

# 71ST STREET CORRIDOR STRATEGIES

## OUR TEAM

### **South Shore Chamber**

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### **World Business Chicago**

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### **Office of the 5th Ward Alderman**

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### **Fifield Properties**

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### **Roosevelt University**

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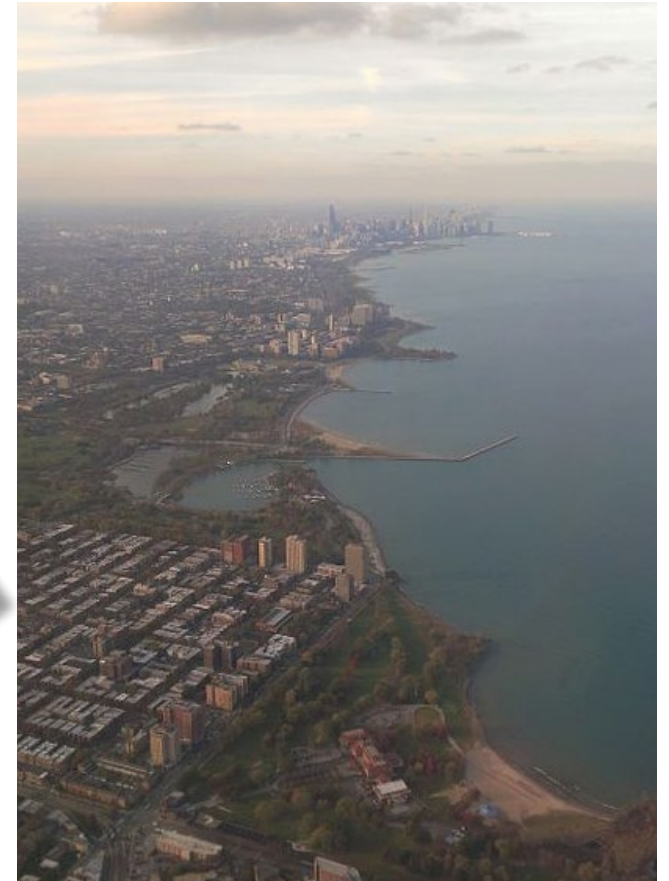
### **Chicago State University**

Ryan Green





## SOUTH SHORE NEIGHBORHOOD - LOCATION AND CHARACTER





# 71ST STREET (FOCUS AREA JEFFERY TO YATES)



# SOUTH SHORE NEIGHBORHOOD OPPORTUNITY FUND RECIPIENTS

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## South Shore Recipients:



Strawberry Cafe



M&M Realty LLC



The Annex



Rock the Islands Cafe



Stony Island Designs



Jeffery Java and Old Fashioned Donuts



Full Video Production Services



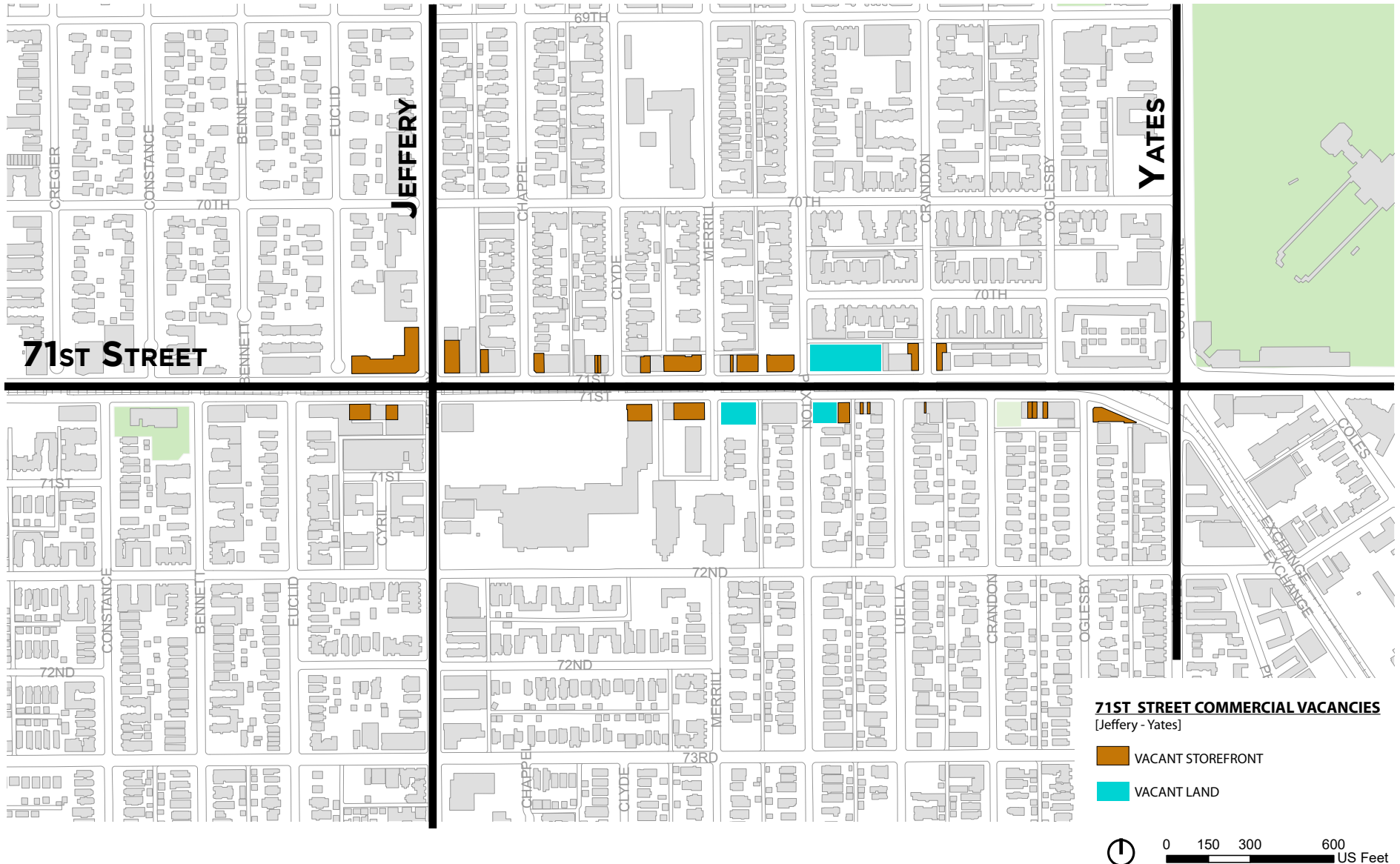
Urban Core





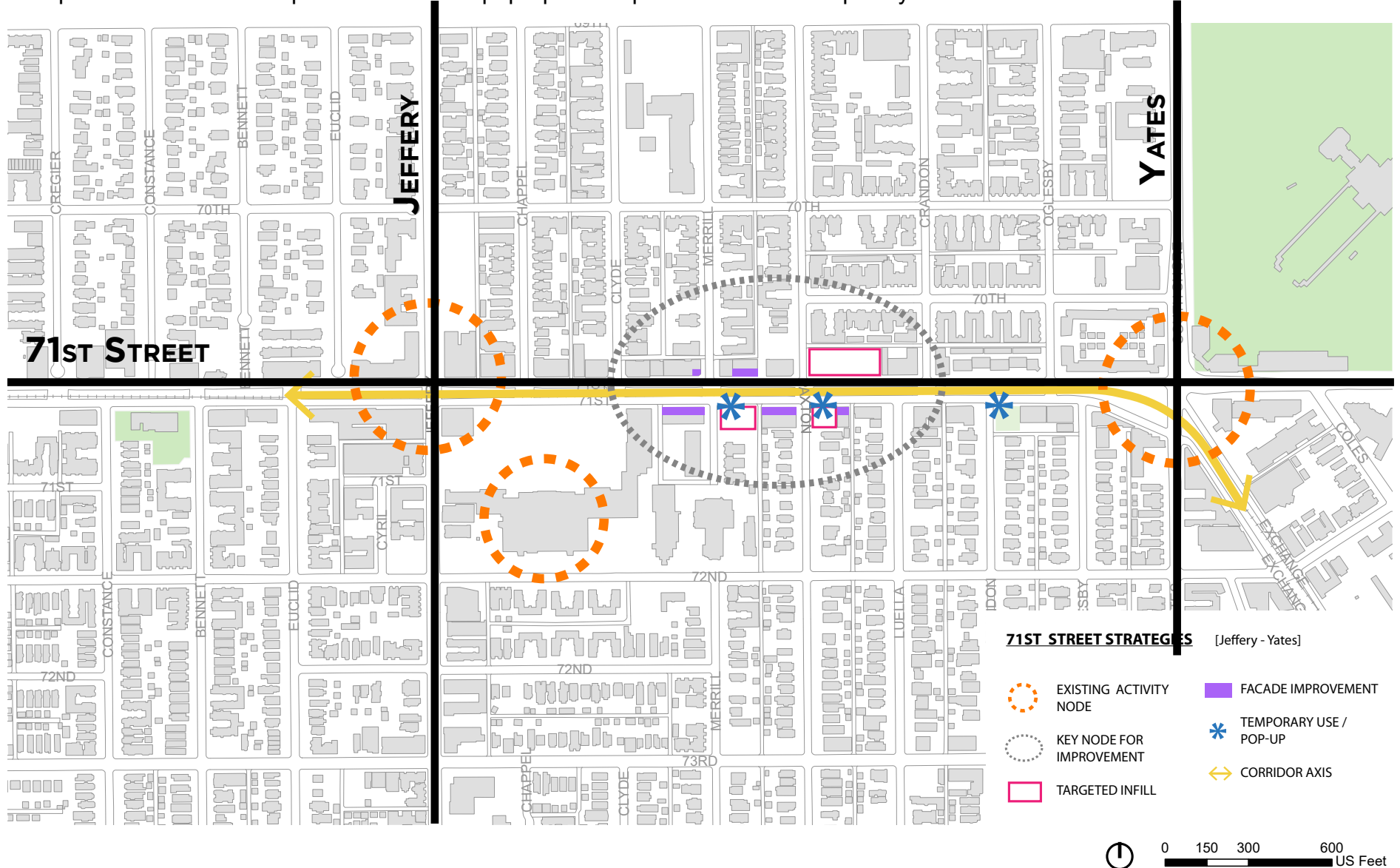
# 71ST STREET - CRITICAL ISSUE - HIGH LEVEL OF VACANCIES

IN 2019 BETWEEN JEFFERY AND YATES ON 71ST STREET THERE IS A 77% VACANCY RATE, OF WHICH 68% OF THE PROPERTIES ARE UNLISTED AND THE PROPERTY OWNERS ARE NOT ACTIVELY SEEKING TENANTS.



# 71ST STREET - IMPROVEMENT STRATEGIES

Focus improvements to benefit a cluster of businesses by supporting existing activity nodes and key new businesses such as the Local Market and ICE Cinegrill. Make façade and building improvements in order to market vacant spaces and create strategic infill development on vacant land parcels. Consider pop-up development to create temporary uses at low cost.



# CATALYSTS - SUPPORT + BUILD OFF CURRENT DEVELOPMENTS

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**The Local Market**  
Grocery Store



**ICE Cinegrill**  
Entertainment



**Transit Improvements**





# FACADE IMPROVEMENTS

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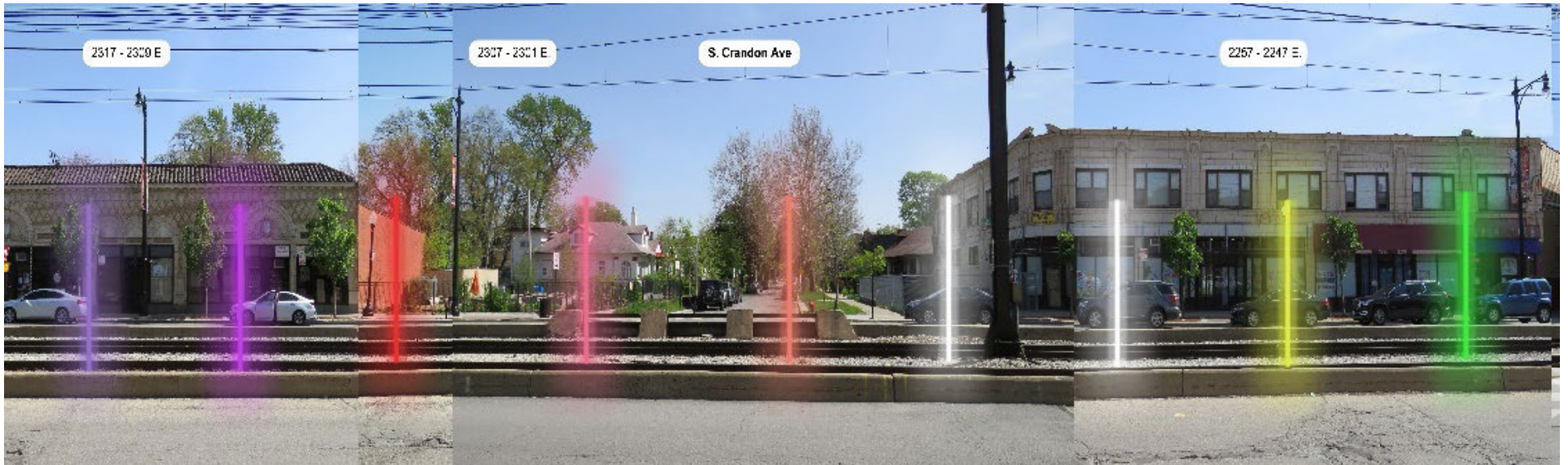
## Facade Enhancement Ideas

- **Paint**
- **Brick clean up**
- **Lighting**
- **Signage**
- **Trees / Landscaping**
- **New windows and doors**
- **Awnings**
- **Positive Business Message**
- **Minimal Costs**
- **Facade Improvement Grants**





# BEAUTIFICATION, STREETScape, LIGHTING, & SIGNAGE





# 71ST STREET - VACANT LOTS

## CLUSTER OF FOUR VACANT LOTS PRIME FOR DEVELOPMENT





# POP-UP PRECEDENTS AND DEVELOPMENT OPPORTUNITIES



**Dry Hooch - Coffee Shop -**  
For Veterans and Services



**Health Hub + Community Garden-**  
Community + Youth Programs



**Market and Business Plan - For 71st Street**  
Corridor



**Boxville - Pop-up Containers Market-** 51st Street Chicago

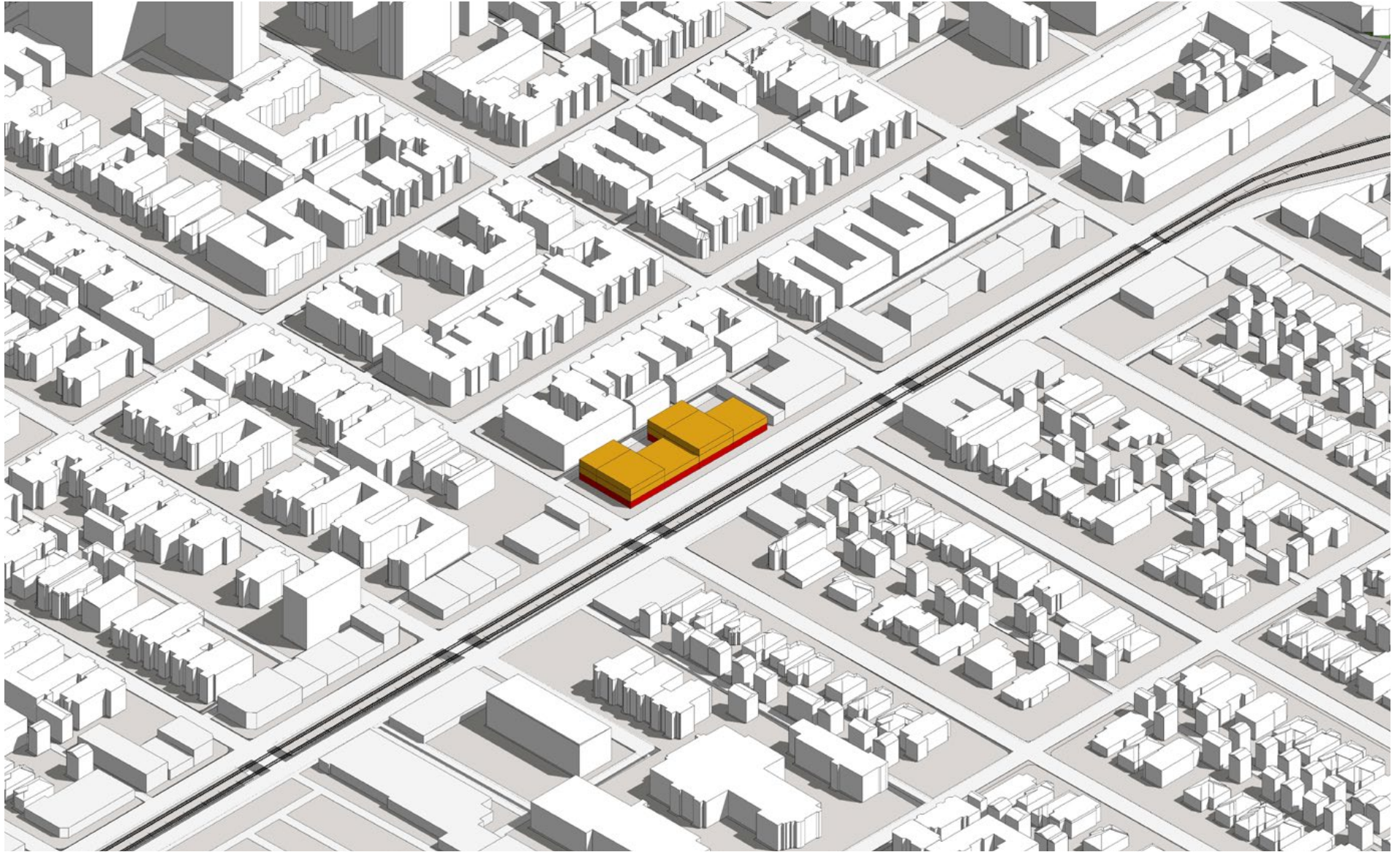


**Overtown Co-Working** - created by  
BlackTechWeek for entrepreneurs in Miami, FL



## PARCEL A - CITY OWNED SITE STRATEGY (LOW SCALE)

**INFILL DEVELOPMENT - GROUND LEVEL WITH RESIDENTIAL ABOVE  
(POTENTIAL MODULAR DEVELOPMENT)**





# PARCEL A - CITY OWNED SITE STRATEGY (MIDRISE SCALE)

THREE LOTS = 25,000 SF / 0.6 ACRES

