACH. VACANT PROPERTY |
| PRIVATLEY OWNED PROPERTIES | POTENTIAL DEVELOPMENTS OPPORTUNITIES |
| 3111, 3117, 3121 CHICAGO ROAD | ASCEND PROPERTIES LOT SIZE APPROX 185 X 120. CURRENT STRUCTURES ON PROPERTY, ONE VACANT LOT |
| RT 394/ STEGER ROAD | 30 ACRES LOCATED CORNER 394/STEGER ROAD. CURRENTLY NO WATER BUT WILL NEGOIATE WITH VILLAGE |