



# 79th Street Corridor Visioning Workshop

February 23, 2021



Please Mute your  
Microphone

# Agenda

1. Welcome
2. Workshop Goals
3. Previous Planning Efforts
4. Market Conditions
- 5. Opportunity Sites**
- 6. Group Discussion**
7. Next Steps

# Community

Community Residents

Business Owners

Southeast Chicago Chamber of Commerce

Southeast Chicago Community Development Corp.

South Shore Chamber of Commerce

# City

Chicago Central Area Committee

- CallisonRTKL
- Habitat Company
- HED Design
- V3 Companies
- Byrnes & Walsh LLC
- Arcadis

Aldermen Mitchell & Harris

DPD

DOH

CDOT

CTA

# Additional Challenges

## COVID-19

- Health
- Economy

Reopening

Public Safety

# Workshop Goals

- Determine *parcel-specific development possibilities & priorities for 79<sup>th</sup> Street*
  - Create new amenities & businesses to benefit South Shore and South Chicago
  - Develop publicly-owned land and, where feasible, partner with private owners for larger projects
- CCAC members provide pro-bono technical assistance:
  1. Real estate analysis & urban design work to support RFPs for development opportunities
  2. Technical assistance & relationship building with local developers & contractors
  3. Visible improvements that show residents progress on the corridor

# Previous Planning Efforts

2002 Avalon South Shore TIF Plan



2020 South Shore Corridor Study



# Previous Development Priorities on 79<sup>th</sup> Street



## Entertainment

- Teaching studio and rehearsal spaces
- Café and Dining Uses
- Promote pop-up events in vacant lots



## Arts and Culture

- Add public art
- Add tactical and temporary public realm treatments
- Program and activate underutilized spaces



## Greening and Open Space

- Add urban greenery to vacant lots
- Grow food along the corridor
- Add stormwater-based greening to vacant lots

# Previous Development Priorities on 79<sup>th</sup> Street



## Key Nodes

- Repair existing public realm
- Add pedestrian and bike signage
- Upgrade transit stops
- Upgrade major intersections
- Enhance Skyway Flyover



## Building Renovation

- Renovate existing storefronts
- Renovated private residential buildings
- Support non-profit efforts for residential renovation



## Residential

- Infill vacant lots with new residential developments.
- Encourage senior housing.
- Attract new mixed-use development



# Related Concerns on 79<sup>th</sup> Street

## Positive Private Investment

- Educate investors & lenders on commercial opportunities
- More community focused retail
- Places for adults to go – Sit-down restaurants

## Invest in Existing Assets

- Landscape and Streetscape improvements
- Existing Façade improvements
- Improve vacant buildings and lots

## Public Safety Concerns

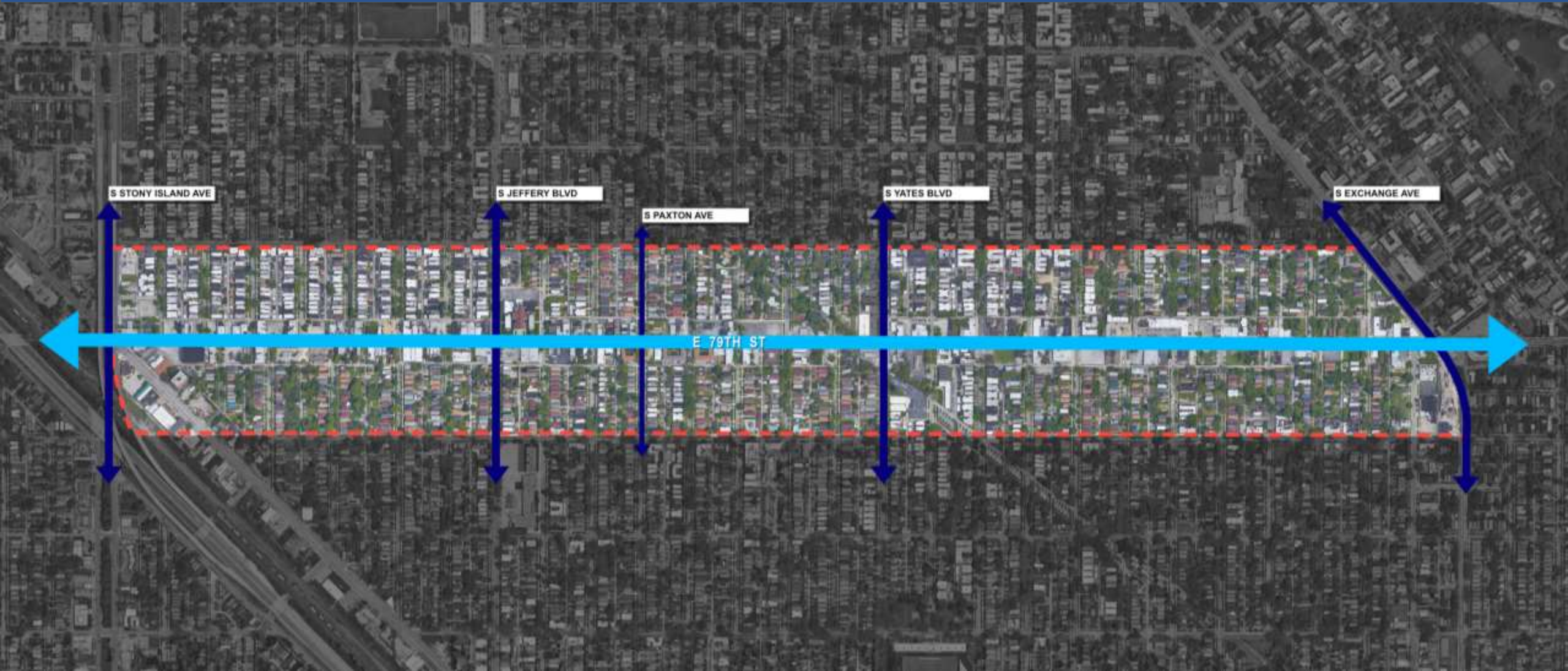
- Attract positive foot traffic
- Reduce “problem” businesses

# Corridor Information

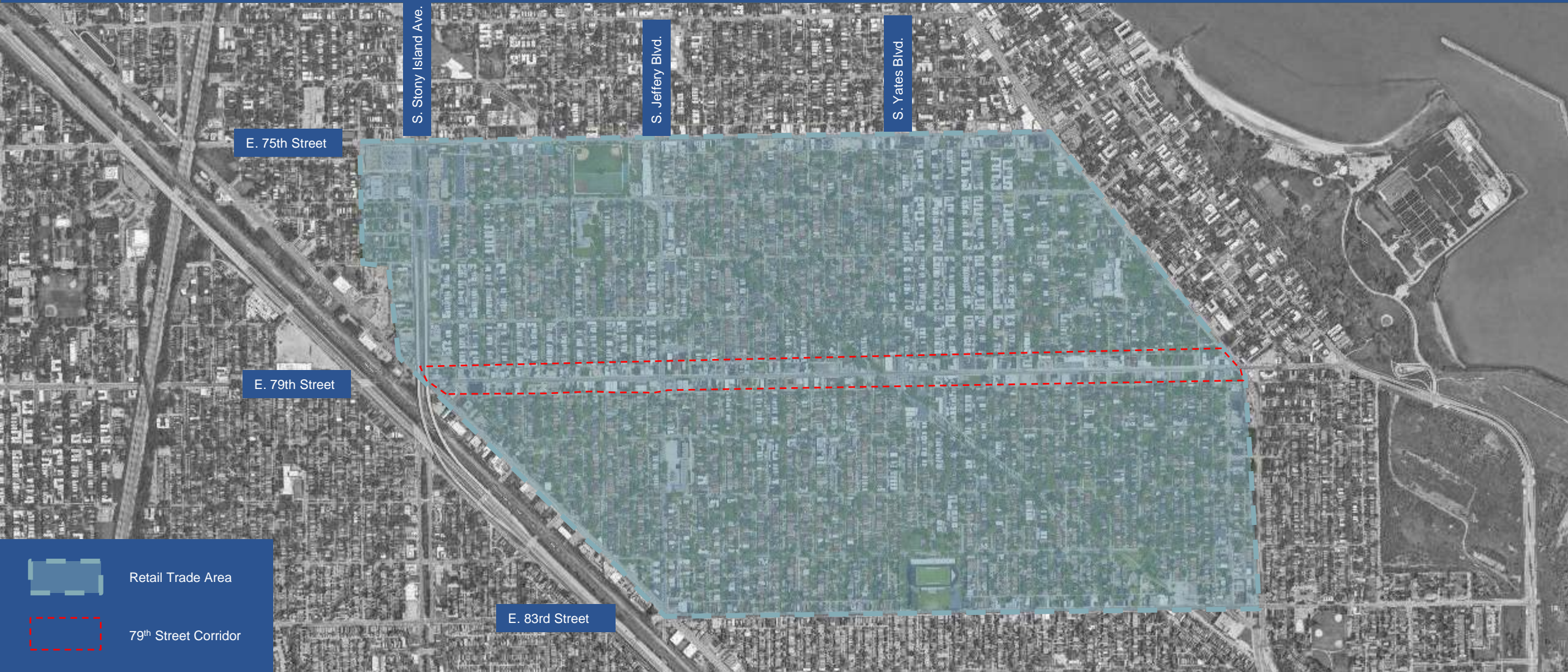
Presenter: Steve Galler – Habitat Company



# The Study Area – 79<sup>th</sup> Street Corridor



# The Retail Trade Area – 79<sup>th</sup> Street Corridor



Retail Trade Area



79<sup>th</sup> Street Corridor

# Market Area Demographics



**39,509**  
*Households*



**2.32**  
*Households Size*



**\$35,596**  
*Median Income*



**30.4%**  
*Owners*

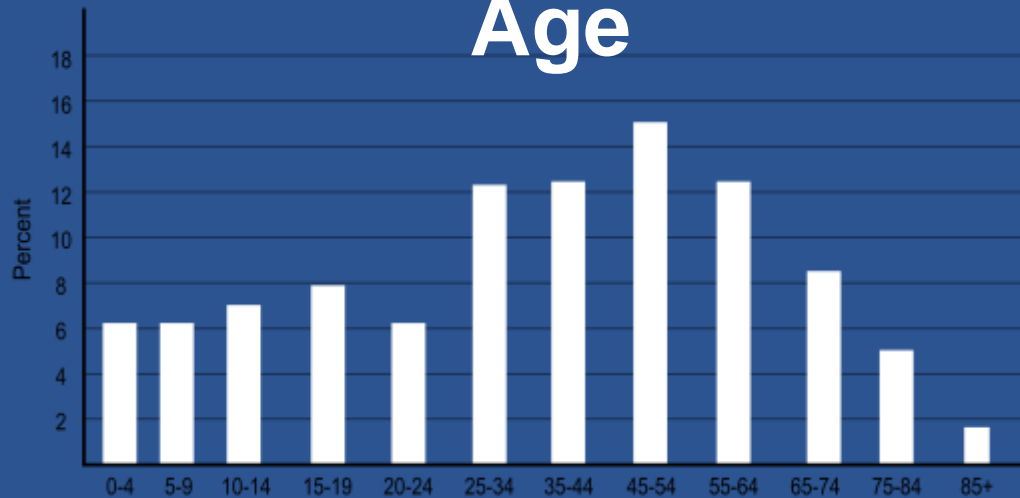


**51.5%**  
*Renters*

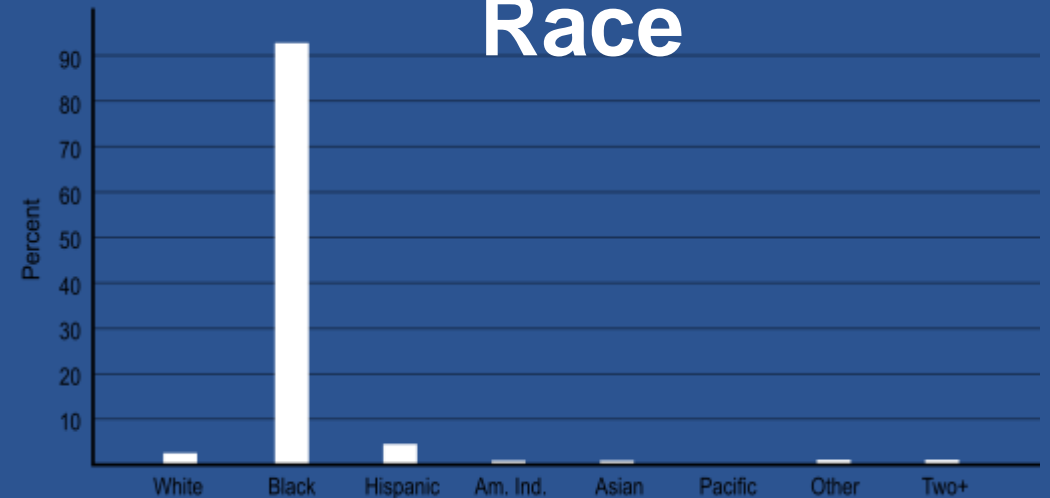


**18.1%**  
*Vacant Units*

## Age



## Race



# Retail Market Potential

## Average Yearly Consumer Spending

*Apparel &  
Services*

**\$1,312.82**



*Entertainment /  
Recreation*

**\$1,880.70**

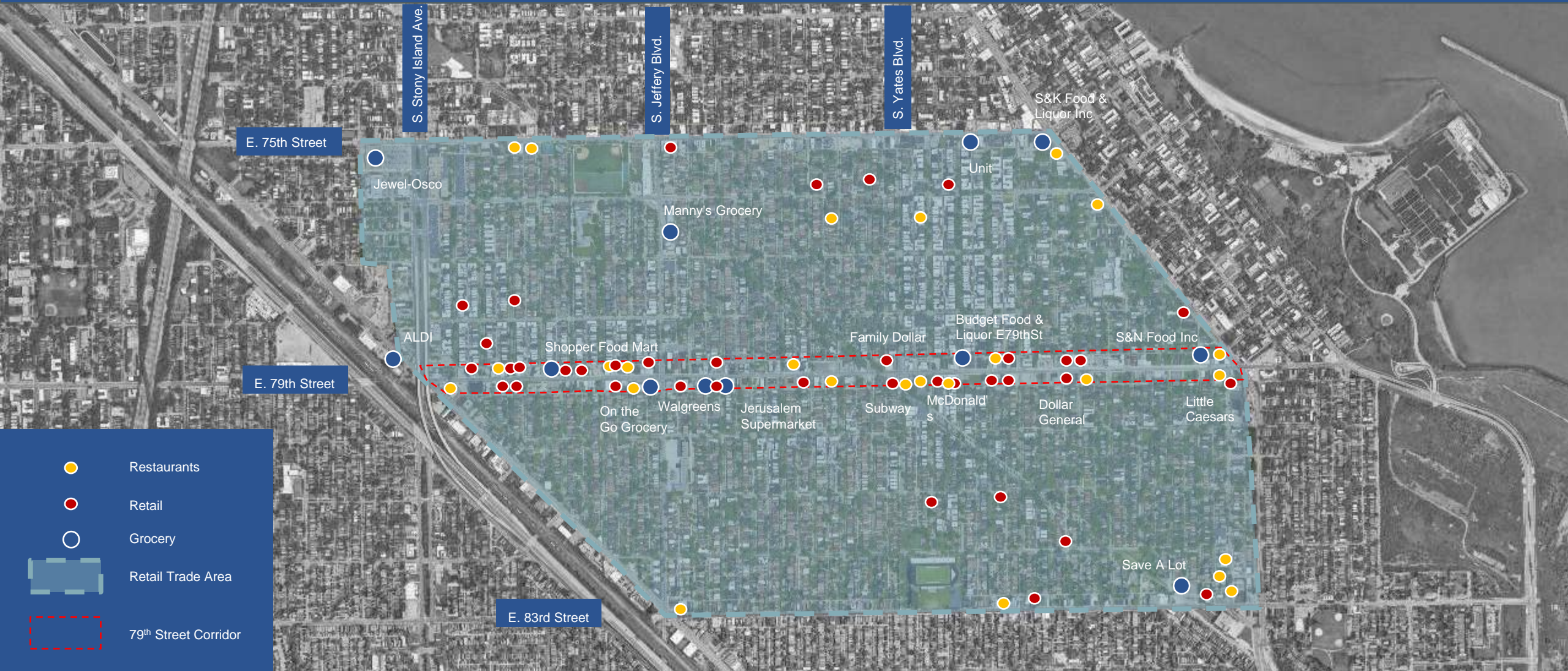


*Grocery  
(at home)*

**\$3,270.67**



# The Retail Trade Area – Where to Shop



- Restaurants
- Retail
- Grocery
- Retail Trade Area
- 79th Street Corridor

# Active Ground Floors - *Traditional Retail*

- 79<sup>th</sup> Street is a traditional commercial corridor and the Vision should address existing gaps

## Traditional Ground Floor Retail

*Food & Beverage –  
Restaurants, Café and Coffee  
Neighborhood Serving –  
Grocery Store, Pharmacy,  
Boutiques, Merchandise Retail*





# Active Ground Floors - Beyond Traditional Retail

- With changes to consumer patterns, new, traditional retail is limited on corridor
- Consider other types of uses that can activate the street frontage

## Health and Wellness

*Clinic  
Medical Office  
(incl. senior care)  
Fitness  
Fresh, Healthy Food*

## Economic/ Workforce Development

*Building Trades  
Manufacturing Training  
Entrepreneurship  
Small Business Scale-Up  
Career Counseling*

## Civic and Cultural

*Arts  
Music  
Museum  
Library*

## Services

*Professional  
Childcare  
Social  
Government*

# Market Conditions

## Positives

- Community Anchors Assets
- Recent leasing and sales activity around Central and Chicago intersection
- Absence of full-line grocery and pharmacy within half mile
- No nearby competing corridor (but strong competitors within 1-2 miles)
- Significant car traffic along Chicago Avenue

## Challenges

- Reverse pattern of spending leakage
- Difficult to fill first floor traditional retail
- Commercial rents not sufficient to support development cost
- Residential rents and pricing are below cost of new construction
- Demand/interest for multifamily residential not yet known
- *Development on the corridor will need public subsidy to be realized*

**NEED INFO FROM?  
Kevin will supply**

# Opportunity Sites

Presenter: Keith Campbell – CallisonRTKL



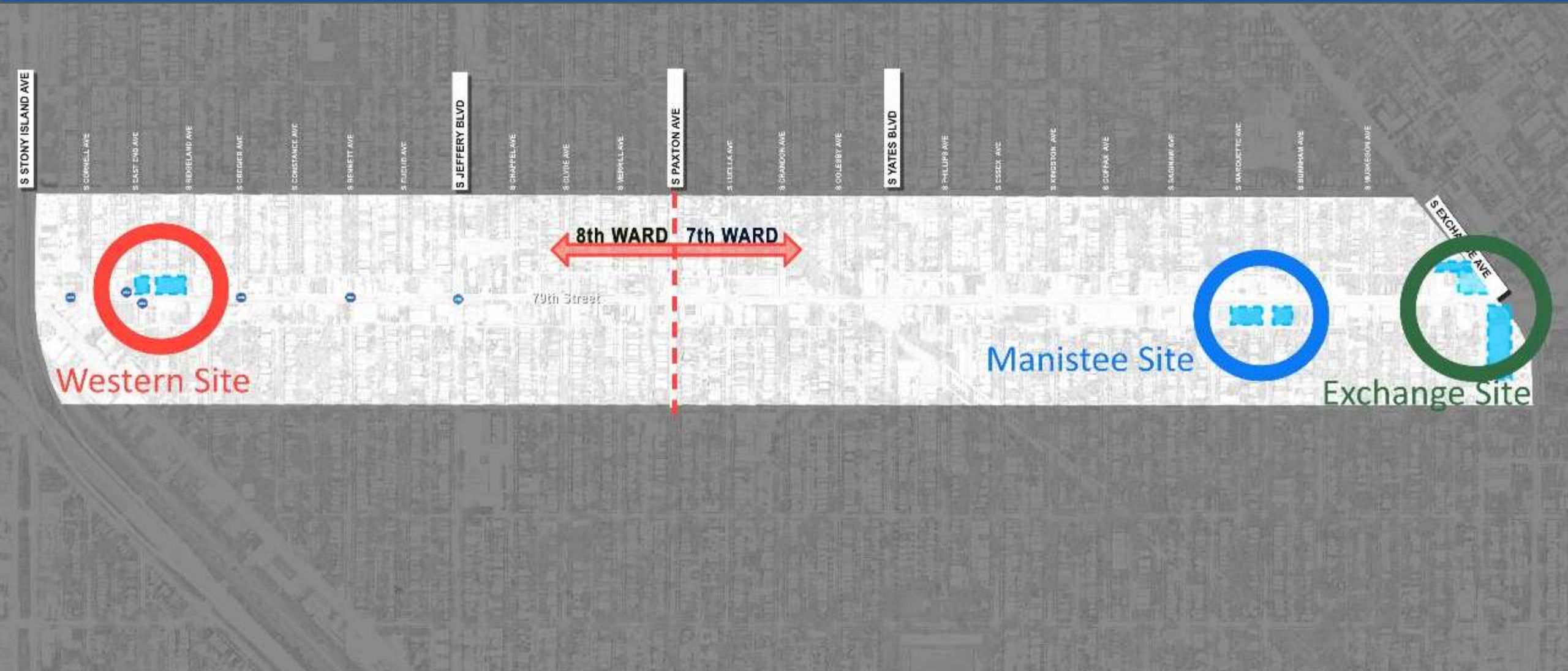
# Opportunities Along the Corridor



# Corridor Segments



# Focusing on Three Sites



# Manistee Site

Presenter: Nicholas Spoor – CallisonRTKL



# Manistee Site



Pros  
and  
cons

## Manistee Site

Address: 2711-2733 E. 79<sup>th</sup> Street  
Area: 2733 E. 79<sup>th</sup> – 12,037 SF  
2711-2725 E. 79<sup>th</sup> – 24,000 SF  
Ownership: City Owned Parcels  
Zoning: Existing B3-2: 2.2 FAR  
Proposed (2711-2725 Only) B3-3



# Manistee Site



# SITE PROS AND CONS *Manistee SITE*

## PROS

- Adjacent to Metra and 79<sup>th</sup> street bus line.
- Provide spark for 79<sup>th</sup> and exchange TOD District.
- Improves existing vacant land on corridor.

## CONS

- More distant from existing grocery options.
- Site is split by Manistee.
- Parking for grocery

# Manistee Site

Alternate #1

E 79th St



PUBLIC ALLEY

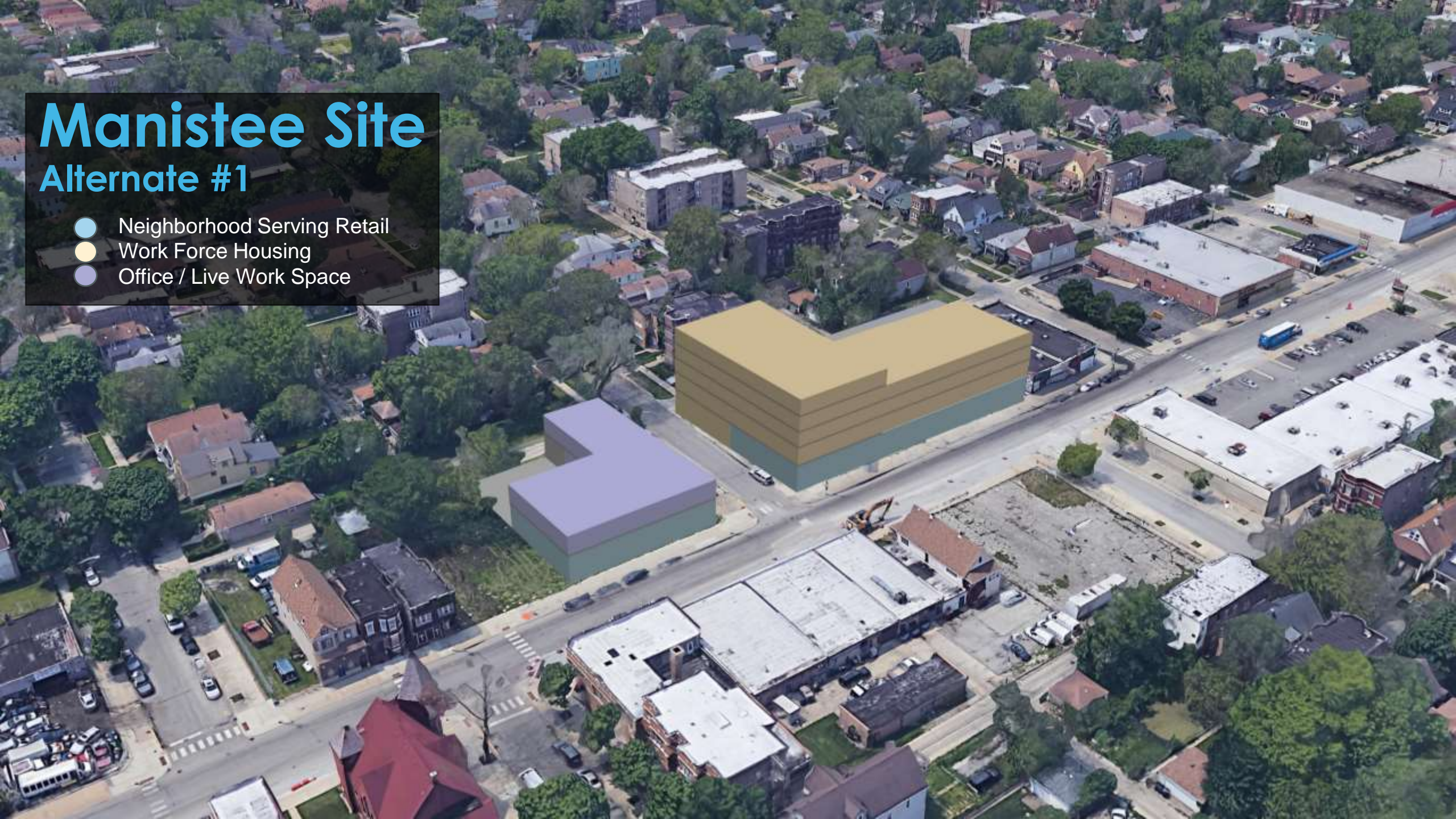


PUBLIC ALLEY

S Manistee Ave

# Manistee Site Alternate #1

- Neighborhood Serving Retail
- Work Force Housing
- Office / Live Work Space



# Manistee Site

Alternate #2

E 79th St



PUBLIC ALLEY

S Manistee Ave

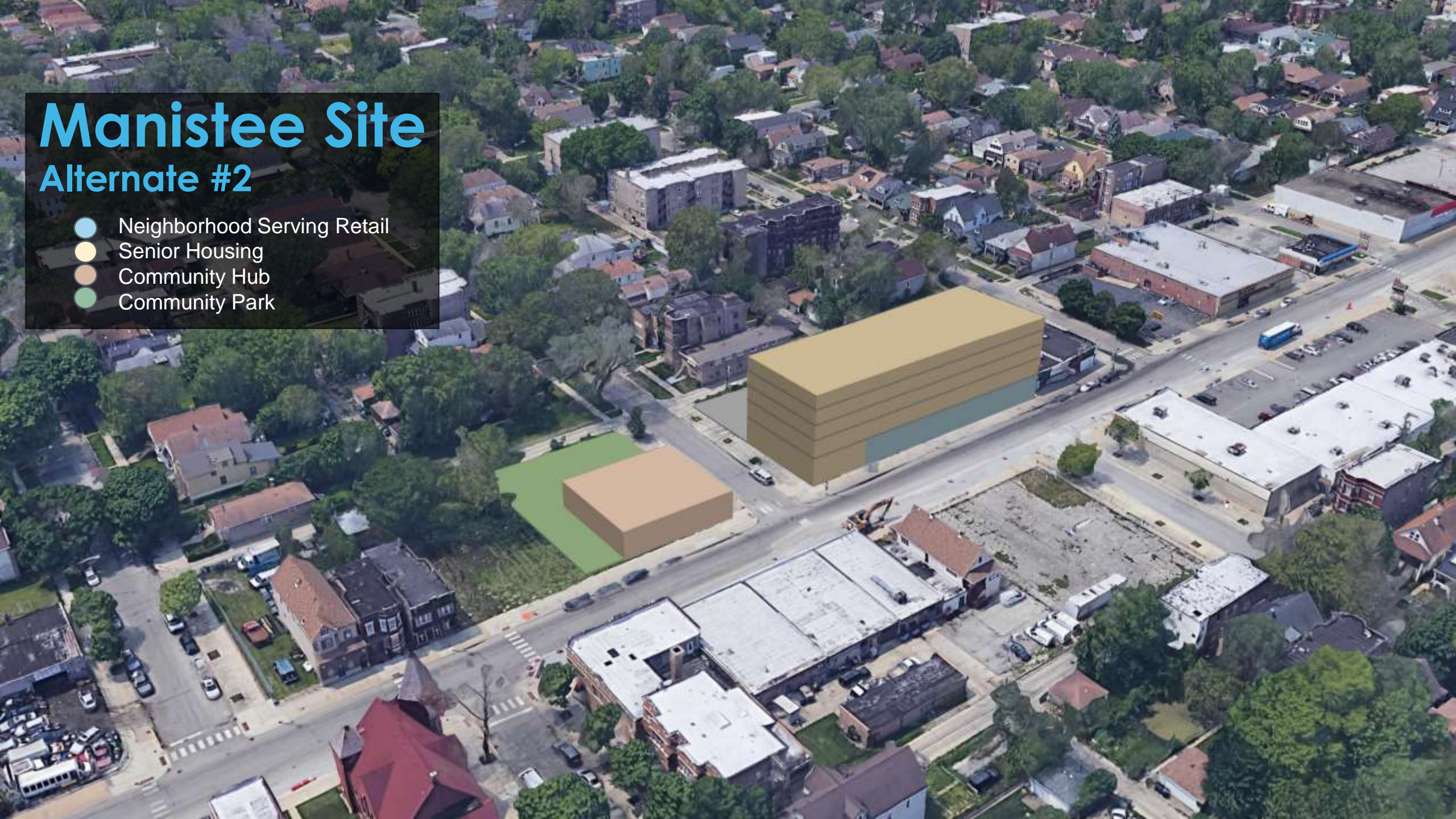


PUBLIC ALLEY

# Manistee Site

## Alternate #2

- Neighborhood Serving Retail
- Senior Housing
- Community Hub
- Community Park



# Manistee Site

Alternate #3

E 79th St



RETAIL



PARKING

PUBLIC ALLEY

PUBLIC ALLEY

S Manistee Ave

# Manistee Site Alternate #3

● Neighborhood Serving Retail



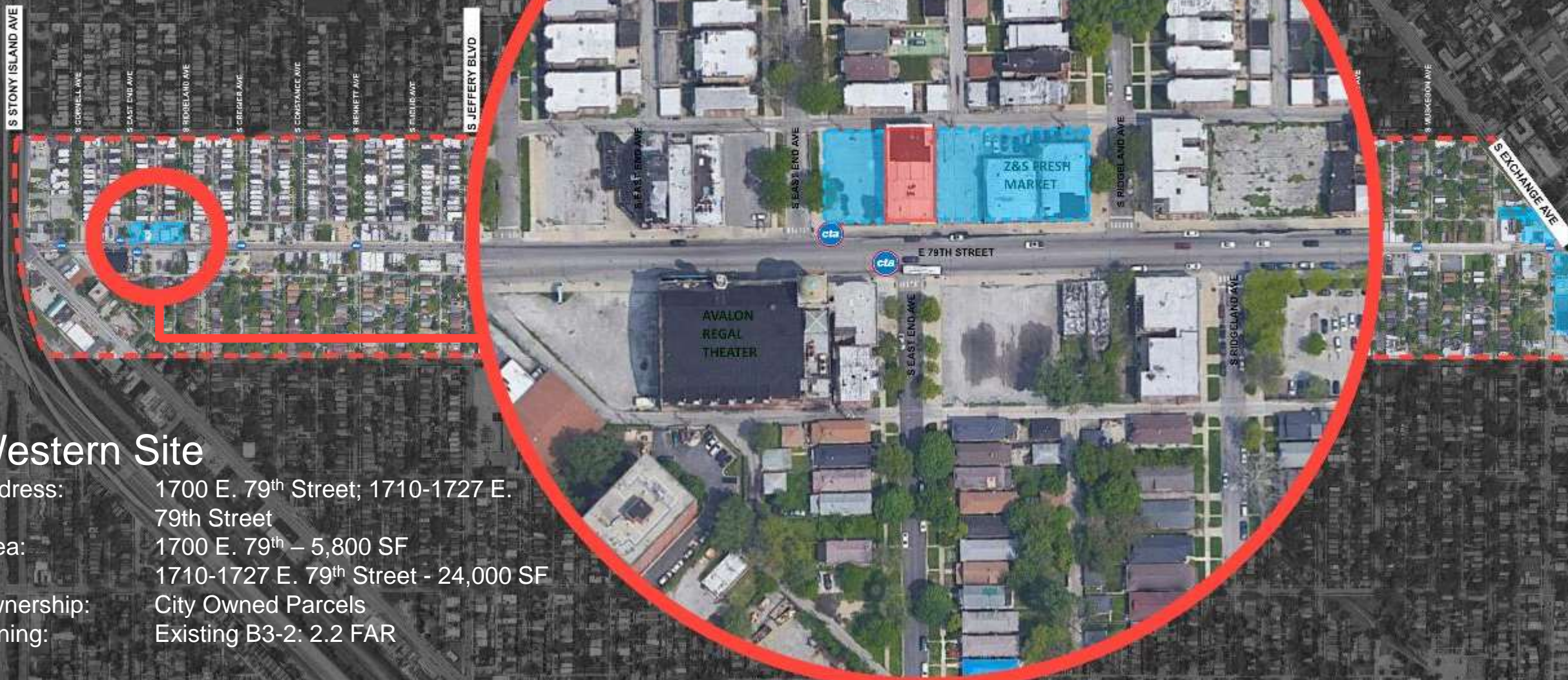


# Western Site

Presenter: Nicholas Spoor – CallisonRTKL



- 79th Street Bus Stop
- Site of Interest
- Publicly-Owned Sites
- Privately-Owned Sites



# Western Site

Address: 1700 E. 79<sup>th</sup> Street; 1710-1727 E. 79<sup>th</sup> Street

Area: 1700 E. 79<sup>th</sup> – 5,800 SF  
1710-1727 E. 79<sup>th</sup> Street - 24,000 SF

Ownership: City Owned Parcels

Zoning: Existing B3-2: 2.2 FAR

# Western Site



79th Street Looking West



79th Street Looking East



East End Ave Looking North

# SITE PROS AND CONS *WESTERN SITE*

## PROS

- Could spark reuse of Avalon Regal Theater
- Opportunity to spur Entertainment district.
- Access to 79<sup>th</sup> Street bus line.
- Close to existing grocery option at 75<sup>th</sup> and Stony Island.

## CONS

- More distant from Metra line
- Includes privately owned building
- Site depth does not allow for efficient 1<sup>st</sup> floor parking (100' in lieu of typical 125')

# Western Site

## Alternate #1



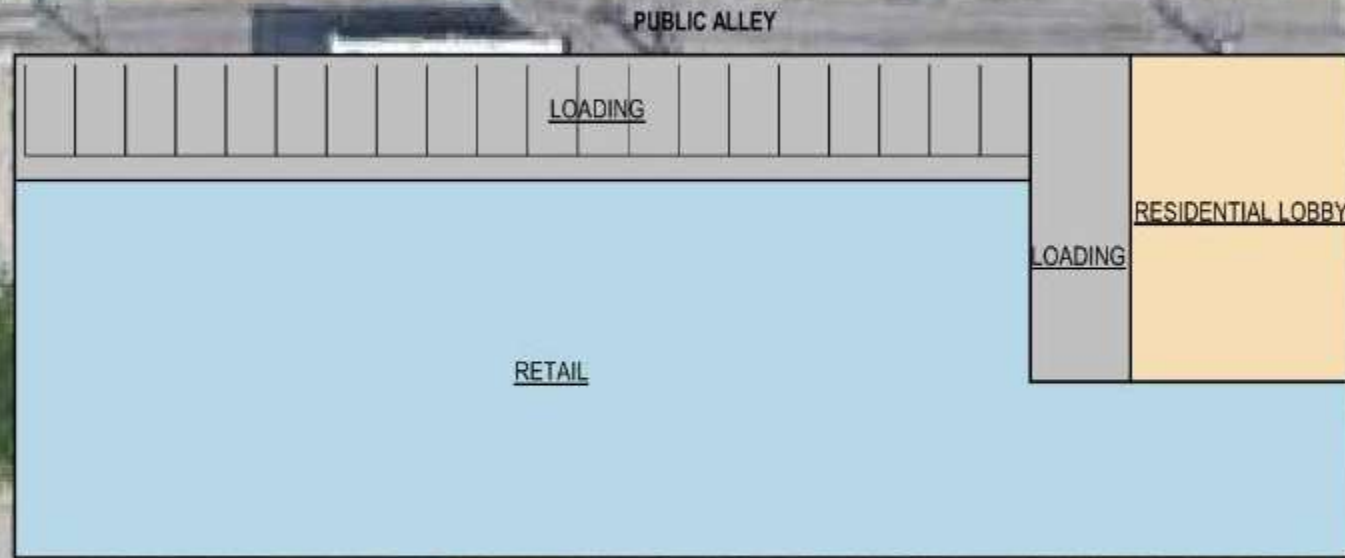
# Western Site Alternate #1

- Neighborhood Serving Retail
- Senior Housing
- Office



# Western Site

## Alternate #2



# Western Site Alternate #2

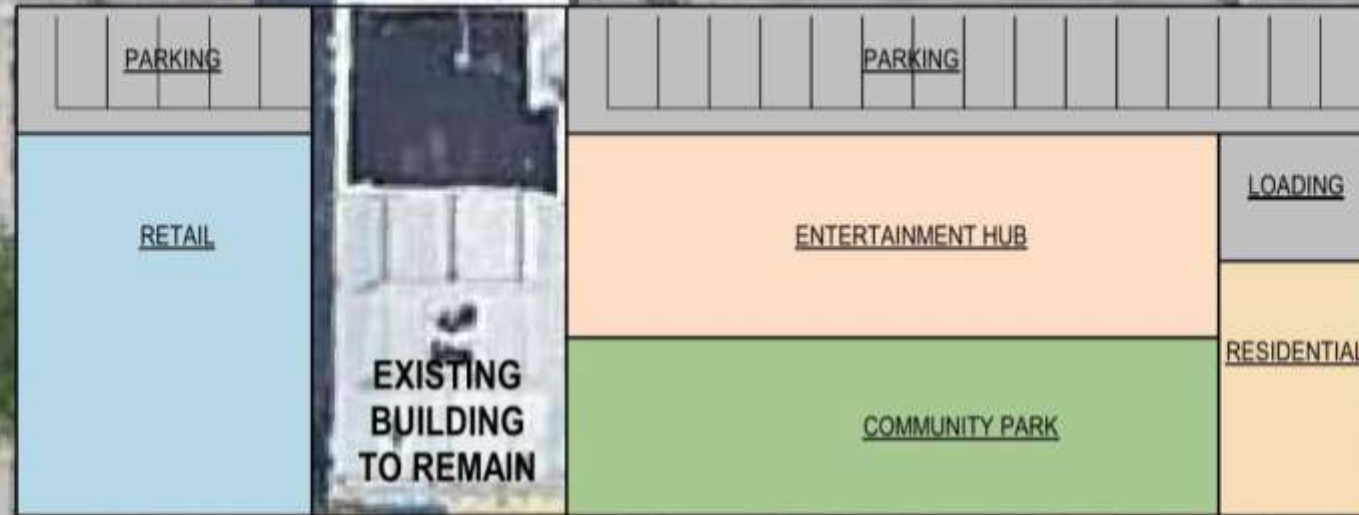
- Neighborhood Serving Retail
- Senior Housing





# Western Site

## Alternate #3



# Western Site

## Alternate #3

- Neighborhood Serving Retail
- Senior Housing  
(Entertainment Hub Below)
- Community Park



# Gateway Site

Presenter: Susan – CallisonRTKL



# Gateway Site - NE

Site Photos

# Gateway Site - SE

## Alternate Option 1

Community Grocery/Co-Op  
Senior OR Workforce Housing  
Community Retail

# Gateway Site - SE

Site Photos

# Group Discussion

- What site opportunities generated positive feedback? Challenges?
- What surprised you the most?
- What are your main takeaways about the scenarios presented?

# Additional Comments:

[DPD@cityofchicago.org](mailto:DPD@cityofchicago.org)



# Timeline

On-Going	Community Stakeholder & Property Owner Interviews
Monthly	79 <sup>th</sup> Street Corridor ISW Community Roundtable ( <i>February - March</i> )
March 31st	First Developer RFP released
Summer	Community Review of RFP Bids