71st Street Corridor Strategies

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SOUTH SHORE NEIGHBORHOOD - LOCATION AND CHARACTER
South Shore Neighborhood Opportunity Fund Recipients

South Shore Recipients:

- The Annex
- Full Video Production Services
- South Shore Receipents:
  - Strawberry Cafe
  - Rock the Islands Cafe
  - M&M Realty LLC
  - Jeffery Java and Old Fashioned Donuts
  - Urban Core
  - MIKKEY'S RETRO GRILL
  - Give Me Some Sugah
  - Give Me Some Sugah EST. 2008
  - Heritage
  - The Quarry
  - Majani
  - Majani Soulful Vegan Cuisine
  - One Casual Dining
  - South Shore Brew
  - Prescription Center
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.
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

The Local Market
Grocery Store

ICE Cinegrill
Entertainment

Transit Improvements
Facade Improvements

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
- **Boxville - Pop-up Containers Market** - 51st Street Chicago
- **Market and Business Plan** - For 71st Street Corridor
- **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