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Issue 1 - June 2011



Charting Big Changes in Regional Infrastructure

Two new ULI Chicago reports argue that even when infrastructure is out of sight, it should not be out of mind.

For more than three years, ULI Chicago's Infrastructure Committee has worked to make a visible difference in our region. Fifty volunteer committee members examined 150 infrastructure proposals and chose 22 strategic, catalytic and feasible projects they termed "Game Changers." Each went through a rigorous multi-step and multi-variable evaluation, described in two detailed [ULI Chicago Infrastructure Initiative Reports](#).

A goal in all 22 projects was promoting economic development and sustainability. Nine of the 22 form an arc starting on the south end of the region with the Peotone airport project and ending in the north with the Lake County Thruway, extending and improving Routes 53 and 120. The remaining thirteen are clustered along the southern third of the Lake Michigan shoreline and are split into six transportation, four mixed-use and three open space projects.

An important outgrowth of the Infrastructure Committee's work is collaboration which in turn has led to a series of strategic alliances. The [ULI Chicago Infrastructure Committee](#) worked closely with the Metropolitan Mayors Caucus, the City of Chicago, the Governor of Illinois, the Northwest Indiana Regional Development Authority, the Chicago Metropolitan Agency for Planning and the Metropolitan Planning Council, among others. This collaboration has engendered outreach that will present ULI Chicago with opportunities for Technical Assistance Panels to take deeper dives into the financing and implementation of each Game Changer.

Legoland Discovery Centre in Chicago?

Possibly. That was just one suggestion from a recent ULI study looking at the future of Navy Pier.

After concluding that "an interactive, year-round, child- or family- oriented attraction is a very important anchor for the Navy Pier experience," both Legoland and Kidzania were considered possibilities. Either could replace the Chicago Children's Museum which is planning to move to the Daley Bicentennial Plaza.

The Metropolitan Pier and Exposition Authority (MPEA) invited ULI to help create a new vision for "the People's Pier." The result was a 38-page Advisory Services Panel report published in Fall 2010. It identified the top five capital projects that would a) fit a capital framework of \$50 to \$100 million and b) have maximum economic impact from food, retail, and parking revenues. In addition to a children's anchor, the report suggests refreshing outdated 1980s areas and adding more park-like spaces; building a huge Ferris wheel similar to the London Eye; expanding the Shakespeare Theatre to add 300 new events; and, redeveloping the 170,000 square foot Festival Hall to include a 4,000 seat live performance space. [Read the full report.](#)

The future of Navy Pier is such an important local topic - in a city with its fair share of impressive public attractions - that the ULI study was picked

COMMITTEE UPDATES

Check here for the latest on ULI Chicago's committee initiatives.

Infrastructure

See the lead story in this newsletter for more information on the reports on the [Infrastructure Committee](#) released in May. To learn how to get involved in the next phase of the Infrastructure Initiative, contact [Greg Hummel](#), [Steve Friedman](#) or [Paul Shadle](#).

Programs

The Program Committee remains busy. So far in 2011 we have had a series of successful events:

- February Breakfast Meeting: Investment in Healthcare Real Estate
- March Breakfast Meeting: Lending Market Revival
- April Breakfast Meeting: Executive Leadership
- May Members-Only Lurie Children's Hospital Tour

As always, visit the [ULI Chicago web site](#) for summaries of past programs, including exclusive enhanced coverage of some events. Please reach out to us with ideas for future programs by contacting [Keith Largay](#).

Membership

The Membership Committee announced earlier this year the new Young Leaders Brown Bag Lunch program. The first Thursday of every other month, young leader members are invited to participate in an intimate round table discussion of current events and hot topics in a casual informal setting over lunch. This event offers young leader members a place to grow both professionally and personally through sharing and problem solving, as well as the opportunity to build relationships across the entire spectrum of the real estate industry. To get involved, contact [Collin Glancy](#) or [Connell Hasten](#). To connect with ULI members worldwide, visit the [ULI website](#) to access the recently revamped Membership Directory.

Public Policy

The Public Policy Committee is organized around a series of key initiatives: community outreach, technical assistance, multifamily foreclosure and coordination with regional organizations providing technical assistance such as the Chicago Metropolitan Agency for Planning. Successes have ranged from the award-winning Whistler's Crossing housing redevelopment in Riverdale to policies that led to a new Village Center Plan in Wilmette. Technical assistance ranges from two-day [Technical Assistance Panels](#) and one-day workshops to shorter events for groups of communities that are interested in expert insight into market changes and development challenges. To get involved, contact [Scott Goldstein](#) or [Christine Kolb](#).

Young Leaders

From informal networking, to the up-close-and-personal Cocktails and Conversations with Penny Pritzker, to an innovative Young Leader Exchange in New York City co-organized with counterparts from four East Coast District Councils, the first half of 2011 has been very active for the Young Leaders Group. Keep up with ULI Chicago on the [LinkedIn](#), [Facebook](#) and [Twitter](#) pages pioneered by the Young Leaders Group or contact [Anastacia Hennessy](#) or [Chris Lambert](#) if you are interested in taking leadership in committees organized for under-35 real estate

professionals.

up by *Time Out Chicago* magazine. [Click here](#) to see their "radical ideas that could morph Navy Pier into a year-round destination for locals and tourists alike."

This inaugural issue of Urban Light

has been edited and designed by the ULI Chicago Communications Committee, including:

Dan Huml (co-chair), Adam Simon (co-chair), Mike Anguiano, John Mays (executive advisor), Marcus Hale and Chris Lambert with invaluable assistance from the ULI Chicago staff.

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