

# MEMORANDUM

DATE: February 26, 2024

TO: Plan Review Committee  
Chicago Department of Transportation

FROM: Alisa Starks, Manager  
South Shore Commercial Properties LLC

RE: Travel Demand Management Memo for New Construction Project at 1950 East 71st Street

---

South Shore Commercial Properties LLC (SSCP) has prepared this Travel Demand Management Memo for its project at 1950 East 71<sup>st</sup> Street in Chicago's South Shore neighborhood. SSCP is the owner and developer of the subject property, and the owner and management of SSCP are resident stakeholders. This memorandum will confirm that the B3-3 zoned development project complies with general guidelines of the pilot Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. More specifically, this memo is intended to provide information regarding how the project as planned can inherently and strategically: 1) minimize single occupancy vehicle (SOV) trips by patrons and employees, and 2) maximize those same trips via public transit, biking, or walking.

Population, competitive environment, community input, accessibility, available traffic counts, and other criteria were assessed in evaluating the merits of the development. Incorporating elements of pedestrian-oriented design were very strategic in nature given the type of venue planned. Some of these criteria are briefly discussed herein as well as recommendations for transportation-related infrastructure improvements and TDM strategies to be implemented.

This development project is part of a community-wide effort to transform a neglected 71st Street retail/business corridor into a vibrant, safe, and walkable district with a focus on arts, culture, and entertainment. Once a bustling strip with more than 200 storefront businesses in approximately 90 buildings, 71st Street has been suffering from economic distress and disinvestment for more than 50 years. The vacancy rate has been as high as 40%. Residents and community stakeholders have launched several initiatives to help revitalize the corridor in recent years. A Quality of Life plan, published for South Shore in 2022, is one of these initiatives. Sit-down restaurants and entertainment options are among the top priorities identified in the LISC-funded plan and other studies, as most residents must now drive 5+ miles outside of the neighborhood for quality dining, entertainment, and other amenities. The development at 1950 East 71<sup>st</sup> Street is envisioned as the anchor for the revitalization of the corridor.

SSCP plans to demolish existing, vacant buildings on the property and then construct a new building from the ground up with three stories. The facility will include multiple, boutique-sized

entertainment and dining amenities right-sized for localized patronage. An outdoor patio is planned along the east of the building where there is a deeded 30' setback versus the narrower south side sidewalk. Murals will be painted on the west and north walls enhancing community connectivity to the corridor's theme, with lots of transparency on the other two sides of the building. SCCP is seeking to reduce onsite parking to 14 spaces, which will allow for To-Go food orders and food delivery drivers as street parking is very limited due to public transit needs. To promote the use of electric-powered vehicles, SCCP will install EV chargers within the parking lot. Lighting and surveillance cameras will be installed to improve visibility, safety, and mobility outside of and around the property. The existing Divvy bike stands are expected to be returned to the site after construction is completed. The owner will add bike parking stands for privately-owned bikes. There are also two bus stops (westbound, southbound) on the site today which are expected to remain, but only the southbound one has a bus shelter.

Operations will be open daily, generally 11AM-11PM, which is an opportunity for expanded public transit service. Peak business hours are projected to be all day Friday through Sunday. However, with a total capacity of only 983, the closing of the Chatham Theater and the future opening of the Obama Presidential Center, the need for expanded public transit hours is even more likely. Employment recruitment will be specifically targeted to the surrounding communities to address unemployment in the area and to promote sustainable transportation modes. Total facility capacities, including patrons, staff, and management, are in parentheses below:

- A 7-screen dine-in cinema with most auditoriums having only 30-40 seats (337);
- A full-service Creole restaurant + market (218);
- An 8-lane bowling center with three billiard tables + assembly (148); and
- A rooftop event space (260).

The area surrounding the development site is one of the most densely populated on the south side of the City of Chicago, making local patronage sufficient. A population of 45,075 lives within a 1-mile radius of the site. The total number of people living within a 3-mile radius of the site is 281,482.

SSCP's property is situated at the intersection of 71<sup>st</sup> Street and Jeffery Boulevard, the center node of a highly accessible commercial corridor which stretches nearly 1.5 miles from Stony Island Avenue (west) to South Shore Drive (east). Each major node (Stony Island Avenue, Jeffrey Boulevard, and South Shore Drive) is accessible by Chicago Transit Authority bus routes going in all directions (North, East, South, and West). Metra's South Chicago Branch commuter train runs in the middle of 71<sup>st</sup> street and has three stations along the corridor at Stony Island Avenue, Jeffrey Boulevard, and South Shore Drive. Divvy – Chicago's bike share program – has a station on the subject site along Jeffrey Boulevard. Hence, the property is steps away from all public transit – bikes, buses, and trains.

Pre-pandemic CTA and Metra average daily ridership passing the site was approximately 26,500 on average weekdays; 16,700 on Saturdays; and 12,500 on Sundays. It is believed that ridership potential is far greater than transit utilization. Therefore, there is room for increased use of public transportation.

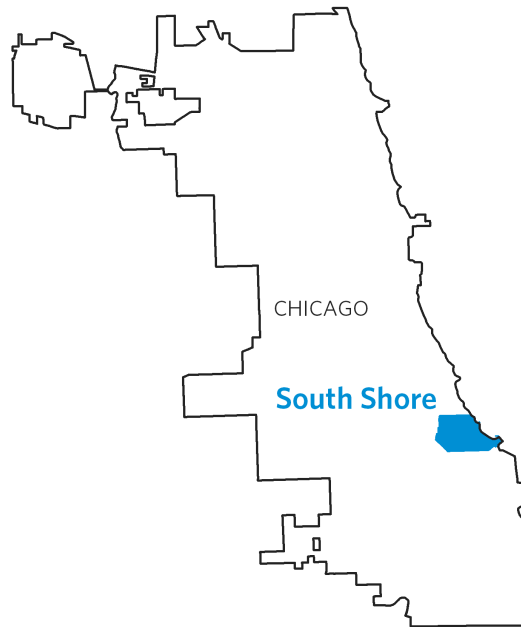
CoStar Group reported 2022 average daily vehicle traffic counts at 21,431 along Jeffery Boulevard and 15,605 along 71<sup>st</sup> Street. It is unclear how many of those counts included SOV trips. However, based upon a 2023 study by Fandango, moviegoing is inherently social. More than 63% of moviegoers visit the theaters with a spouse or partner; more than 56% go with children; and more than 50% go with friends. It is also believed that bowling, dining, and events continue to be mostly shared experiences like moviegoing. These desired social interactions are likely to minimize the number of SOV trips to and from the new multi-Entertainment venue using carsharing, walking, biking together, ridesharing, and public transit.

Given all the above, this development is in a heavily transit-served location, seeks to reduce on-site parking, and has incorporated code guidelines, including elements of pedestrian-oriented design. Beyond this, the development is implementing practical strategies to minimize SOV trips and has provided recommendations for transit infrastructure improvements. Working together, we can transform the 71<sup>st</sup> Street business corridor to its former glory.



## South Shore

Community Data Snapshot  
Chicago Community Area Series  
August 2021 Release





### About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the American Community Survey (ACS) five-year estimates, although other data sources include the U.S. Census Bureau, Illinois Environmental Protection Agency (IEPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), HERE Technologies, and CMAP itself.

CMAP publishes updated Community Data Snapshots annually to reflect the most recent data available. The latest version can always be found at [cmap.illinois.gov/data/community-snapshots](http://cmap.illinois.gov/data/community-snapshots). The underlying data can be downloaded from the [CMAP Data Hub](#). Please direct any inquiries to [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov).

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

### User Notes

#### Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

#### Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

#### Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

#### Chicago Community Area (CCA) Values

CCA values are estimated by aggregating ACS data for census tracts and block groups. Data from tracts and block groups located in multiple CCAs is allocated proportionally based on the block-level distribution of population, households or housing units (as appropriate) from the most recent Decennial Census.

#### Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

## Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for South Shore.

### General Population Characteristics, 2020

	South Shore	City of Chicago	CMAP Region
<b>Total Population</b>	53,971	2,746,388	8,577,735
<b>Total Households</b>	25,748	1,142,725	3,266,741
<b>Average Household Size</b>	2.1	2.4	2.6
<b>Percent Population Change, 2010-20</b>	3.8	1.9	1.7
<b>Percent Population Change, 2000-20</b>	-12.3	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

### Race and Ethnicity, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	1,339	2.6	901,769	33.3	4,331,282	51.1
<b>Hispanic or Latino (of Any Race)</b>	1,265	2.4	780,167	28.8	1,952,500	23.0
<b>Black (Non-Hispanic)</b>	48,978	93.4	790,893	29.2	1,406,500	16.6
<b>Asian (Non-Hispanic)</b>	157	0.3	177,195	6.5	610,365	7.2
<b>Other/Multiple Races (Non-Hispanic)</b>	715	1.4	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	3,746	7.1	171,323	6.3	518,065	6.1
<b>5 to 19</b>	9,466	18.0	462,093	17.1	1,644,152	19.4
<b>20 to 34</b>	11,356	21.6	739,281	27.3	1,794,152	21.1
<b>35 to 49</b>	10,740	20.5	546,045	20.2	1,701,494	20.1
<b>50 to 64</b>	10,007	19.1	453,823	16.7	1,635,766	19.3
<b>65 to 74</b>	4,199	8.0	195,049	7.2	691,947	8.2
<b>75 to 84</b>	2,052	3.9	100,949	3.7	346,833	4.1
<b>85 and Over</b>	888	1.7	40,971	1.5	150,858	1.8
<b>Median Age</b>	37.1		34.6		37.5	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

**Educational Attainment\*, 2015-2019**

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	3,390	9.5	278,926	14.9	663,242	11.5
High School Diploma or Equivalent	9,101	25.5	422,420	22.5	1,314,011	22.8
Some College, No Degree	10,814	30.3	324,789	17.3	1,100,596	19.1
Associate's Degree	3,463	9.7	108,645	5.8	404,417	7.0
Bachelor's Degree	5,038	14.1	435,959	23.3	1,377,160	23.9
Graduate or Professional Degree	3,839	10.8	304,281	16.2	906,665	15.7

Source: 2015-2019 American Community Survey five-year estimates.  
 \*Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

**Nativity, 2015-2019**

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	50,272	95.8	2,150,295	79.4	6,857,014	80.8
Foreign Born	2,170	4.1	559,239	20.6	1,626,253	19.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, 2015-2019**

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	45,771	94.0	1,623,906	64.0	5,462,068	68.6
Spanish	1,235	2.5	612,318	24.1	1,469,511	18.4
Slavic Languages	65	0.1	74,198	2.9	275,630	3.5
Chinese	9	0.0	47,994	1.9	90,487	1.1
Tagalog	32	0.1	20,637	0.8	73,562	0.9
Arabic	0	0.0	18,142	0.7	61,851	0.8
Korean	17	0.0	8,147	0.3	36,522	0.5
Other Asian Languages	101	0.2	26,878	1.1	109,161	1.4
Other Indo-European Languages	811	1.7	80,513	3.2	329,735	4.1
Other/Unspecified Languages	673	1.4	25,478	1.0	56,675	0.7
<b>TOTAL NON-ENGLISH</b>	<b>2,942</b>	<b>6.0</b>	<b>914,305</b>	<b>36.0</b>	<b>2,503,134</b>	<b>31.4</b>
Speak English Less than "Very Well"*	1,190	2.4	371,929	14.7	946,875	11.9

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Household Size, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	12,244	51.7	396,359	37.2	907,247	29.0
<b>2-Person Household</b>	5,567	23.5	317,167	29.7	962,910	30.8
<b>3-Person Household</b>	2,525	10.7	147,469	13.8	487,229	15.6
<b>4-or-More-Person Household</b>	3,328	14.1	205,834	19.3	765,944	24.5

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	9,837	41.6	566,804	53.1	2,020,927	64.7
Single Parent with Child	3,536	14.9	97,357	9.1	255,505	8.2
<b>Non-Family</b>	13,827	58.4	500,025	46.9	1,102,403	35.3

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	10,262	43.4	259,714	24.3	529,858	17.0
<b>\$25,000 to \$49,999</b>	5,493	23.2	212,433	19.9	567,834	18.2
<b>\$50,000 to \$74,999</b>	3,176	13.4	160,900	15.1	490,586	15.7
<b>\$75,000 to \$99,999</b>	1,821	7.7	119,199	11.2	395,676	12.7
<b>\$100,000 to \$149,999</b>	1,988	8.4	146,765	13.8	533,771	17.1
<b>\$150,000 and Over</b>	924	3.9	167,818	15.7	605,605	19.4
<b>Median Income</b>	\$32,093		\$58,247		\$73,572	
<b>Per Capita Income*</b>	\$24,760		\$37,103		\$39,058	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

Household Computer and Internet Access, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	19,082	80.6	938,271	87.9	2,844,477	91.1
Smartphone(s) Only	3,795	16.0	86,702	8.1	189,503	6.1
<b>No Computing Devices</b>	4,582	19.4	128,558	12.1	278,853	8.9
<b>Internet Access</b>	17,710	74.8	891,212	83.5	2,741,960	87.8
Broadband Subscription	17,072	72.1	840,676	78.8	2,640,864	84.6
<b>No Internet Access</b>	5,954	25.2	175,617	16.5	381,370	12.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	23,664	79.2	1,066,829	87.8	3,123,330	91.6
Owner-Occupied*	5,222	22.1	480,001	45.0	1,996,297	63.9
Renter-Occupied*	18,442	77.9	586,828	55.0	1,127,033	36.1
<b>Vacant Housing Units</b>	6,197	20.8	147,621	12.2	286,760	8.4

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income\*, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	7,026	32.1	174,171	16.9	346,898	11.4
Less than 20 Percent	150	0.7	5,287	0.5	8,867	0.3
20 to 29 Percent	363	1.7	15,140	1.5	25,618	0.8
30 Percent or More	6,514	29.8	153,744	15.0	312,413	10.3
<b>\$20,000 to \$49,999</b>	7,117	32.6	264,323	25.7	684,002	22.5
Less than 20 Percent	761	3.5	29,670	2.9	77,326	2.5
20 to 29 Percent	2,037	9.3	57,150	5.6	145,913	4.8
30 Percent or More	4,319	19.8	177,503	17.3	460,763	15.1
<b>\$50,000 to \$74,999</b>	3,097	14.2	159,009	15.5	485,439	15.9
Less than 20 Percent	1,424	6.5	48,662	4.7	151,167	5.0
20 to 29 Percent	1,145	5.2	58,869	5.7	173,246	5.7
30 Percent or More	528	2.4	51,478	5.0	161,026	5.3
<b>\$75,000 or More</b>	4,620	21.1	430,779	41.9	1,527,241	50.2
Less than 20 Percent	3,517	16.1	289,651	28.2	1,022,835	33.6
20 to 29 Percent	899	4.1	107,968	10.5	382,768	12.6
30 Percent or More	204	0.9	33,160	3.2	121,638	4.0

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

## Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for South Shore.

### Housing Type, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	3,316	11.1	314,710	25.9	1,710,011	50.1
Single Family, Attached	904	3.0	42,675	3.5	254,103	7.5
2 Units	2,741	9.2	174,799	14.4	237,977	7.0
3 or 4 Units	4,876	16.3	181,073	14.9	268,945	7.9
5 to 9 Units	8,055	27.0	142,713	11.8	270,643	7.9
10 to 19 Units	1,811	6.1	51,221	4.2	151,076	4.4
20 or More Units	8,146	27.3	304,535	25.1	490,331	14.4
Mobile Home/Other*	12	0.0	2,724	0.2	27,004	0.8

Source: 2015-2019 American Community Survey five-year estimates.  
 \*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

### Housing Size, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	10,970	36.7	321,097	26.4	548,002	16.1
2 Bedrooms	10,368	34.7	419,689	34.6	965,749	28.3
3 Bedrooms	6,325	21.2	325,679	26.8	1,133,210	33.2
4 Bedrooms	1,522	5.1	104,976	8.6	597,921	17.5
5 or More Bedrooms	676	2.3	43,009	3.5	165,208	4.8
Median Number of Rooms*	5.0		4.8		6.0	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.  
 Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

### Housing Age, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	678	2.3	128,973	10.6	463,304	13.6
Built 1970 to 1999	3,812	12.8	201,958	16.6	1,161,616	34.1
Built 1940 to 1969	11,804	39.5	376,000	31.0	1,044,859	30.6
Built Before 1940	13,567	45.4	507,519	41.8	740,311	21.7
Median Year Built	1943		1949		1968	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

## Transportation

The transportation tables include vehicle availability by household, mode of travel to work, annual vehicle miles traveled, and transit availability for South Shore.

### Vehicles Available per Household, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	10,305	43.5	287,072	26.9	399,783	12.8
<b>1 Vehicle Available</b>	9,800	41.4	472,057	44.2	1,111,243	35.6
<b>2 Vehicles Available</b>	2,608	11.0	232,613	21.8	1,098,207	35.2
<b>3 or More Vehicles Available</b>	938	4.0	75,087	7.0	514,097	16.5

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	888	4.2	68,671	5.2	226,183	5.4
<b>Drive Alone</b>	9,324	44.2	648,851	48.8	2,865,893	68.4
<b>Carpool</b>	1,164	5.5	101,703	7.7	323,457	7.7
<b>Transit</b>	8,894	42.1	374,906	28.2	557,002	13.3
<b>Walk or Bike</b>	537	2.5	109,443	8.2	164,065	3.9
<b>Other</b>	302	1.4	24,865	1.9	53,525	1.3
<b>TOTAL COMMUTERS</b>	20,221	95.8	1,259,768	94.8	3,963,942	94.6
<b>Mean Commute Time (Minutes)</b>	44.3		35.1		32.5	

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

### Annual Vehicle Miles Traveled per Household\*, 2017

	South Shore	City of Chicago	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	8,713	10,908	17,165

Source: Chicago Metropolitan Agency for Planning analysis of 2017 Illinois Environmental Protection Agency, HERE Technologies, and U.S. Census Bureau data.

\*Data not available for all communities in the CMAP region.

### Transit Availability of Resident and Job Locations\*, 2017

	South Shore	City of Chicago	CMAP Region
<b>High Transit Availability</b>	100.0%	99.3%	53.9%
<b>Moderate Transit Availability</b>	0.0%	0.5%	20.6%
<b>Low Transit Availability</b>	0.0%	0.2%	25.5%

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 [Transit Availability Index](#).

\*The CMAP Transit Availability Index is based on four factors: frequency of transit service, proximity to transit stops, activities reachable without a transfer, and pedestrian friendliness. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Transit Availability Index category.

## Employment

The employment tables include general workforce characteristics for South Shore.

### Employment Status, 2015-2019

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	25,496	61.6	1,474,402	66.9	4,546,758	67.3
Employed†*	21,358	83.8	1,354,831	91.9	4,260,595	93.7
Unemployed*	4,137	16.2	118,802	8.1	274,246	6.0
<b>Not in Labor Force</b>	15,903	38.4	728,329	33.1	2,213,132	32.7

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

\*Universe: In labor force

### Employment of South Shore Residents\*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	3,174	19.4
2. Administration	2,132	13.1
3. Accommodation and Food Service	1,699	10.4
4. Retail Trade	1,508	9.2
5. Education	1,439	8.8
TOP EMPLOYMENT LOCATIONS		
1. Outside of Chicago	5,488	33.6
2. The Loop	3,330	20.4
3. Near North Side	1,590	9.7
4. Near West Side	936	5.7
5. Hyde Park	417	2.6

### Employment in South Shore\*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	961	31.3
2. Retail Trade	712	23.2
3. Other Service	295	9.6
4. Administration	292	9.5
5. Construction	222	7.2
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	1,176	38.2
2. South Shore	330	10.7
3. Auburn Gresham	93	3.0
4. Chatham	86	2.8
5. South Chicago	85	2.8

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.



## Land Use

The land use tables include general land use composition, park access, and walkability for South Shore.

### General Land Use, 2015

	Acres	Percent
Single-Family Residential	371.6	19.8
Multi-Family Residential	464.3	24.7
Commercial	91.9	4.9
Industrial	13.9	0.7
Institutional	70.1	3.7
Mixed Use	19.1	1.0
Transportation and Other	620.9	33.1
Agricultural	0.1	0.0
Open Space	141.3	7.5
Vacant	84.0	4.5
<b>TOTAL</b>	<b>1,877.3</b>	<b>100.0</b>

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [Land Use Inventory](#).

### Park Access, 2015

	South Shore	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	3.91	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [Park Access Layer](#).

\*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

### Walkability of Resident and Job Locations\*, 2015

	South Shore	City of Chicago	CMAP Region
High Walkability	100.0%	94.6%	40.5%
Moderate Walkability	0.0%	3.5%	23.8%
Low Walkability	0.0%	1.9%	35.8%

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 [Walkability Layer](#).

\*The CMAP Walkability Layer is based on several factors: the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). It does not currently account for the presence or absence of sidewalks. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

## Change Over Time

The time series tables include comparisons of current 2015-2019 ACS estimates to historic year estimates from the 2000 Census and 2006-2010 ACS.

### Race and Ethnicity, Over Time

	2000 Percent	2006-2010 Percent	2015-2019 Percent
White (Non-Hispanic)	1.1	1.2	2.6
Hispanic or Latino (of Any Race)	1.0	1.1	2.4
Black (Non-Hispanic)	96.5	96.1	93.4
Asian (Non-Hispanic)	0.1	0.3	0.3
Other/Multiple Races (Non-Hispanic)	1.2	1.4	1.4

Source: 2000 Census; 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, Over Time

	2006-2010 Percent	2015-2019 Percent
19 and Under	28.3	25.2
20 to 34	19.5	21.6
35 to 49	21.3	20.5
50 to 64	19.2	19.1
65 and Over	11.7	13.6
Median Age	36.7	37.1

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, Over Time

	2006-2010 Percent	2015-2019 Percent
Less than High School Diploma	14.6	9.5
High School Diploma or Equivalent	24.6	25.5
Some College, No Degree	28.2	30.3
Associate's Degree	7.4	9.7
Bachelor's Degree	16.4	14.1
Graduate or Professional Degree	8.7	10.8

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Population 25 years and older

\*Highest degree or level of school completed by an individual.

Nativity, Over Time

	2006-2010*	2015-2019
	Percent	Percent
<b>Native</b>	96.7	95.8
<b>Foreign Born</b>	3.3	4.1

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Total population  
\*Universe: Population 5 years and older

Language Spoken at Home and Ability to Speak English, Over Time

	2006-2010	2015-2019
	Percent	Percent
<b>English Only</b>	95.3	94.0
<b>Spanish</b>	1.7	2.5
<b>Slavic Languages</b>	0.0	0.1
<b>Chinese</b>	0.0	0.0
<b>Tagalog</b>	0.0	0.1
<b>Arabic</b>	0.0	0.0
<b>Korean</b>	0.0	0.0
<b>Other Asian Languages</b>	0.1	0.2
<b>Other Indo-European Languages</b>	0.7	1.7
<b>Other/Unspecified Languages</b>	2.0	1.4
<b>TOTAL NON-ENGLISH</b>	4.7	6.0
Speak English Less than "Very Well"*	1.3	2.4

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

### Household Size, Over Time

	2006-2010 Percent	2015-2019 Percent
<b>1-Person Household</b>	49.5	51.7
<b>2-Person Household</b>	22.4	23.5
<b>3-Person Household</b>	14.0	10.7
<b>4-or-More-Person Household</b>	14.1	14.1

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, Over Time

	2006-2010 Percent	2015-2019 Percent
<b>Family</b>	46.8	41.6
Single Parent with Child	19.6	14.9
<b>Non-Family</b>	53.2	58.4

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, Over Time

	2006-2010 (2019 Dollars)	2015-2019 (2019 Dollars)
<b>Median Income</b>	\$33,733	\$32,093

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

	2006-2010 Percent	2015-2019 Percent
<b>Occupied Housing Units</b>	76.6	79.2
Owner-Occupied*	24.2	22.1
Renter-Occupied*	75.8	77.9
<b>Vacant Housing Units</b>	23.4	20.8

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income\*, Over Time

	2006-2010 Percent	2015-2019 Percent
<b>Less than \$20,000</b>	35.1	32.1
Less than 20 Percent	0.9	0.7
20 to 29 Percent	2.1	1.7
30 Percent or More	32.1	29.8
<b>\$20,000 to \$49,999</b>	34.1	32.6
Less than 20 Percent	2.6	3.5
20 to 29 Percent	11.2	9.3
30 Percent or More	20.2	19.8
<b>\$50,000 to \$74,999</b>	13.7	14.2
Less than 20 Percent	6.7	6.5
20 to 29 Percent	3.3	5.2
30 Percent or More	3.7	2.4
<b>\$75,000 or More</b>	12.9	21.1
Less than 20 Percent	9.7	16.1
20 to 29 Percent	2.8	4.1
30 Percent or More	0.4	0.9

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

Housing Type, Over Time

	2006-2010 Percent	2015-2019 Percent
Single Family, Detached	11.7	11.1
Single Family, Attached	2.8	3.0
2 Units	7.1	9.2
3 or 4 Units	19.7	16.3
5 or More Units	58.4	60.3
Mobile Home/Other*	0.1	0.0

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

\*"Other" includes boats, recreational vehicles (RVs), vans, etc.

Housing Size, Over Time

	2006-2010 Percent	2015-2019 Percent
0 or 1 Bedroom	39.1	36.7
2 Bedrooms	32.8	34.7
3 Bedrooms	20.1	21.2
4 Bedrooms	5.6	5.1
5 or More Bedrooms	2.4	2.3
Median Number of Rooms*	4.9	5.0

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Housing Age, Over Time

	2006-2010 Percent	2015-2019 Percent
Built 2000 or Later	2.8	2.3
Built 1970 to 1999	12.9	12.8
Built 1940 to 1969	39.3	39.5
Built Before 1940	44.9	45.4
Median Year Built	N/A	1943

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Housing units

Vehicles Available per Household, Over Time

	2006-2010 Percent	2015-2019 Percent
No Vehicle Available	39.4	43.5
1 Vehicle Available	45.9	41.4
2 Vehicles Available	11.9	11.0
3 or More Vehicles Available	3.1	4.0

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2006-2010 Percent	2015-2019 Percent
Work at Home*	3.4	4.2
Drive Alone	49.1	44.2
Carpool	6.8	5.5
Transit	35.7	42.1
Walk or Bike	3.5	2.5
Other	1.4	1.4
<b>TOTAL COMMUTERS</b>	96.6	95.8
<b>Mean Commute Time (Minutes)</b>	N/A	44.3

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2006-2010 Percent	2015-2019 Percent
<b>In Labor Force</b>	61.7	61.6
Employed <sup>†*</sup>	82.6	83.8
Unemployed*	17.4	16.2
<b>Not in Labor Force</b>	38.3	38.4

Source: 2006-2010 and 2015-2019 American Community Survey five-year estimates.

Universe: Population 16 years and older

<sup>†</sup>Does not include employed population in the Armed Forces.

\*Universe: In labor force

### ON TO 2050 Indicators

ON TO 2050 is the region’s long-range comprehensive plan, adopted by CMAP in 2018. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region’s current measure as well as the targets that the plan is aiming to reach by 2050. Visit [cmap.illinois.gov/2050/indicators](http://cmap.illinois.gov/2050/indicators) to learn more.

Plan Chapter	Indicator	South Shore	CMAP Region		Source
		Current	Current	2050 Target	
Community	Population located in highly walkable areas	100.0%	41.5%	45.2%	CMAP, 2015
	Jobs located in highly walkable areas	99.7%	38.2%	45.2%	CMAP, 2015
Prosperity	Population aged 25+ with an associate’s degree or higher	34.0%	46.6%	64.9%	ACS, 2015-2019
	Workforce participation rate among population aged 20-64	74.2%	80.8%	83.4%	ACS, 2015-2019
Environment	Population with park access of 4+ acres per 1,000 residents	26.4%	41.8%	65.0%	CMAP, 2015
	Population with park access of 10+ acres per 1,000 residents	9.1%	16.3%	40.0%	CMAP, 2015
	Impervious acres per household	0.05	0.18	0.15	USGS NLCD, 2016
Mobility	Population with at least moderately high transit availability	100.0%	53.2%	65.0%	CMAP, 2017
	Jobs with at least moderately high transit availability	100.0%	55.2%	58.0%	CMAP, 2017
	Percent of trips to work via non-single occupancy vehicle modes	54.4%	30.3%	37.3%	ACS, 2015-2019



# Traffic Count Report

7054 S Jeffery Blvd, Chicago, IL 60649

Building Type: **General Retail**

Secondary: -

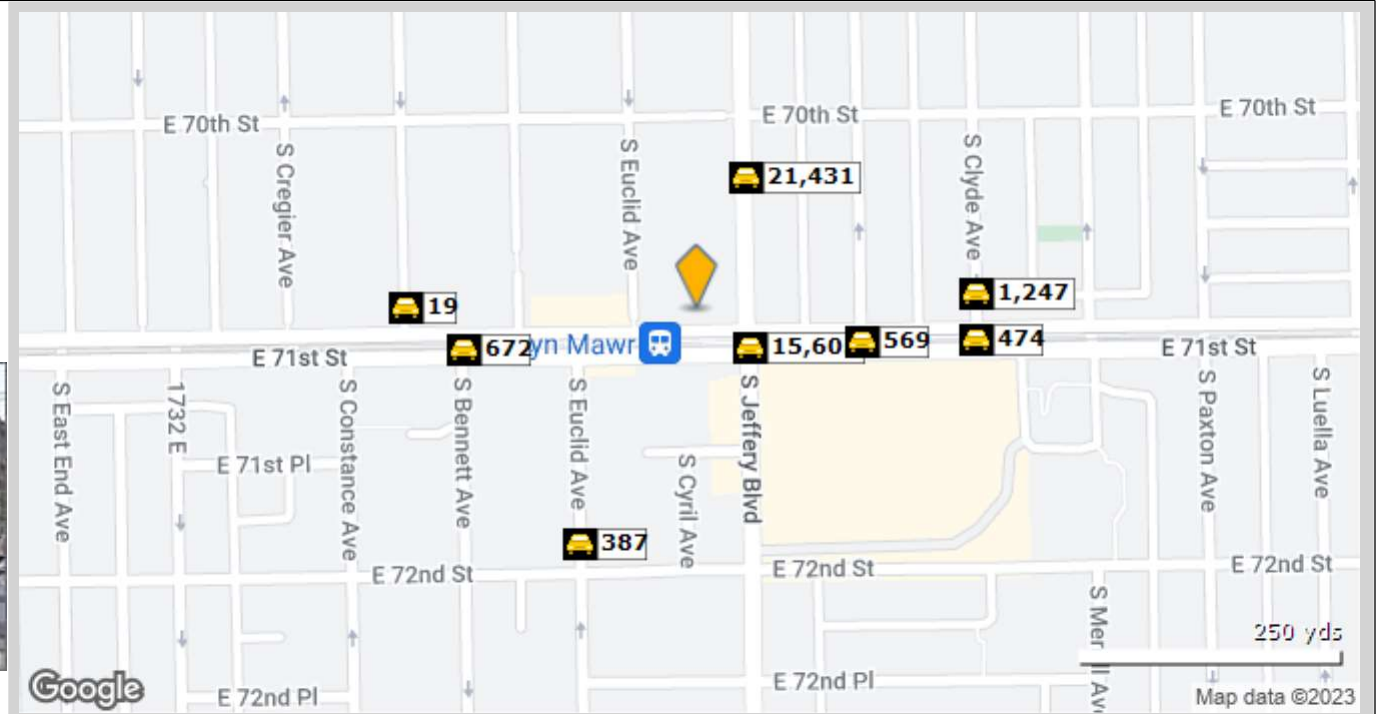
GLA: **45,934 SF**

Year Built: **1922**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South Jeffery Boulevard	E 71st St	0.00 S	2022	15,605	MPSI	.04
2	S Jeffery Blvd	E 70th St	0.04 N	2022	21,431	MPSI	.08
3	South Chappel Avenue	S Chappel Ave	0.00 N	2022	569	MPSI	.09
4	South Bennett Avenue	E 71st St	0.00 S	2022	664	MPSI	.13
5	South Bennett Avenue	E 71st St	0.00 S	2021	672	MPSI	.13
6	S Euclid Ave	E 72nd St	0.02 S	2022	387	MPSI	.14
7	S Clyde Ave	Alley	0.00 S	2022	1,247	MPSI	.16
8	South Clyde Avenue	E 71st St	0.00 N	2022	474	MPSI	.16
9	South Constance Avenue	S Bennett Ave	0.04 SE	2020	20	MPSI	.16
10	South Constance Avenue	S Bennett Ave	0.04 SE	2022	19	MPSI	.16



# Demographic and Income Comparison Profile

7054 S Jeffery Blvd, Chicago, Illinois, 60649  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.76655  
Longitude: -87.57704

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	43,446	231,482	472,859
Households	19,909	98,519	185,696
Families	9,944	52,558	108,221
Average Household Size	2.15	2.29	2.50
Owner Occupied Housing Units	5,353	34,486	71,102
Renter Occupied Housing Units	14,556	64,032	114,593
Median Age	37.7	36.2	35.5
<b>Census 2020 Summary</b>			
Population	45,142	234,485	459,770
Households	21,630	106,813	196,559
Average Household Size	2.06	2.14	2.30
<b>2023 Summary</b>			
Population	45,075	234,014	456,649
Households	21,649	107,331	197,017
Families	10,361	54,395	109,455
Average Household Size	2.05	2.13	2.28
Owner Occupied Housing Units	5,581	37,941	76,173
Renter Occupied Housing Units	16,068	69,390	120,844
Median Age	39.9	38.4	37.8
Median Household Income	\$37,136	\$40,424	\$39,349
Average Household Income	\$59,142	\$66,814	\$63,997
<b>2028 Summary</b>			
Population	44,391	231,364	450,231
Households	21,663	107,838	197,541
Families	10,387	54,701	109,758
Average Household Size	2.02	2.09	2.24
Owner Occupied Housing Units	5,937	39,857	79,323
Renter Occupied Housing Units	15,726	67,981	118,218
Median Age	41.1	39.3	38.8
Median Household Income	\$43,303	\$46,853	\$45,382
Average Household Income	\$68,014	\$76,517	\$73,084
<b>Trends: 2023-2028 Annual Rate</b>			
Population	-0.31%	-0.23%	-0.28%
Households	0.01%	0.09%	0.05%
Families	0.05%	0.11%	0.06%
Owner Households	1.24%	0.99%	0.81%
Median Household Income	3.12%	3.00%	2.89%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

7054 S Jeffery Blvd, Chicago, Illinois, 60649  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.76655  
Longitude: -87.57704

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,086	28.1%	26,618	24.8%	48,577	24.7%
\$15,000 - \$24,999	2,423	11.2%	12,219	11.4%	24,019	12.2%
\$25,000 - \$34,999	1,931	8.9%	9,737	9.1%	18,277	9.3%
\$35,000 - \$49,999	2,125	9.8%	11,810	11.0%	21,583	11.0%
\$50,000 - \$74,999	3,637	16.8%	15,981	14.9%	29,428	14.9%
\$75,000 - \$99,999	2,029	9.4%	11,000	10.2%	20,044	10.2%
\$100,000 - \$149,999	2,108	9.7%	11,549	10.8%	20,870	10.6%
\$150,000 - \$199,999	706	3.3%	3,827	3.6%	7,234	3.7%
\$200,000+	604	2.8%	4,590	4.3%	6,983	3.5%
Median Household Income	\$37,136		\$40,424		\$39,349	
Average Household Income	\$59,142		\$66,814		\$63,997	
Per Capita Income	\$28,457		\$30,683		\$27,664	

2028 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,732	26.5%	25,290	23.5%	46,202	23.4%
\$15,000 - \$24,999	2,097	9.7%	10,512	9.7%	20,632	10.4%
\$25,000 - \$34,999	1,785	8.2%	8,933	8.3%	16,799	8.5%
\$35,000 - \$49,999	1,968	9.1%	11,040	10.2%	20,254	10.3%
\$50,000 - \$74,999	3,737	17.3%	16,340	15.2%	30,196	15.3%
\$75,000 - \$99,999	2,189	10.1%	11,706	10.9%	21,308	10.8%
\$100,000 - \$149,999	2,492	11.5%	13,540	12.6%	24,512	12.4%
\$150,000 - \$199,999	892	4.1%	4,899	4.5%	9,146	4.6%
\$200,000+	769	3.5%	5,576	5.2%	8,491	4.3%
Median Household Income	\$43,303		\$46,853		\$45,382	
Average Household Income	\$68,014		\$76,517		\$73,084	
Per Capita Income	\$33,245		\$35,701		\$32,120	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

7054 S Jeffery Blvd, Chicago, Illinois, 60649  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.76655  
Longitude: -87.57704

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,809	6.5%	14,510	6.3%	31,366	6.6%
Age 5 - 9	2,698	6.2%	14,328	6.2%	31,577	6.7%
Age 10 - 14	2,780	6.4%	15,096	6.5%	34,432	7.3%
Age 15 - 19	3,128	7.2%	18,244	7.9%	39,515	8.4%
Age 20 - 24	2,820	6.5%	18,363	7.9%	34,988	7.4%
Age 25 - 34	5,991	13.8%	31,948	13.8%	61,783	13.1%
Age 35 - 44	5,643	13.0%	27,971	12.1%	57,584	12.2%
Age 45 - 54	6,568	15.1%	32,075	13.9%	64,741	13.7%
Age 55 - 64	5,291	12.2%	26,938	11.6%	51,982	11.0%
Age 65 - 74	3,126	7.2%	17,106	7.4%	34,405	7.3%
Age 75 - 84	1,830	4.2%	10,429	4.5%	22,053	4.7%
Age 85+	763	1.8%	4,476	1.9%	8,434	1.8%

2023 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,559	5.7%	12,855	5.5%	26,714	5.8%
Age 5 - 9	2,781	6.2%	13,677	5.8%	28,844	6.3%
Age 10 - 14	2,794	6.2%	13,880	5.9%	29,362	6.4%
Age 15 - 19	2,684	6.0%	15,613	6.7%	31,101	6.8%
Age 20 - 24	2,718	6.0%	17,316	7.4%	32,262	7.1%
Age 25 - 34	5,988	13.3%	33,437	14.3%	63,965	14.0%
Age 35 - 44	5,879	13.0%	28,375	12.1%	55,480	12.1%
Age 45 - 54	5,455	12.1%	25,622	10.9%	50,512	11.1%
Age 55 - 64	6,073	13.5%	29,433	12.6%	55,833	12.2%
Age 65 - 74	4,828	10.7%	25,769	11.0%	48,033	10.5%
Age 75 - 84	2,434	5.4%	13,102	5.6%	25,300	5.5%
Age 85+	882	2.0%	4,935	2.1%	9,244	2.0%

2028 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,548	5.7%	12,980	5.6%	26,778	5.9%
Age 5 - 9	2,512	5.7%	12,645	5.5%	26,592	5.9%
Age 10 - 14	2,640	5.9%	13,289	5.7%	28,283	6.3%
Age 15 - 19	2,603	5.9%	14,891	6.4%	29,224	6.5%
Age 20 - 24	2,629	5.9%	16,854	7.3%	30,760	6.8%
Age 25 - 34	5,676	12.8%	31,816	13.8%	61,056	13.6%
Age 35 - 44	5,902	13.3%	29,406	12.7%	57,018	12.7%
Age 45 - 54	5,491	12.4%	25,891	11.2%	51,532	11.4%
Age 55 - 64	5,549	12.5%	26,354	11.4%	50,408	11.2%
Age 65 - 74	4,974	11.2%	26,455	11.4%	49,355	11.0%
Age 75 - 84	2,878	6.5%	15,232	6.6%	28,893	6.4%
Age 85+	989	2.2%	5,551	2.4%	10,331	2.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

7054 S Jeffery Blvd, Chicago, Illinois, 60649  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.76655  
Longitude: -87.57704

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	735	1.7%	22,000	9.5%	38,304	8.1%
Black Alone	41,524	95.6%	194,852	84.2%	404,005	85.4%
American Indian Alone	104	0.2%	608	0.3%	1,349	0.3%
Asian Alone	120	0.3%	4,895	2.1%	5,951	1.3%
Pacific Islander Alone	3	0.0%	34	0.0%	65	0.0%
Some Other Race Alone	231	0.5%	4,597	2.0%	15,149	3.2%
Two or More Races	729	1.7%	4,496	1.9%	8,036	1.7%
Hispanic Origin (Any Race)	759	1.7%	11,117	4.8%	32,944	7.0%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,038	2.3%	19,983	8.5%	31,478	6.8%
Black Alone	41,841	92.7%	190,426	81.2%	372,916	81.1%
American Indian Alone	86	0.2%	590	0.3%	1,863	0.4%
Asian Alone	143	0.3%	7,090	3.0%	8,829	1.9%
Pacific Islander Alone	24	0.1%	71	0.0%	141	0.0%
Some Other Race Alone	454	1.0%	5,819	2.5%	22,068	4.8%
Two or More Races	1,557	3.4%	10,505	4.5%	22,476	4.9%
Hispanic Origin (Any Race)	1,164	2.6%	12,777	5.4%	42,510	9.2%

2023 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	989	2.2%	19,385	8.3%	30,289	6.6%
Black Alone	41,770	92.7%	189,820	81.1%	370,080	81.0%
American Indian Alone	86	0.2%	599	0.3%	1,865	0.4%
Asian Alone	148	0.3%	7,281	3.1%	9,010	2.0%
Pacific Islander Alone	26	0.1%	75	0.0%	147	0.0%
Some Other Race Alone	466	1.0%	6,079	2.6%	22,508	4.9%
Two or More Races	1,590	3.5%	10,774	4.6%	22,751	5.0%
Hispanic Origin (Any Race)	1,206	2.7%	13,382	5.7%	43,303	9.5%

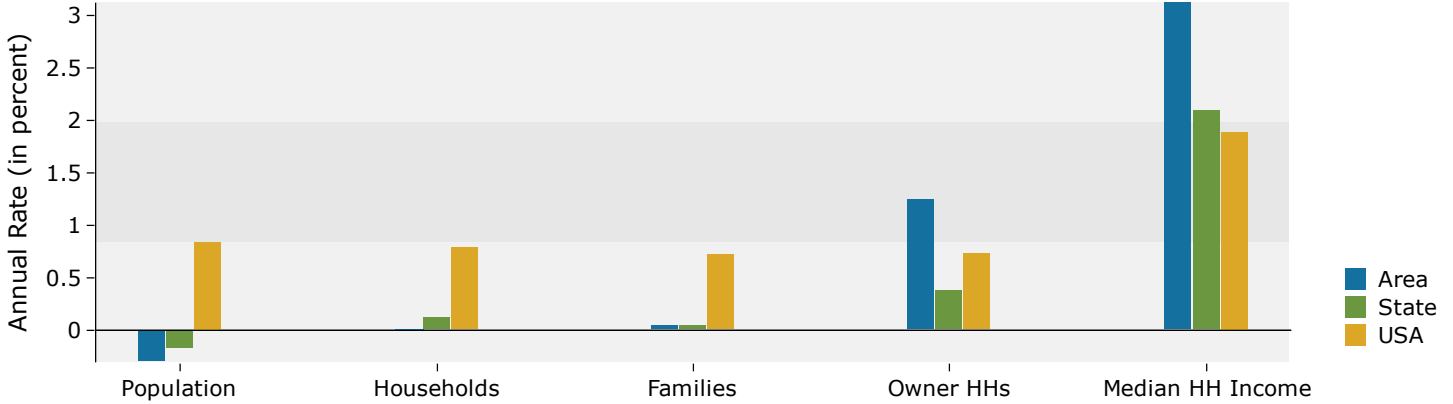
  

2028 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	927	2.1%	18,434	8.0%	28,692	6.4%
Black Alone	40,973	92.3%	186,431	80.6%	362,344	80.5%
American Indian Alone	86	0.2%	602	0.3%	1,867	0.4%
Asian Alone	151	0.3%	7,630	3.3%	9,384	2.1%
Pacific Islander Alone	26	0.1%	77	0.0%	149	0.0%
Some Other Race Alone	515	1.2%	6,584	2.8%	23,783	5.3%
Two or More Races	1,713	3.9%	11,606	5.0%	24,013	5.3%
Hispanic Origin (Any Race)	1,282	2.9%	14,263	6.2%	45,032	10.0%

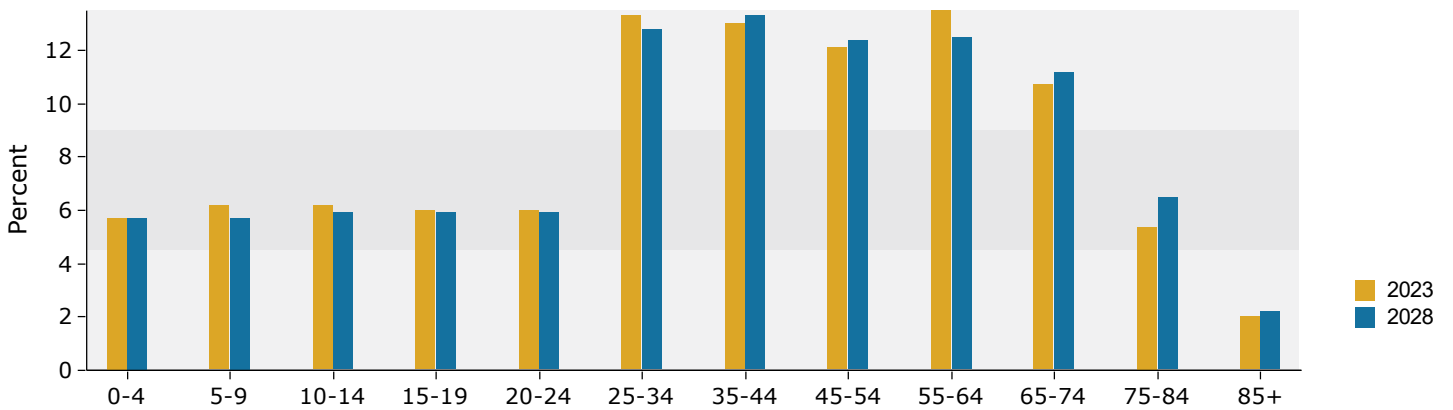
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## 1 mile

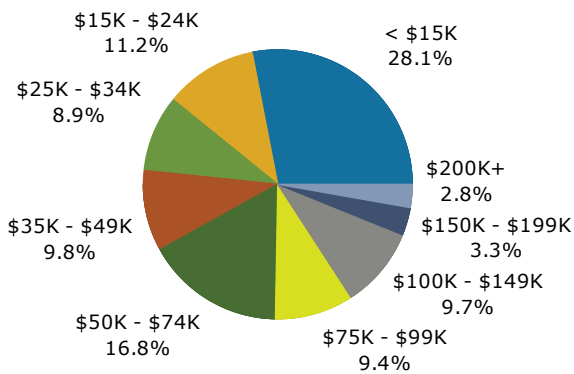
### Trends 2023-2028



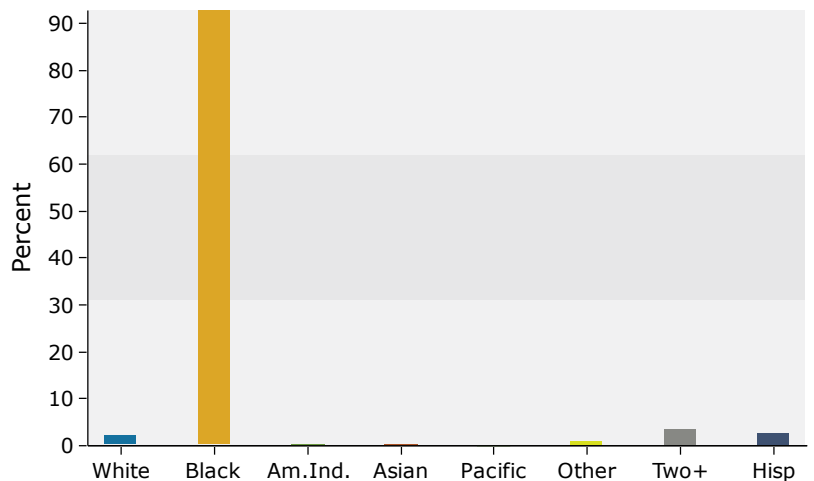
### Population by Age



### 2023 Household Income



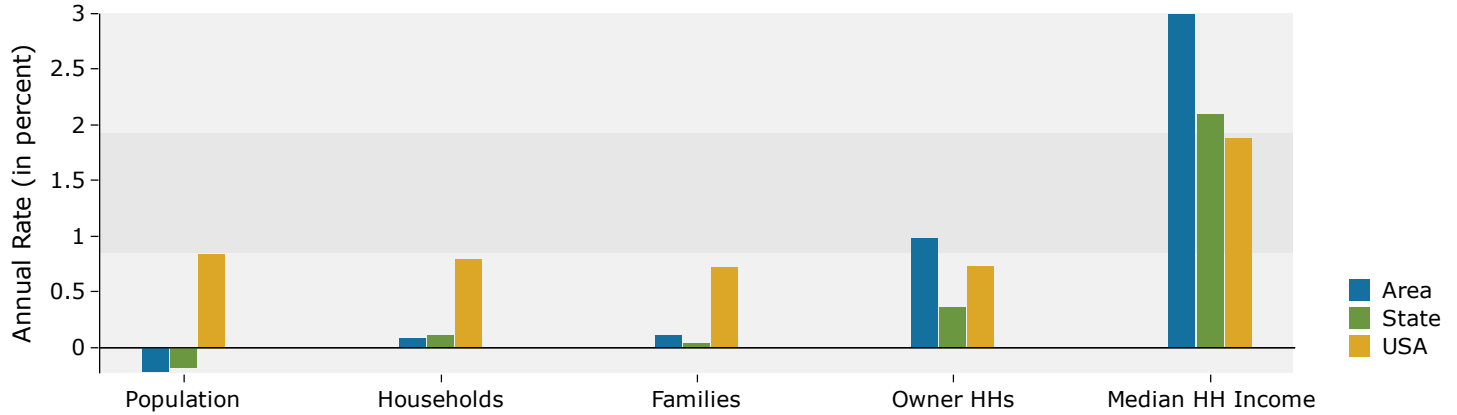
### 2023 Population by Race



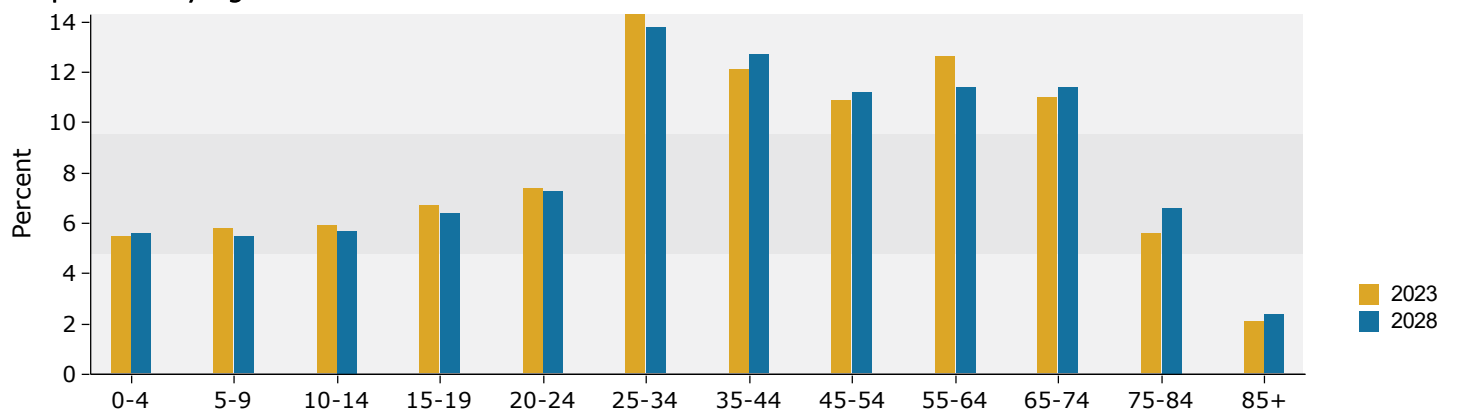
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## 3 miles

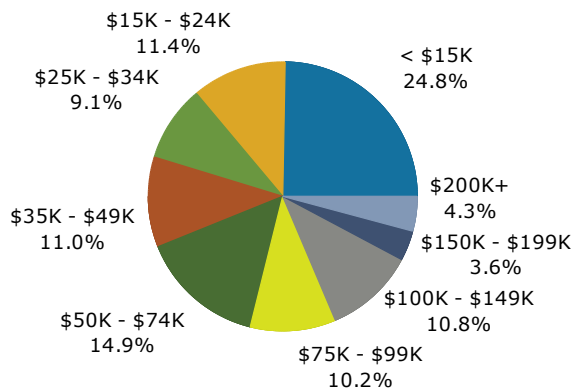
### Trends 2023-2028



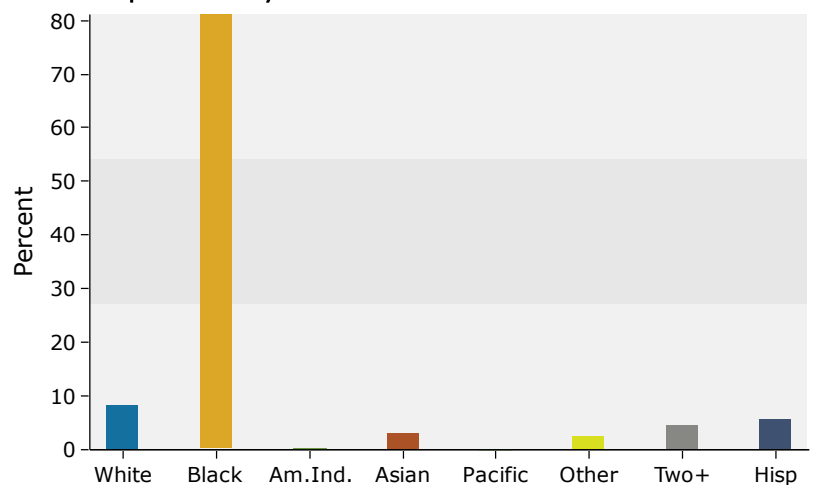
### Population by Age



### 2023 Household Income



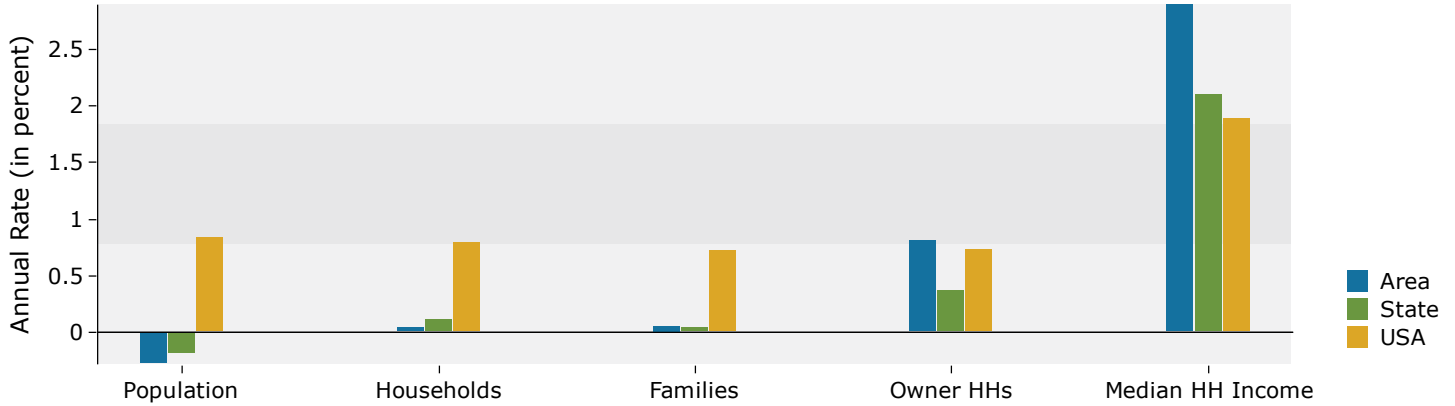
### 2023 Population by Race



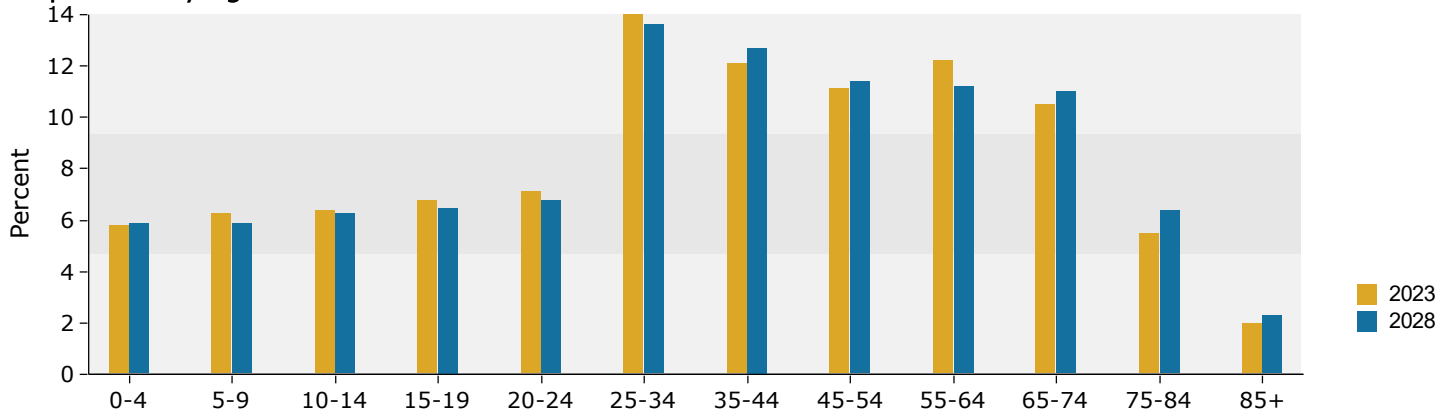
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## 5 miles

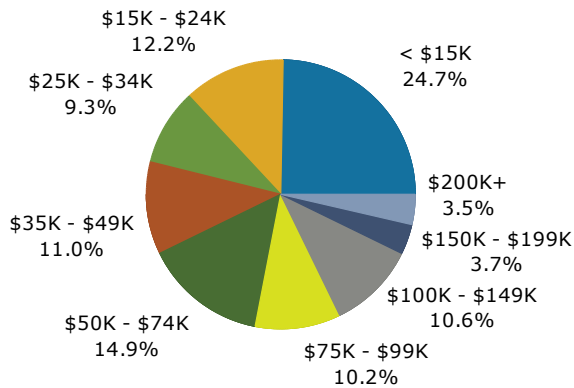
### Trends 2023-2028



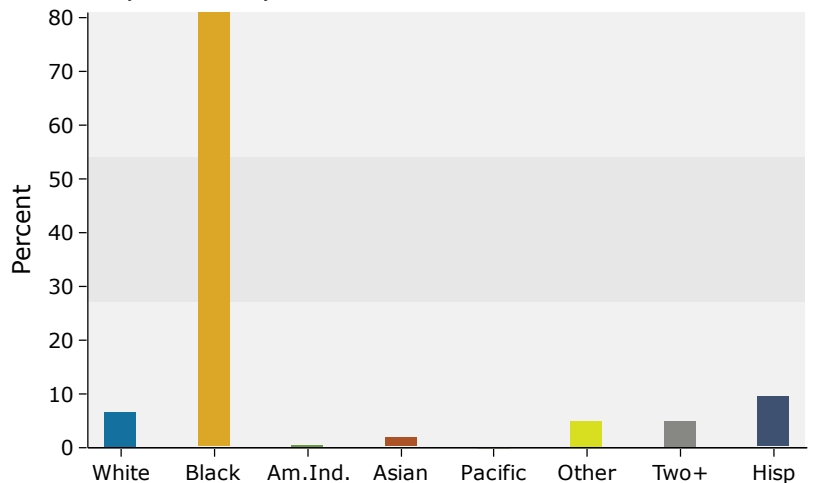
### Population by Age



### 2023 Household Income



### 2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





# SOUTH SHORE

REIMAGINE. REVITALIZE. RESTORE.

PRINTED ON 11/13/2022



(re)southshore  
REIMAGINE - REVITALIZE - RESTORE

LISC  
CHICAGO

## ADVISORY COMMITTEE | PLANNING PHASE, 2020-2022

The Advisory Committee for the South Shore Quality-of-Life Plan is the governing body for the planning process. These South Shore residents mobilized their networks to participate in a series of community planning summits, co-lead working groups and oversaw the planning process.

Amena Karim  
*The Neighborhood Network Alliance, South Shore Chamber, SSA #42*

Anton Seals Jr.  
*South Shore Works*

Carol Adams  
*South Shore Works*

Charles Kyle  
*The Neighborhood Network Alliance*

Ciera Whitaker  
*South Shore Chamber of Commerce*

Cory Thames  
*South Shore Chamber of Commerce*

Deborah Moore  
*Neighborhood Housing Services*

Ernest Sanders  
*South Shore Works*

Frankye Payne  
*Southeast Chicago Chamber of Commerce*

Gerald Williams  
*The Neighborhood Network Alliance-Bryn Mawr East Area Council, South Shore Chamber of Commerce*

Jacqueline (Jackie) Jakes  
*The Neighborhood Network Alliance - Rainbow Neighbors South Area Council*

Kennise Herring  
*The Neighborhood Network Alliance - Jackson Park Highlands*

Linda Greene  
*Community Resident*

Linda Young  
*The Neighborhood Network Alliance - Central South Shore Area Council, SSA #42*

Michelle Redd  
*South Shore Chamber of Commerce*

Paulette Fitts  
*The Neighborhood Network Alliance*

Robin Bland  
*The Neighborhood Network Alliance*

Tonya Trice  
*South Shore Chamber of Commerce*

Val Free  
*The Neighborhood Network Alliance*

Victoria Brady  
*ABJ Youth Services Inc.*

Heather Bland  
*The Neighborhood Network Alliance*

## IMPLEMENTATION LEADERSHIP

Implementation of the Quality-of-Life Plan will be led by Co-Chairs of eight task forces, all residents of South Shore. Each task force will mobilize community leadership, partner organizations, and other resources to achieve its goal, and together our overall vision.

### Resident Engagement

Val Free  
*The Neighborhood Network Alliance*

Natalie Perkins  
*The Neighborhood Network Alliance*

### Economic Development

Tonya Trice  
*South Shore Chamber of  
Commerce*

Gerald Williams  
*South Shore Chamber of  
Commerce, The Neighborhood  
Network Alliance*

### **Education**

Rosita Chatonda  
*Teach For the Future Inc.*

Charles Kyles  
*The Neighborhood Network  
Alliance*

### **Housing**

Tammy McCann-Simpkins  
*The Neighborhood Network  
Alliance*

Linda Greene  
*Neighborhood Housing Services*

Lashawn Brown  
*South Shore Works*

### **Community Stewardship and Beautification**

Linda Young  
*The Neighborhood Network  
Alliance, SSA #42*

Robin Bland  
*The Neighborhood Network  
Alliance*

### **Public Safety**

Sean McGinnis  
*Lawrence Hall*

Natalie Perkins  
*The Neighborhood Network  
Alliance*

Lavonte Stewart  
*Lost Boyz*

### **Health and Wellness**

Amena Karim

Safiya Eshe Gyasi

### **Arts, Culture & Entertainment**

Yvonne Welbon  
*Sisters in Cinema*

Michelle Boone  
*The Poetry Foundation*

Dorian Sylvain  
*Artist & Resident*



@RAHMAAN  
STATIK



We envision South Shore as a dynamic, robust, sustainable community reflecting our present vibrancy and future potential. The **South Shore Quality-of-Life Plan (QLP)** reflects the wisdom and insights of all stakeholders- neighbors, business owners, community and faith-based institutions, educators, elected officials, and the many allies in government, foundations, and social service based here in our community. The resultant document describes the objectives and strategies necessary to achieve our shared goals of revitalization and renewal and the advocacy required to achieve them.

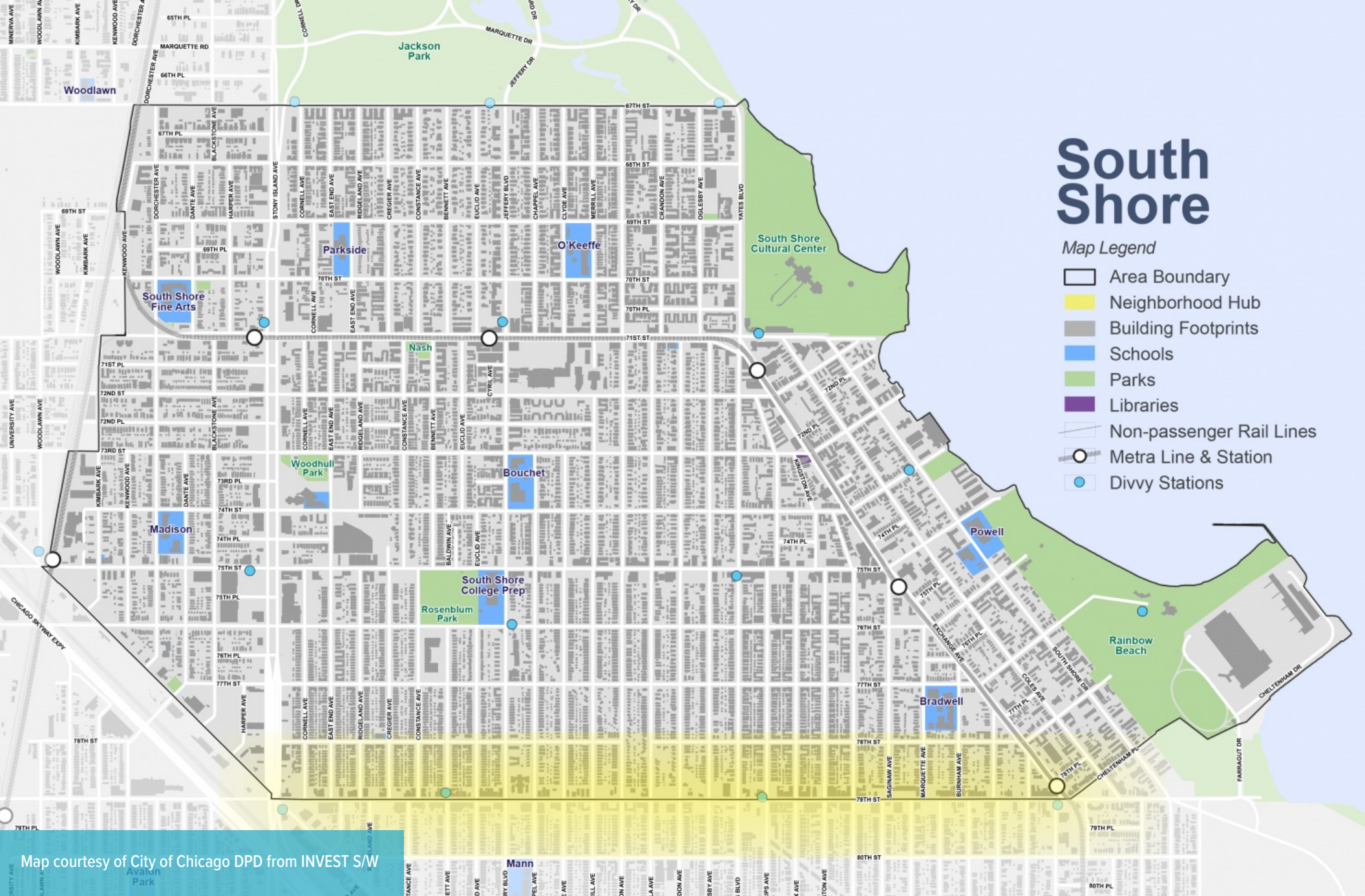
The primary targets achieved by effective adoption of the QLP, and incorporation of its objectives and strategies by South Shore stakeholders, include:

- Creating a sustainable economy with new opportunities for community wealth building
- Improving access to homeownership, especially for first-time homebuyers already living in South Shore
- Promoting public safety through coordinated efforts and collaboration
- Celebrating cultural and artistic brilliance
- Developing new leadership through support and promotion of academic achievement
- Preserving, protecting, and promoting natural and physical resources

Eight (8) primary aspects of community rebuilding are essential to the successful realization of the vision outlined herein:

- *Resident Engagement*
- *Economic Development*
- *Education*
- *Housing*
- *Community Stewardship & Beautification*
- *Health & Wellness*
- *Arts, Culture & Entertainment*
- *Public Safety*





# South Shore

## Map Legend

- Area Boundary
- Neighborhood Hub
- Building Footprints
- Schools
- Parks
- Libraries
- Non-passenger Rail Lines
- Metra Line & Station
- Divvy Stations

Map courtesy of City of Chicago DPD from INVEST S/W



## OUR COMMUNITY

Most discussions on the amenities of South Shore naturally begin with our natural and recreational spaces. Lush, green public parks and spacious beaches, for many just minutes away by foot ;for others, for others, these spaces are just a short trip away by car or convenient public transportation. Outdoor experiences like nature sanctuaries, tennis, basketball and handball courts, bike trails, and swimming are available at no cost. The two golf courses in South Shore are rated among the top municipal courses in the Chicago area. Further, South Shore has one of the highest tree canopies of any neighborhood in Chicago. Cultural amenities also abound. The quietly-stated elegance of the South Shore Cultural Center, with its restored, historic décor, has provided the perfect backdrop for a host of world-class music concerts, art exhibitions, and other cultural and political events. The Stony Island Arts Bank is a recent addition to the cultural landscape and attracting global acclaim.

These jewels of the South Shore environment lay the foundation for a vision of a community standing as a *Center for Black Excellence*, a continuously-evolving model for a predominantly-Black urban neighborhood, and a hub for artists, creatives, and entrepreneurs involved in innovative work. Fueled by the dynamic character of a neighborhood with a population over 93% Black, South Shore is a microcosm of Black America: a community that is rich with history, teeming with creative energy, with people from every level of income and education, many religious faiths and nationalities, a distinctly Black character and rhythm open to all, living together side-by-side, some of them for decades.

Besides these natural, recreational, cultural, and historical amenities, South Shore has everything Chicago lakefront neighborhoods are known for- proximity to downtown, housing with varied architectural distinction and different of many types and levels of affordability, and a variety of available transportation options, shopping, and services. Change for South Shore is inevitable, as the Obama Presidential Center will undoubtedly have far-reaching effects on housing, economic development, public land use, public transportation, traffic, and other factors impacting both present and future livability.

Perhaps the most valuable South Shore asset is the network of talented and experienced people, community organizations representing every section of the community, local businesses, elected and other government officials, together with concerned residents, all committed to the transformative revitalization of the community to which they are connected.



The community-resourced effort to improve the *quality of life* for all in South Shore has already begun, guided by a vision encompassing both the assets and resources presently available, and potential yet untapped.

### ***Quality-of-Life Plan***

The following document is the product of two years of research, fact-finding, and discussions involving stakeholders from all sectors of the community. It describes the framework, strategies, and resources required to implement and sustain the quality of life envisioned by a large portion of the South Shore community.

For each of the components of our revitalization work listed above: this *Quality-of-Life Plan (QLP)* outlines the strategies, success markers and deliverables, and a brief analysis of specific challenges faced. Historical context is also provided using data and analysis of trends in market conditions, demographic changes, and other relevant factors.

The QLP will be merely words on paper or computer screen without robust engagement and participation of South Shore residents from every sector of the community. As previously alluded to, the people of South Shore have a tremendous wealth of skills, experience, and expertise that can be amplified to ensure adequate resident engagement for all areas of concern previously discussed.



## ISSUE AREA | **RESIDENT ENGAGEMENT**

### RESIDENT ENGAGEMENT GOAL:

Residents are involved in and knowledgeable of all aspects of the South Shore Quality-of-Life Plan and other South Shore improvement efforts. We will support residents through existing structures, including area councils, block clubs, and local advisory committees. When necessary, we will create new structures to ensure all residents across the entire community have equal opportunities to engage in re-shaping South Shore.



**OUR MEASURES OF SUCCESS:**

1. More area councils, along with noticeable improvement in area council activity and engagement with neighbors
2. Greater number of residents trained and now participating on Local School Councils, Park Advisory Committees, a newly-created Transportation Advisory Committee, and other committees involved in oversight of public agencies and services
3. More forums for elected officials and community organizations to hear from residents
4. Greater engagement between community representatives and elected officials resulting in productive meetings
5. Launch a South Shore Resident Community Fund



SOUTH SHORE HAS

**12 ACTIVE AREA COUNCILS**

COMPRISED OF NUMEROUS BLOCK CLUBS



Residents sustained a 6-year organizing campaign to bring attention to the lack of access to low-cost, healthy food

**75% OF RESIDENTS HAVE ACCESS TO THE INTERNET**

**BUT THE CITYWIDE AVERAGE IS 83.5%**





## Key local factors

For years, various groups in South Shore have worked on building a strong resident engagement infrastructure connecting neighbors, businesses, and community-based institutions. Numerous blocks are organized into twelve (12) *area councils* comprising all sections of the neighborhood, serving as the foundation for effective, targeted resident engagement on specific areas of concern. The Chicago Park District’s Park Advisory Councils (PACs) provide opportunities for residents to have input into development and maintenance of their nearby parks; the Chicago Public School’s (CPS) Local School Councils (LSCs) give parents and other community members a voice in how schools operate in their area. In addition to LSCs, the once-active CPS South Shore Community Advisory Committee provides an avenue for input into how schools in South Shore serve the community.

Specific events, issues, and ideas have prompted both informal and organization-led coalitions of groups and residents into collective action, such as: preventing the closure or sale of the South Shore Cultural Center; ending our status as a “food desert” leading to the opening of the Local Market grocery store at the former site of Dominick’s Finer Foods and subsequently defending the supermarket against vandalism during the civil unrest of summer 2020; and the creation of the wall mural at 71<sup>st</sup> & Jeffery Boulevard by young artists and volunteers. These examples of community engagement are part of a long history of South Shore activism whose leadership is developed and based in the community.

# Strategies

## STRATEGY 1

### Reactivation and support of Area Councils and issue-focused networks

- Creation of a *South Shore Resident Community Fund* to fund local neighborhood projects administered by area councils
- Convening a community summit focused on providing foundational organizing training and support for residents

## STRATEGY 2

### Engage, promote, and support resident's participation and leadership in public agency oversight committees and council

- Engage with and support area Park Advisory Councils (PACs)
- Engage with and support the Local School Councils (LSCs) of schools in South Shore
- Re-activate and support the CPS South Shore Community Advisory Council
- Create a *Community Transportation Advisory Council*, providing an avenue for residents to have input in policies, practices, and services from the Chicago Department of Transportation, Chicago Transit Authority, and METRA affecting South Shore
- Create a committee to engage and coordinate with those conducting research and studies conducted in-or-about South Shore

## STRATEGY 3

### Expand opportunities for residents to communicate with neighbors, organizations, and governmental agencies working on solutions to challenges facing South Shore

- Convene *community listening sessions* throughout all parts of South Shore
- Develop and implement a marketing campaign to increase resident participation in the annual South Shore Community Summit
- Promote virtual & physical *community hubs* providing residents with information and assistance in accessing resources
- Create a website featuring an *organizational directory map* of resources and training opportunities (financial literacy, workforce development, etc.) available to residents
- Support residents' ability to engage with each other online (e.g. obtain low-cost, reliable internet access/devices, non-profit geek squad, digital literacy trainings/workshops)
- Support residents with online job trainings

## STRATEGY 4

### Increase crisis and emergency response resources available to residents, businesses, and institutions in South Shore

## STRATEGY 5

### Increased transparency of public and private investments in South Shore

## Resident Engagement Co-Chairs:

**Val Free, The Neighborhood Network Alliance**  
**Natalie Perkins, The Neighborhood Network Alliance**



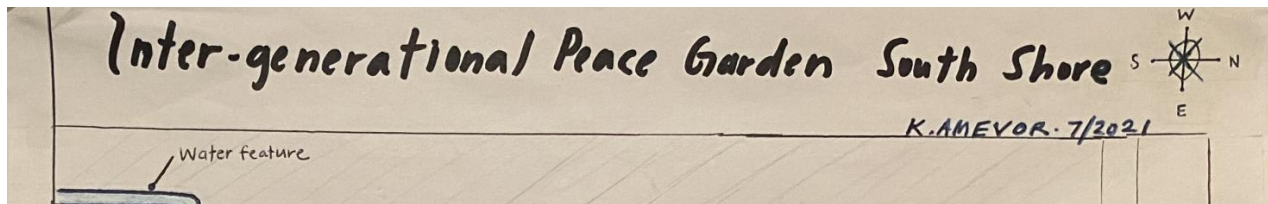
- Create a *crisis/emergency response* plan for South Shore to serve as a blueprint for response to future crises and emergencies
- Identify and strengthen resources for community-based responses to the ongoing COVID pandemic
- Identify and engage with local and citywide partners to identify and fill gaps in resources available for community crisis/emergency response
- Engage with governmental agencies and elected officials to create and implement methods to ensure development projects in South Shore create the greatest value and cause the least harm to residents.
- Host regular community forums with elected officials to review and provide input to development projects in South Shore.
- Create a list, available to the public, of community-based initiatives and projects receiving funding from public sources (City, County, State, or philanthropic foundations).

## FOCAL PROJECT: INTERGENERATIONAL PEACE PLAZA

### Turning empty lots in South Shore into vital resources that can be used by residents to connect with each other, deepen relationships, and address community safety issues

Beautiful community green space/plazas with modern-day programs/activities that respect our heritage, while supporting our goals to be a sustainable, vibrant community. We want to create an Intergenerational peace sanctuary – an artistic, beautiful space which reminds our community to have FUN with one another while reflecting on the challenges our community MUST overcome. This space has a water feature around the plaza which is in center of the garden, Three pathways have inspirational wording that form the peace sign.

Intergenerational Contact Zones (ICZ) serve as spatial focal points for older adults and younger generations to meet, interact, build trust and friendships, and work together to address issues of local concern.

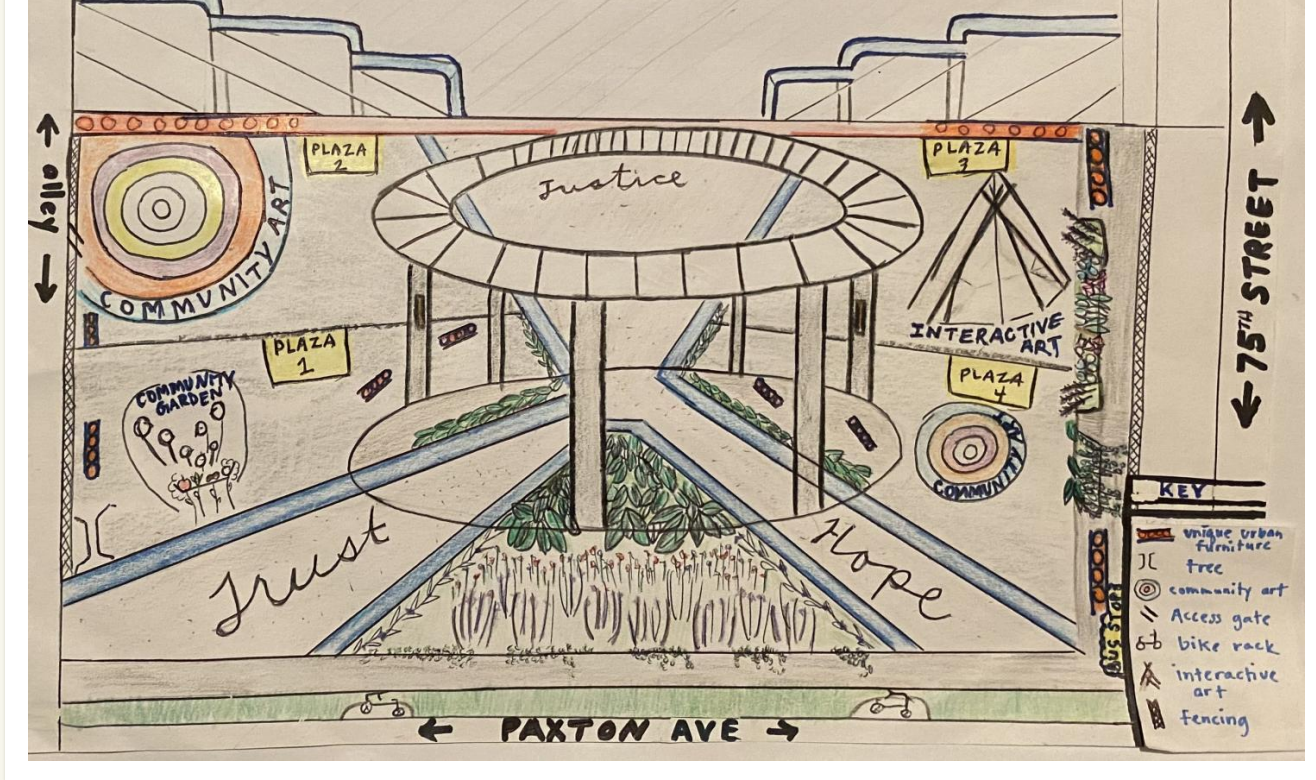


## POSITIVE IMPACT TO OUR COMMUNITY

### Enhance community connections

- provide shared experiences for children and their caregivers
- support well-being and social cohesion
- develop strong sense of community
- re-establish our elders role as mentors—imparting knowledge, wisdom and experience is brought forth/shared and helps connect, increase companionship between elders and youth
- increase civic engagement
- build community pride
- facilitate neighborhood self-sufficiency

### Improve community physical health



- improve air quality to generate cleaner air
- raise physical activity levels, focus on reducing obesity rates
- increase vitamin D levels
- lower blood pressure

#### Increase mental health benefits

- offer beauty and respite from day-to-day stressors
- address social problems collectively through discussion and ongoing programming
- support youth development
- children experiencing elders in active, social environments can help reduce the fear and break down negative stereotypes of the aging process
- social support for older adults is beneficial in enhancing self-esteem, well-being, and can reduce symptoms of depression (our South Shore community has a large population of those living alone)
- reduce social isolation

ICZs would include:

- free, open, community outdoor wi-fi network
- lamp posts and unique urban seating
- artistic bike racks
- local, community artist works are displayed throughout
- low allergy producing foliage surrounding the fencing and 3 pathways
- gabion retaining walls (rocks inside wire- fencing) as the perimeter and as seating in some areas
- permeable paver pathways mimic Chicago brick
- vertical water features powered by solar energy
- gathering space for the community

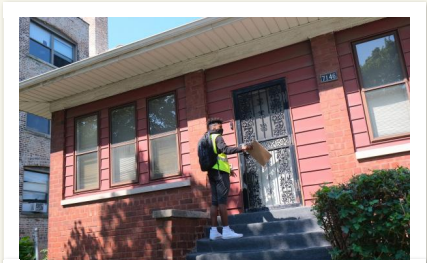
#### Community Involvement

Local community and neighborhood organizations ownership/involvement for the structured activities/events in the plaza:



- Programming which encourages intergenerational exchanges appealing to ALL generations and abilities
  - outdoor/nature exploration
  - social justice, equity and inclusion discussion
  - recreational activities for ALL ages (arts and crafts, reading, cooking classes, music, board games)
- Creating mechanisms for continued community participation & feedback

# IDEAS



## ISSUE AREA | ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT GOAL:

Our goal is to transform South Shore into the *Community of Choice* to live, work and play in Chicago. Our dual approach of scaling local businesses and attracting new, diverse enterprises will create a high-end Black experience and atmosphere uniquely identified with South Shore. New businesses providing living wages to local residents will enhance many aspects of livability. By doing all of the above, we will foster an economic environment benefiting business owners, workers, and all residents of the community.



**OUR MEASURES OF SUCCESS:**

1. Acquisition of vacant and underutilized properties along the commercial corridors
2. Human capital aligned with job pools
3. Wealth-creation through entrepreneurship, investment, small business development
4. Reduced vacancy rate along main commercial corridors
5. Increase the walkability score in South Shore
6. Creation of new jobs based in South Shore, with positions filled by community residents
7. Attract new anchor institutions



**WE CAN SUPPORT MORE LOCAL RESTAURANTS:**

**\$29 MILLION**

IS SPENT ANNUALLY BY SOUTH SHORE RESIDENTS ON RESTAURANTS AND DINING OUTSIDE THE COMMUNITY



We have spending power: \$200 million in resident spending leaves South Shore each year

**WE COULD INCREASE THIS EVEN MORE:**

**44% EARN LESS THAN \$25,000 A YEAR**





## Key local factors

One key factor to creating a sustainable economy for South Shore is the revitalization of the commercial corridors, 7<sup>th</sup>, 75<sup>th</sup>, and 79<sup>th</sup> streets, along with Stony Island Avenue and Exchange Ave. In 2020 the City of Chicago published the [South Shore Corridor Study](#), categorizing these commercial corridors and arteries. By attracting institutions and corporations serving as anchors for development, we can create a thriving economic district that can both benefit current residents and attract new residents.

The revitalization of South Shore's commercial corridors is also essential in encouraging residents to spend more of their shopping dollars within the community, a necessary factor in South Shore's economic viability. Data shows an estimated \$200 million dollars annually is spent by residents outside of the area, roughly \$29 million alone spent on restaurants and dining.

The announcement of the Obama Presidential Center also brings the prospect of tourist dollars coming into South Shore, particularly through restaurants, dining, and arts & entertainment offerings.

Broad-based community participation is an important part of our placemaking process, supported by effective utilization of local community assets. This process helps to create and sustain quality public spaces, walkable streets, and helps ensure adequate availability of public services like utilities, broadband, public safety, and sanitation. This both contributes to the local economy, and fosters personal happiness and well being for all sectors within the neighborhood. Our primary focus is developing a community where the bulk of resident spending, economic power, and talent go toward enhancing the lives of South Shore residents.



South Shore organized around common assets



# Strategies

## STRATEGY 1

### Create a Community Wealth Building strategy

- Create Community Investment Vehicles (CIV) for community stabilization through wealth building and revitalization of community assets through a shared ownership model
- Build broader business ownership through worker cooperatives
- Build broader homeownership through housing cooperatives
- Increase commercial property ownership by residents

## STRATEGY 2

### Support current and foster development of new businesses

- Create and promote “Seeding South Shore” small business impact fund
- Launch small business incubators to help start a business
- Develop a robust M/WVBE certification program
- Reduce chronic vacancies
- Acquire funding for commercial corridor modernization, façade enhancement, streetscape and beautification projects

## STRATEGY 3

### Develop and implement community-led place-based neighborhood revitalization strategies

- Create policy recommendations to address underlying barriers to capital and private investment
- Match strategy to local context: activity within South Shore and how it connects to the regional economy
- Identify and support place-making projects across the community
- Identify and support TOD projects with support of the City’s Connected Communities ordinance

## STRATEGY 4

### Provide skills training and employment opportunities for local residents

- Create a skills training incubator for the construction industry
- Create a Black real estate developers program
- Develop workforce development programs for South Shore residents of all skill levels within high-growth and high-demand industries

**Economic Development Committee:**  
**Tonya Trice, South Shore Chamber of Commerce (Co-Chair)**  
**Gerald Williams, South Shore Chamber of Commerce & NNA (Co-Chair)**  
**Ja'Net Defell, Community Desk Chicago**  
**Leslie Cain, Bryn Mawr Institute**  
**Julia Perkins, SSA #42, MBMD Consultants**  
**Tyriece Kennedy, Galley Culinary Studios**  
**Michael Kelly, Organizer-Bennett Place**

Inner City Entertainment (ICE) is proposing a multi-EATertainment venue at the corner of 71st Street and Jeffery Boulevard that can become a entertainment hub and central gathering place for South Shore. This project presents an opportunity to develop South Shore as a dining destination for residents from across the City, capturing some of the \$29 million that leave annually, and also generating revenue from folks who live outside South Shore. This will also create opportunities for entrepreneurs, create jobs and increase pride in the community.

Operating as Inner City Entertainment (ICE), South Shore Commercial Properties LLC is developing from the ground up a multi-EATertainment venue at the corner of 71st Street and Jeffery Boulevard. This 47,000 square-foot complex will include four distinct experiences under one roof: Cinegrill - a 7-screen, dine-in cinema; Odessa's Kitchen - a full-service Creole restaurant and retail marketplace; AJ's - an 8-lane boutique bowling center, and Penthouse 71 - a rooftop patio for events. The development will generate significant economic impact including workforce development in the hospitality and culinary industries; 75 temporary construction jobs and 300 permanent jobs; and unlimited B2B opportunities for minority and women-owned businesses.



**PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE**

**Economic Development**

- Assess the redevelopment potential of vacant and underutilized commercial properties across South Shore
- Create a community center/gathering and office space
- Transform South Shore into a Black Business Arts & Entertainment District/Corridor (like Greek town)
- Create a restaurant district with cuisine from all over the African Diaspora

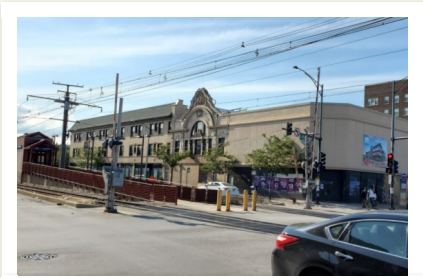
**Arts, Culture & Entertainment**

- Utilize and support real estate acquisition and development projects focused on arts, culture, and entertainment
- Coordinate and facilitate South Shore experiences that will draw visitors into the community





# IDEAS



## FOCAL PROJECT: THRIVE EXCHANGE

Located at 79<sup>th</sup> and Exchange, the cusp of South Shore and South Chicago, the \$100 million THRIVE EXCHANGE Project is, indeed, a game changer. Selected as the winning bid for this area by the City of Chicago's INVEST South/West, it will foster long term community wealth building through home ownership, high quality employment in the medical field, and stimulating additional investment in other retail and professional services.

Key project elements include:

- Construction of 70+ units of quality workforce housing
- Ground floor retail on both sides of the street
- Construction of 24 new condominiums
- Adaptive re-use of the historic Ringer Building into a new, 23,000 sq. ft. Federally Qualified Health Center
- Purchase and transformation of the beleaguered Star Plaza strip mall for desirable commercial uses
- Investment in area residential in-fill with the help of South Shore-based developers
- Streetscape and placemaking in coordination with the Chicago Department of Transportation

### PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE

- Increase Home Ownership
- Revitalize Retail Corridors
- Provide Needed Medical Services
- Quality affordable housing
- Attract Quality Retail and Dining Establishments
- Reverse Population Decline
- Transit-oriented Development

# IDEAS



## ISSUE AREA | EDUCATION

### EDUCATION GOAL:

South Shore's neighborhood public schools will be the education of choice for those living in and around our community. We will support our local schools to increase academic achievement and provide the social-emotional support needed for families, staff, and students by also addressing conditions needed for effective learning, such as high-speed internet connectivity, Out-Of-School Time opportunities, and public safety.



**OUR MEASURES OF SUCCESS:**

1. More students enrolled in South Shore public, parochial, and alternative neighborhood schools K-12, with particular emphasis on families relocating to South Shore
2. Noticeable improvement in the number and quality of post-secondary options for all South Shore students
3. Increasing the number of out of school time activities for area youth
4. More learning opportunities for adult residents and life-long learners
5. Greater access to broadband internet and computers for families of school-aged children, post-secondary, and graduate students
6. Reestablishment of the South Shore Community Action Committee



**MY CHI. MY FUTURE.**

PRESENTS SOUTH SHORE WITH  
AN OPPORTUNITY TO

**STRENGTHEN THE YOUTH-  
SERVING ECOSYSTEM**



South Shore neighborhood schools can be schools of choice again

**SOUTH SHORE LEADERS,  
ORGANIZATIONS AND  
RESIDENTS ARE**

**COMING  
TOGETHER TO  
SUPPORT SOUTH  
SHORE SCHOOLS**





## Key local factors

A sustainable quality of life in South Shore requires we have the resources for the complete range of our educational needs, with a full spectrum of opportunities suited for school-age children, young adults seeking job and skills training, and older adults seeking career advancement. Coordinated, well-financed responses are required to meet the educational needs of the community, both long and short-term, such as: improving the quality of area public schools, establishing and promoting out-of- and after-school programs, and establishment and promotion of adult jobs/skill training programs, together with efforts to increase public safety and expand access and affordability to broadband internet.

South Shore is now one of six *focus communities* selected to participate in [Chicago Mayor Lori Lightfoot's Youth Initiative](#), with the target to connect every young person in Chicago with engaging and safe out-of-school programming in their neighborhood. Various community-based groups will work with [My CHI. My Future](#) to build a network of caring adults to engage with and support youth living in South Shore. Utilizing already-existing networks and available resources, these organizations will organize and offer various activities to supplement young people's educational experiences, such as community walks, tutoring, sports programming, etc.

# Strategies

## STRATEGY 1

**Improve the quality educational experiences offered by South Shore’s public schools, with the guiding principle of making the “schools of choice” for area families**

- Reestablish the South Shore Community Action Council (CAC) bringing together all community stakeholders together with mission to develop a holistic action plan to support area schools
- Create a *South Shore Education Network* including non-profits, universities, and businesses to support curriculum development aimed at attracting families to South Shore to enroll their school aged children in area schools
- Create and implement outreach activities directed at changing the perception of safety in South Shore schools

## STRATEGY 2

**Increase Community Education and Other Programming for Youth and Families**

- Expand post-secondary options: college, trade school options, and other non-traditional options
- Improve families’ access to computers and broadband internet
- Coordinate and increase academic-focused Out-of-School Time (CPS) activities through My CHI.My Future.
- Bring Parent University and/or other parent engagement and leadership programs to South Shore
- Expand or launch new computer literacy programs
- Integrate arts and cultural opportunities with schools

## STRATEGY 3

**Expand community educational resources and other programming for youth, young adults, and families**

- Expand post-secondary options like college, trade school, and other jobs/skill training programs
- Coordinate and increase academic-focused out of school time activities through My Chi My Future
- Locate and bring university-run and other parent engagement and leadership programs to South Shore
- Expand and increase access and affordability of computers and broadband internet to area families
- Expand/launch new computer literacy programs
- Support existing and newly-created intergenerational learning opportunities
- Integrate arts and cultural opportunities with schools

## Education Co-Chairs:

**Rosita Chatonda, Teach for America Inc.  
Charles Kyles, The Neighborhood Network Alliance**





**FOCAL PROJECT: SOUTH SHORE YOUTH LEADERSHIP & SPORTS COMPLEX**

A youth center with indoor space for sports year-round would allow for an increase in the number of youth served during the year and provide space for non-profits that offer sports-related programming with office space would strengthen the youth-serving ecosystem in South Shore and expand out of school activities.

Research suggests that a key transition for urban youth comes at ages 13-14 in regards to arrests and incidents of

**PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE**

**Education**

- Coordinate and increase all Out-of-School Time (CPS) activities through My CHI. My Future.
- Coordinate and increase academic-focused

Research suggests that a key transition for urban youth comes at ages 15-17, in regards to arrests and incidents of violence. Providing programming and space for youth to develop as leaders through sports at ages as low as 10, would support them and build strong relationships with caring adults prior to that key transition period.

The South Shore Youth Leadership & Sports Complex would provide:

- Multi-sport fields/space
- Youth leadership development
- Out-door green space
- Space for youth to gather
- Office space
- Utilization of renewable energy

Bringing these all into one Complex would align with the City of Chicago's *My CHI. MY Future.* initiative, allowing easier coordination and alignment out-of-school time activities for all youth in South Shore. The Complex could serve as a community hub with academic support that aligns with sports programming and youth leadership development.

Out-of-School Time (CPS) activities through *My CHI. My Future.*

- Support youth sports infrastructure to increase youth development

#### **Health and Wellness**

- Host community events that promote physical, mental, and emotional health
- Work with schools, youth-serving institutions, senior centers, and senior serving organizations to assess the scope of the mental health needs
- Work with local primary care physicians, schools, and community-based partners to support efforts to increase the positive healthy habits of South Shore residents







# IDEAS



## ISSUE AREA | HOUSING

### HOUSING GOAL:

We will stabilize the South Shore housing market by increasing homeownership and by providing support for renters, homeowners, and residents who wish to purchase or keep their homes, but are unable to do so due to structural barriers they face.



**OUR MEASURES OF SUCCESS:**

1. Improvement in the level of owner-occupancy, from 22% to 30% within five (5) years, with emphasis on increasing the number of Black 1st-time home buyers and ownership among existing residents.
2. Fewer South Shore homeowners who are cost burdened
3. Greater access for South Shore residents to alternative owner-occupancy methods, such as housing cooperative
4. Reduction in level of absentee ownership
5. More Black real estate professionals operating in South Shore



22% of homes in South Shore are owner-occupied

**SINGLE-FAMILY HOMES  
ARE 40%**

**OF THE TOTAL HOUSING STOCK IN  
SOUTH SHORE**



1/3 of South Shore homeowners are paying over 30% of their income for mortgages

**60% OF RENTERS  
ARE COST-  
BURDENED**

**PAYING MORE THAN 30%  
OF THEIR INCOME ON  
HOUSING COSTS**





## Key local factors

To provide a comprehensive analysis of the many factors threatening putting pressure on the stability of South Shore's residential housing environment. The *South Shore Parcel Survey (SSPS)* was conducted in 2021 by a partnership comprised of community organizations and Chicago research institutes. The neighborhood-led study is based on a survey of nearly 8,600 South Shore buildings and parcels, and analyzed using 20 publicly available datasets. The five key findings of the SSPS help set a framework to understand the state of South Shore housing, and develop objectives and strategies to solve problems identified.

Among its strengths, South Shore has an economically diverse population, with a large existing stock of single-family homes and cooperative apartment buildings, offering potential as a Black middle-class enclave for residents and families seeking cultural/recreational amenities and proximity to the lakefront and downtown Chicago. Increased public investment and community planning see a variety of housing, economic development, and community planning initiatives underway in South Shore. Community leaders who see a narrow window of opportunity now open are taking an active role in coordinating and overseeing plans to ensure South Shore's future includes a stable and viable housing environment.

But South Shore is not without housing challenges. High property vacancy rates create a void inside the South Shore housing market, often filled by speculative-minded investors from outside the community. While South Shore is known as a densely-built residential neighborhood, vacancy rates of 13+% give outside investors with quick access to required capital opportunities to acquire many vacant, often distressed properties. Besides the adverse effects of speculative activity on housing affordability, the short-term objectives of many outside investors are not conducive to fostering stability in South Shore's housing market. The bulk of the South Shore rental market is geared toward lower-income renters, whose inherent vulnerability to market forces creates instabilities for individuals and families reverberating across the entire community. Factors such as having the highest number of federal housing subsidy vouchers of any Chicago neighborhood, and 25% of rental units paid for through subsidies, puts pressure on developers and landlords seeking to appeal to more middle-class renters. Condominium buildings and owners faced with deferred maintenance, inadequate reserves, higher-than-average taxes and insurance costs, and disproportionately low access to capital are at-risk of being exploited by investors from outside the community. Low levels of homeownership shape the composition of South Shore's population, and ability of community residents to contribute to economic development. Standing at between 22-24% owner occupancy, economic slowdown resulting from the pandemic put many already-struggling South Shore homeowners into more financial peril.

The SSPS provides the context for objectives and strategies outlined below, describing effective means to meet the challenges of limited affordable housing options, barriers to homeowners for minorities, and historic lack-of-investment and access to credit affecting the stability of South Shore's housing market.





# Strategies

## STRATEGY 1

### Increase the percentage of South Shore residents who are homeowners

- Stabilize and preserve existing housing stock, such as through MMRP
- Support existing renters to become homeowners and attract new homebuyers
- Create a South Shore down payment assistance program
- Provide incentives education, counseling, and other support for owner-occupants to stay in South Shore
- Assist seniors to age-in-place, and secure a Senior Tax Freeze
- Establish a South Shore Community Land Trust
- Put publicly owned vacant land or buildings back to productive use

## STRATEGY 2

### Ensure adequate availability of affordable rental housing

- Create a renter's association for South Shore residents
- Support eTOD projects to ensure availability of accessible affordable housing
- Advocate for policies decreasing absentee owners and vacancy
- Create a South Shore-specific Right to Counsel Program
- Develop and implement a focused South Shore preservation strategy
- Slow the pace of potential property sales by current owners leasing to CHA HCV tenants
- Ensure physically- and mentally-healthy South Shore housing units

## STRATEGY 3

### Mitigate the effects of structural barriers to homeownership for Black Americans

- Extend the Woodlawn Tenant First Right of Refusal pilot program
- Provide home improvement grants and community succession planning strategy for long-time homeowners
- Create/support shared ownership such as cooperatives and condominium ownership
- Support Black real estate professionals, with particular emphasis on increasing the number of Black appraisers
- Address bias in residential appraisals in South Shore
- Establish "community development guidelines" for expanding and sustaining housing stock towards the QLP vision
- Increase knowledge on real estate/properties as assets to build generational wealth

## STRATEGY 4

### Mitigate market force and other pressures on at-risk condominium owners and associations

- Establish a community condo watchdog to educate, partner with and empower community residents around risks and investor exploitation
- Expand legal and technical assistance for sustainability of condo owners and associations
- Advocate for access to financing for common element condo building repairs

### Housing Co-Chairs:

**Tammy McCann-Simpkins, The Neighborhood Network Alliance**

**Linda Greene, Neighborhood Housing Services**

**Lashawn Brown, South Shore Works**

Sited at 7162 S. Exchange, **The Xchange Development Project** will rise on the long vacant land that was once home to The Food Exchange supermarket. This state-of-the-art development will be a mixed-use high-rise that promises to elevate what investment development look like in South Shore. Powered by best-in-class technology and built with sustainability in mind, The Xchange design meets the community's demand for contemporary residential units, parking, and hotel and retail space.

The 30-story building will stand over 230' high and occupy 170,000 square feet, affording expansive views of the City, the lakefront and its iconic neighbor, the South Shore Cultural Center. Building features include:

- 24 hour Concierge/Doorman
- Entertainment Room
- Fitness Center and Spa
- Resident co-working space
- Swimming Pool, Deck and Cabanas
- Parking Garage with electric charging stations
- Cinema Room
- Library
- Dog Wash

The retail strategy includes approximately 20,000 sq ft of retail space designed to respond to the expressed desire of the community for sit-down dining establishments, casual food options, high end shopping, and amenities like bakeries and florists.

**PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE**

- Develop Quality Rental housing options
- Use of Long-term vacant land
- Attract quality retail and dining options
- Transit-oriented development
- Develop boutique hotel



## ISSUE AREA | **COMMUNITY STEWARDSHIP AND BEAUTIFICATION**

### COMMUNITY STEWARDSHIP AND BEAUTIFICATION GOAL:

A South Shore culture of conservation will protect our natural resources, such as our trees, parks, beaches, and lakefront while increasing access and usage of parks and public places, social connections, education, and environmental stewardship best practices.

**OUR MEASURES OF SUCCESS:**

1. More vacant lots activated into community spaces, open green spaces, garden spaces or art spaces
2. More infrastructure and investments made to promote environmental stewardship and community beautification
3. More events promoting environmental stewardship and community beautification
4. More community residents engaged in environmental stewardship and community beautification programming/events



# CONNECTING PEOPLE TO POWER

A Community Energy Plan for **South Shore**

South Shore has an innovative community energy plan

## SOUTH SHORE IS 100% WALKABLE

AS DETERMINED BY THE CHICAGO METROPOLITAN AGENCY FOR PLANNING



South Shore has 60 percent more park space than the citywide average, at 3.91 acres per 1,000 residents



SOUTH SHORE BOASTS A

**33% GREATER  
TREE CANOPY**

THAN THE CHICAGO  
AVERAGE





## Key local factors

The natural environment of South Shore belies the standard images of an urban community landscape limited by glass and concrete. With 60% more park space than the average Chicago neighborhood (3.91 acres per 1,000 residents), we have a nature sanctuary, butterfly garden, and miles of bike trails and walking paths close to the lakefront. South Shore also boasts a *tree canopy* exceeding the City's average (21.3% vs. 16%), which helps decrease our energy costs, clean our air, and mitigate storm water runoff.

South Shore is recognized as a "100% walkable" neighborhood by the Chicago Metropolitan Agency for Planning, citing "a large number of destinations--close to one another and arranged so that residents and visitors can comfortably and conveniently access them on foot." This walkability, whether for recreation or transportation, is an important factor, not just for livability, but also community wellness, public safety, and economic viability. Other planners at UIC have researched specific ways South Shore can leverage our assets for [greater resilience in our energy, food systems, water and connectivity as a community](#).

We are proud of these assets, but need to protect our unparalleled natural resources for future generations. Engaging more residents to appreciate the value of these resources for community and personal well-being will help us all ensure and benefit from them.

# Strategies

## STRATEGY 1

### Preserve and increase utilization of natural resources in South Shore

- Increase and promote public access to, and greater utilization of, public green spaces like the South Shore Cultural Center and Rainbow Park/Beach
- Work with South Shore-area Park Advisory Councils to increase access to and utilization of parks by residents
- Increase and maintain tree canopy in South Shore, with activities such as removing dead trees and planting new trees
- Support efforts to restore and preserve South Shore's lakefront, such as efforts to reduce lakefront erosion
- Identify and engage with experts in permaculture to manage South Shore's natural ecosystems
- Create and sustain a robust urban agricultural system by utilizing disused and abandoned vacant lots through-out South Shore
- Promote and encourage greater use of renewable energy sources

## STRATEGY 2

### Beautify South Shore

- Transform vacant lots into usable public spaces with projects like community gardens and green spaces
- Support and promote resident and community organization-led cleanup efforts
- Create and implement a branding campaign (marquees, way finders, etc.) to promote resident use of public spaces in South Shore
- Create more wall murals and sculptures to activate public spaces by using artwork

### Community Stewardship and Beautification Co-Chairs:

**Linda Young, The Neighborhood Network Alliance**

**Robin Bland, The Neighborhood Network Alliance**





## ISSUE AREA | **PUBLIC SAFETY**

### **PUBLIC SAFETY GOAL:**

**We will create an environment where residents, community organizations, businesses, law enforcement and government agencies, elected officials, and other stakeholders work together to build and maintain a peaceful South Shore neighborhood for all to live, grow, and prosper.**



**OUR MEASURES OF SUCCESS:**

1. New networks/coalitions of community-based organizations and law enforcement to improve public safety
2. Accelerate current downward trend for gun-related violent crimes, particularly among youth and formerly incarcerated
3. More formerly incarcerated, justice-involved, and at-risk youth participating in job and career programs
4. Fewer vacant and under-utilized spaces harboring criminal activity
5. Documented cases presenting successful youth-designed initiatives in violence prevention and reduction



**WORKING TOGETHER, WE CAN MAKE SOUTH SHORE SAFER**

2022 HAS SEEN AN OVERALL DECLINE IN VIOLENT CRIME, BUT HOMICIDES ARE UP OVER LAST YEAR. RESIDENTS, COMMUNITY ORGANIZATIONS, BUSINESSES, LAW ENFORCEMENT AND GOVERNMENT MUST KEEP WORKING TOGETHER EVEN MORE.



Once peaceful, in recent years South Shore has experienced the increased violence felt across Chicago and the US

SOUTH SHORE IS HOME TO THE

**FIRST BLACK LIVES MATTER (BLM) MURAL IN CHICAGO**





## Key local factors

Similar to other urban communities throughout America, the goal of a safe and peaceful community is a commonly-shared desire of people in South Shore, the definition of this goal expressed in a variety of ways.

In recent years, our once peaceful South Shore community has been plagued with violence and suffered from the effects of poor public policy, social injustice, despair, and neglect, fueled by poor public policy, social injustice, despair, and neglect. Unwilling to passively lament this reversal of circumstances, residents, local businesses, and other stakeholders have organized to recapture South Shore, committed to restoring and revitalizing their community with intention and without delay.

For any single objective listed below to become reality would be a significant contribution toward making South Shore a neighborhood with a high level of public safety based on justice and community engagement. Melding these objectives into a combined response accelerates both the pace of implementation and the number of lives positively affected, an important component of the Quality-of-Life Plan that should become a priority for all who use and refer to it.

Having a safe and peaceful community is of paramount importance to the residents of South Shore and has been expressed in a variety of ways. Parents want a neighborhood where their children can go outside and play without fear and enjoy their childhood. Business owners want a commercial corridor that is not burdened by distressed properties or people. Residents want well-lit sidewalks, walkable streets, and inviting businesses where commerce, not crime, is the order of the day. Homeowners and renters alike want their blocks free of vacant properties, buildings overrun by purveyors of drugs and properties in extreme physical disrepair.

# Strategies

## STRATEGY 1

**Improved public safety in South Shore, reflected in safe, walkable streets, fewer incidents of property crimes, and continuation of current downward trend in violent crime**

- Establish a collaborative of South Shore's community-based organizations and agencies, law enforcement and culturally-engaged activists committed to developing and implementing aggressive crime reduction initiatives
- Repurpose vacant lots and storefronts through extensive beautification efforts engaging at-risk youth and young adults
- Move aggressively against landlords and businesses harboring and enabling criminal elements

### **Public Safety Co-Chairs:**

**Sean McGinnis, Lawrence Hall**

**Lavonte Stewart, Lost Boyz**

**Natalie Perkins, The Neighborhood Network Alliance**

## STRATEGY 2

**Create sustainable programs and initiatives giving support to at-risk individuals, providing pathways to productive alternatives to street activities**

- Engage youth as active participants in the design and execution of violence prevention and reduction programming and events
- Increase location-specific prevention programming for youth in schools, parks, and churches
- Offer viable employment and counseling options for justice-involved residents
- Provide wrap-around services for homeless youth and young adults transitioning from foster care
- Employ street teams and mobile services to engage those who will not present in traditional settings
- Provide training in effective parenting
- Provide training in trauma-informed delivery of service for all stakeholders
- Support initiatives promoting restorative justice
- Promote and support efforts to dismantle the school to prison pipeline





## ISSUE AREA | **HEALTH AND WELLNESS**

### HEALTH AND WELLNESS GOAL:

A positive culture centered on health among residents of South Shore with access to resources to address health inequities and concerns building on our existing community assets. We will focus on abundance and joy, promoting all that is positive in South Shore.



#### OUR MEASURES OF SUCCESS:

1. Improvement in the number of South Shore residents accessing primary health care services, such as routine check-ups.
2. More access to behavioral health treatment for residents of South Shore
3. Increase in the number of residents participating in community fitness initiatives.
4. Wider availability of holistic health services, and corresponding improvement in the number of South Shore residents who access them.
5. More residents enrolled in nutrition education programs.
6. Noticeable improvement in life expectancy of South Shore residents.



**SOUTH SHORE CAME  
TOGETHER TO RESPOND  
TO COVID-19**

**BUT**

**HOSPITALIZATION RATES  
WERE 35% HIGHER**

**IN SOUTH SHORE THAN THE CITYWIDE  
RATE**



South Shore COVID-19 death rates were nearly 60% higher than the citywide rate

**SOUTH SHORE  
HAS FOUGHT  
HARD FOR FRSH  
FOOD OPTIONS**

**BUT NEARLY 60% OF  
RESIDENTS ARE MORE  
THAN A HALF-MILE FROM  
THE NEAREST  
SUPERMARKET**







## Key local factors

Organizations and residents of South Shore working to improve our health & wellness display a level of resourcefulness that knows how and when to respond to community needs, whether their efforts are fully funded or not. For example: the COVID pandemic certainly has had a tremendous effect on South Shore. COVID hospitalizations were 35% higher, and death rate 60% higher than the city average. Rather than waste time complaining, community groups and residents in South Shore responded by organizing delivery of groceries, pop-up events to offer testing, distributing hand sanitizer, masks, and other protective equipment, and mobilizing neighbors to get vaccinated.

Institutions long established on Chicago's southeast side provide major opportunities to help coordinate and deliver improved, expand services to South Shore residents. There are two hospitals located in the community. Jackson Park Hospital and Medical Center is a 250+ bed facility offering a full range of health services to tens of thousands of area residents. Since 1912, South Shore Hospital has provided care for people from 17 southeast side neighborhoods with its 130+ bed hospital, and five primary care outreach facilities. In addition, the University of Chicago Medical Center is minutes away from South Shore via Jackson Park and Midway Plaisance.

Wellness involves more than just medical care, with access to healthy food a major factor in overall health and wellness of a community. Dedicated effort by organizations, elected officials and residents saw the opening in 2019 of the Local Market grocery store at 71<sup>st</sup> and Jeffery Boulevard, putting an end to a nearly 6-year "food desert" drought where over 60% of South Shore residents lived more than one-half mile from the nearest supermarket. The *QLP* outlines the following responses to improve the health and wellness of South Shore:

# Strategies

## STRATEGY 1

### **Promote and support community health-related assets to increase and expand access to health services for residents of South Shore**

- Engage with Jackson Park Hospital to create initiatives and programs suggested in their [Community Health Needs Assessment](#)
- Support South Shore Hospital in their efforts to expand services
- Coordinate with University of Chicago Medical Center on how to better serve residents of South Shore
- Identify and engage with other health care providers offering services in South Shore

## STRATEGY 2

### **Create a *South Shore Holistic Wellness Center* to address physical, mental, and emotional health needs of residents, with emphasis on addressing the specific needs of predominantly Black communities**

- Host public events in various parts of South Shore to promote physical, mental, and emotional health
- Collaborate with mental health partners to create and implement a plan addressing the specific mental/emotional health needs of a predominantly Black, urban community like South Shore
- Engage and collaborate with schools and youth-centered organizations to access the scope of mental/emotional health needs of youth in South Shore and develop initiatives and programs to address those needs
- Engage and collaborate with senior long term care facilities and senior-centered organizations to assess the scope of mental/emotional health needs of seniors in South Shore, and develop initiatives and programs to address those needs
- Integrate arts & cultural programming in South Shore with initiatives and programs addressing mental/emotional health
- Host public events to promote the benefits of physical activity and enjoyment of natural spaces

## STRATEGY 3

### **Promote proper nutrition by improving and increasing resident's access to healthy food**

- Support and increase access to year-round farmers' markets in various parts of South Shore
- Identify and collaborate with potential partners to open a new grocery store in the area
- Engage with organizations like [Top Box/Cook County-Chicago](#) to inform residents of the availability of low-cost grocery delivery services
- Work with primary health care providers, senior care facilities and institutions, schools, and community groups to promote healthy eating habits

#### **Health and Wellness Co-Chairs:**

**Amena Karim, The Neighborhood Network Alliance, South Shore Chamber, SSA #42**

**Safiya Eshe Gyas, Blaq Gurl Fya**



## FOCAL PROJECT: COOPERATIVE MEMBER-OWNED AFFORDABLE HEALTHY GROCER

60% of South Shore residents were more than a half-mile from the nearest supermarket. Layered onto that is the community's poverty rate at 30%, and we can see how residents have limited if any options when it comes to affordable healthy groceries. South Shore residents eat fewer fruits and vegetables, and engage in less physical activity, and drink more soda than the average Chicagoan. This has led to many health and diet-related issues, that contributed to the higher death rates during the ongoing COVID-19 pandemic.

A cooperative member-owned grocer would allow residents to not only allow residents to participate as owners but also decide on what kind of healthy foods are available and what outcomes are deemed as a success through this venture: high-profit margins or better health outcomes for residents. The inability to create a high-profit margin in the current economic environment has meant that there has been little to no interest from large chain grocery stores to come to South Shore. The Local Market, the only current large grocer in South Shore, opened its doors after a 6-year organizing campaign. A co-op does not need to have high-profit margins to be deemed a success and could provide ownership or equity opportunities for community residents.



### PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE

#### Economic Development

- Transform South Shore into a Black Business Arts & Entertainment District/Corridor
- Seed South Shore Fund; to provide seed money and operational funding to businesses looking to move or start-up in South Shore coop
- Provide “industry-specific” entrepreneur education and training opportunities, such as supporting business owners with creating business plans, theory of change

#### Health & Wellness

- Support and increase access to farmers’ markets (year-round and across South Shore)
- Bring in a new grocer to service South Shore
- Work with local primary care physicians, schools, and community-based partners to support efforts to increase the positive healthy habits of South Shore residents





# IDEAS



## ISSUE AREA | **ARTS, CULTURE & ENTERTAINMENT**

### **ARTS, CULTURE & ENTERTAINMENT GOAL:**

**South Shore will have a thriving and culturally relevant arts district which we will create by supporting arts-related development projects, increasing awareness, participation, and expression in the arts, hosting annual events, and fostering and supporting a network of South Shore artists.**



**OUR MEASURES OF SUCCESS:**

1. Successful creation of a South Shore Arts District.
2. Successful creation of South Shore “arts-focused” magazine.
3. More public arts and cultural events hosted in the community.
4. Increase in the number of cultural and entertainment projects in South Shore.
5. Higher levels of attendance seen for arts & culture events hosted in the community.
6. More visitors from outside the community attending arts & culture events hosted in South Shore.



The Quarry Event Center: "South Shore's Premier Event Space and home to Friday Night Jazz."

## THE CULTURAL SOUL COAST

SOUTH SHORE SERVES AS AN ENTRY POINT TO AND FROM THE CITY CENTER AND OTHER COMMUNITIES FOR BLACK EXCELLENCE IN THE ARTS



South Shore is quickly becoming a destination for film, events, and performances

THE REGAL AVALON THEATRE IS PROPOSING A





**STATE-OF-THE-  
ART FILM AND  
TELEVISION  
PRODUCTION  
CAMPUS AND  
ENTERTAINMENT  
DISTRICT**



## Key local factors

South Shore has arts, culture & entertainment in its DNA. Internationally known musicians like Bo Diddley, Ramsey Lewis, and Kanye West, award-winning writers, renowned visual artists, and other creative professionals have called South Shore their home. Known as *Chicago's Soul Coast*, the community is home to cultural institutions like the [Stony Island Arts Banks](#), [The Quarry Event Center](#), the [Sisters In Media Arts Center](#), and the South Shore Cultural Center. [Inner City Entertainment](#) is a “social enterprise” with plans to build a seven-screen 350-seat movie theater with on-location dining service. Wall murals done by area artists adorn many buildings in the neighborhood; sculptures and other art installations can be found in parks and other public spaces.

Art and culture can serve as a conduit to connect the people of South Shore to their neighbors, their community, providing a platform to present the community as a *Center for Black Excellence*. As we emerge from COVID pandemic restrictions, we already begin to see a resurgence of arts & culture focused projects incorporated into the programs of community-based organizations.





# Strategies

## STRATEGY 1

### Promote South Shore as a vibrant “Arts & Culture District”

- Organize and host live performances and cultural events.
- Coordinate, promote, and facilitate experiences drawing visitors to South Shore.
- Install arts-related marquees at strategic entries in South Shore.
- Expand, support, and promote community arts education programming for students and adults.
- Support and promote independently organized community arts events.
- Create and implement music series like the Back Alley Jazz Fest, hip hop music events, and events featuring known artists.
- Reestablish the South Shore Jazz Festival at the South Shore Cultural Center.
- Support and promote artisan incubators in the area.
- Support the creation of more wall murals and art in public spaces.

## STRATEGY 2

### Create the conditions for Arts & Culture to serve as an economic engine for South Shore

- Create an “arts hub” venue- a location used to host various arts events: exhibitions, plays, opera, concerts, etc.
- Support real estate acquisition and development projects focused on arts, culture & entertainment.
- Establish both spaces and programs for art collectives and artist residencies.
- Create a *South Shore arts* magazine generating revenue through paid ads.
- Develop and promote a network of artists & creatives in South Shore.
- Develop and implement an *arts & culture* plan for South Shore.

### Arts, Culture & Entertainment Co-Chairs:

**Yvonne Welbon**

**Michelle Boone**

**Dorian Sylvain**



**OTHER PLAN STRATEGIES ADVANCED THROUGH THIS PROJECT INCLUDE**

**Education**

- Coordinate and increase academic-focused Out-of-School Time (CPS) activities through My CHI.My Future.
- Bring Parent University and/or other parent engagement and leadership programs to South Shore
- Expand or launch new computer literacy programs
- Integrate arts and cultural opportunities with schools

**Economic Development**

- Create a community center/gathering and office space
- Transform South Shore into a Black Business Arts & Entertainment District/Corridor

**Resident Engagement**

- Creation of South Shore Resident Community Fund to fund local neighborhood projects administered by area council leadership. Residents will be able to connect with each other and support the creation of arts projects that benefit their specific blocks and community area.

**Health & Wellness**

- Host community events that promote physical, mental, and emotional health
- Integrate arts & cultural programming with

South Shore needs spaces for artists to showcase their work, non-profits to have office space and offer programming integrated into the arts, and for a space for residents to come together with teaching artists to learn, explore and create. This space would support the arts ecosystem in South Shore, support educational and mental health goals, as well as drive entrepreneurship through the arts.

This project would align with Arts, Culture & Entertainment, Education, and Economic Development issue areas laid out in this plan. This incubator/gallery would:

- Utilize and support real estate acquisition and development projects focused on arts, culture, and entertainment.
- Establish art collectives or residencies, both spaces, and programs.
- Create an arts venue hub: a property or several properties that can be used to host various arts events: exhibitions, plays, opera, concerts, and other cultural events.
- Develop a network of creatives and artists in South Shore.
- Coordinate and facilitate South Shore experiences that will draw visitors into the community.
- Support artisan incubators.
- Support and expand community arts education programming for both residents and students: Muntu Dance Theatre, ETA Creative Arts Foundation, visual arts, etc.
- Support independent community arts events.
- Facilitate the creation of a new South Shore cultural plan.

physical, mental, and emotional health

#### **Community Stewardship & Beautification**

- Increase the use of renewable energy
- Utilize art in activating public spaces through murals





# IDEAS







# The Planning Process

It is hoped those who review this South Shore *Quality-of-Life Plan* for information will also carefully consider the role they can play in implementing the strategies and ideas proposed, and join its creators in turning this vision into a reality lasting for generations.

For nearly the past two years, the Steering Committee has conducted community forums, held one-on-one meetings with residents, business owners, representatives of non-profit and faith-based organizations, and elected officials, and planning sessions to gain insights into what people in South Shore would like to see our community look like within the next five years. Restrictions imposed during the COVID pandemic required planners to look beyond typical methods to organize, curate information and data, and engage with stakeholders, formidable tasks even under normal circumstances. The commitment and dedication of those involved, together with the active interest of those in the community, allowed planners to overcome any communications obstacles with the use of online virtual platforms like Zoom, and active communication via email.

The information, insights, and recommendations contained in the South Shore *Quality-of-Life Plan* represents the efforts of literally hundreds of residents, business owners, organizers, and other stakeholders committed to making South Shore a viable, vibrant community. The process of transforming South Shore into a *Center for Black Excellence* is inclusive, welcoming all within this diverse community to participate in the creation of forums, initiatives, programs, and public spaces necessary to craft this vision.

Focusing on the eight primary areas-of-concern outlined — *resident engagement, economic development, education, housing, community stewardship & beautification, health & wellness, arts/culture & entertainment, and public safety* — the *QLP* provides a comprehensive analysis and blueprint for specific measures that can be employed to meet the present challenges South Shore faces, along with building the foundation for future revitalization and sustainability. It is, by no means, a proposal *cast in stone*, but rather a dynamic, ongoing process surely to expand and improve once various aspects of the plan are implemented and come to fruition.

We are incredibly proud of the work, passion, and thoughtfulness informing the creation of this proposal, and pledge to continue our engagement with the stakeholders, residents, and allies of the South Shore community making a valuable and much-appreciated contribution.

### **Convening Agencies: The South Shore Compact**

The South Shore Compact are the co-conveners for the Quality-of-Life Planning Process in South Shore. The Compact includes three partners:

**The Neighborhood Network Alliance** is a community engagement organization that trains neighborhood leaders to tap into the human capital on their block and equip them with the resources to create neighborhood networks.

**The South Shore Chamber of Commerce** strengthens and supports business corridors and small businesses by empowering members with effective training, technical assistance, and access to the private sector and governmental resources.

**The South Shore Works Planning and Preservation Coalition** is a community-based organization dedicated to the revitalization and restoration of the South Shore community. Its primary strategy is to harness talent and expertise in the neighborhood to participate in the design and implementation of a strategic plan.

Together, these partners of the Compact cover the South Shore community in a comprehensive way. The Neighborhood Network Alliance engages with residents; the South Shore Chamber of Commerce engages with businesses, and the South Shore Works Planning & Preservation Coalition engages with nonprofit organizations in the community.

### **LISC Chicago**

With residents and partners, LISC forges resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families. Since 1979, LISC has invested \$20 billion to build or rehab 400,500 affordable homes and apartments and develop 66.8 million square feet of retail, community, and educational space. For more information, please visit [lisc.org/chicago](https://lisc.org/chicago).

Embedded in LISC's founding, and strengthened over the last two decades, we are committed to comprehensive community planning. This planning process is essential to building the local capacity to effectively connect to the right resources to achieve fundamental change and long-lasting results in our communities. In the late 1990s, Local Initiatives Support Corporation, with leadership support from the John D. and Catherine T. MacArthur Foundation, created the New Communities Program (NCP), a groundbreaking, bottom-up, comprehensive community planning effort in which LISC supports the development of Quality-of-Life Plans (QLPs) by community leaders and residents in Chicago neighborhoods.

As of 2022, 29 QLPs have been created, garnering more than \$1B in new investments aligned in support of community visions in neighborhoods across Chicago.

**The South Shore Chamber, Neighborhood Network Alliance, South Shore Works and LISC thank the major funders of the 2020-2022 Quality-of-Life Planning process:**

The Chicago Community Trust

Catalyzing Neighborhood Investment Strategy

US Department of Housing and Urban Development

Section 4 Capacity Building



## Data Sources & References

### Our Community

CMAP Community Snapshots

Institute for Housing Studies at DePaul University

Chicago Health Atlas

The To&Through Project, The University of Chicago

The University of Chicago, Housing Study



**The NEIGHBORHOOD NETWORK ALLIANCE**

Next Level Block Club Organizing



**SOUTH SHORE WORKS**

Planning & Preservation Coalition

### Photo Credits

City of Chicago

Chicago Tribune

Block Club Chicago

LISC

Marc Monaghan

Maxwell Evans

The Neighborhood Network Alliance

TGR Designs

Rebuild Foundation

Sisters in Cinema

South Shore Chamber of Commerce

South Shore Works

University of Chicago

Walter Mitchell



**SOUTH SHORE**

chamber of commerce

## For More Information:

### **THE SOUTH SHORE COMPACT**

Ernest Sanders

*South Shore Works, Executive Director*

Tonya Trice

*South Shore Chamber of Commerce, Executive Director*

Val Free

*The Neighborhood Network Alliance, Executive Director*

1818 E. 71st Street

Chicago, IL 60649

773-609-3007

[vfree@thenna.org](mailto:vfree@thenna.org)

<https://www.reimaginesouthshore.org/>

### **LISC CHICAGO**

Meghan Harte

*Executive Director*

Jake Ament

*Director, Neighborhood Network*

Jaime Arteaga

*Program Officer*

10 S. Riverside Plaza, Suite 1700

Chicago, IL 60606

312-422-9574

[jarteaga@lisc.org](mailto:jarteaga@lisc.org)

[www.lisc.org/chicago](http://www.lisc.org/chicago)

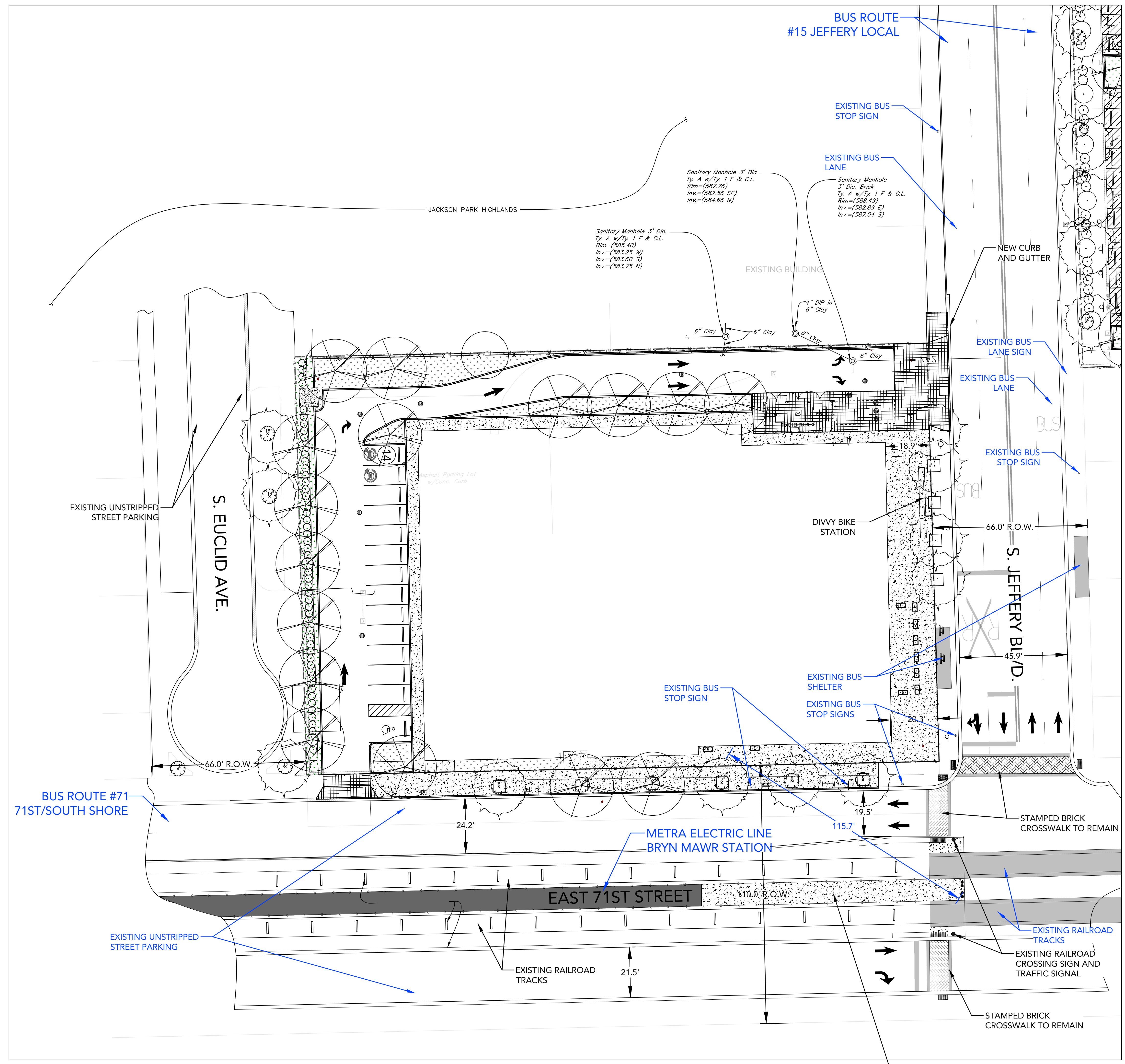
**(re)southshore**  
REIMAGINE - REVITALIZE - RESTORE

**LISC**  
**CHICAGO**

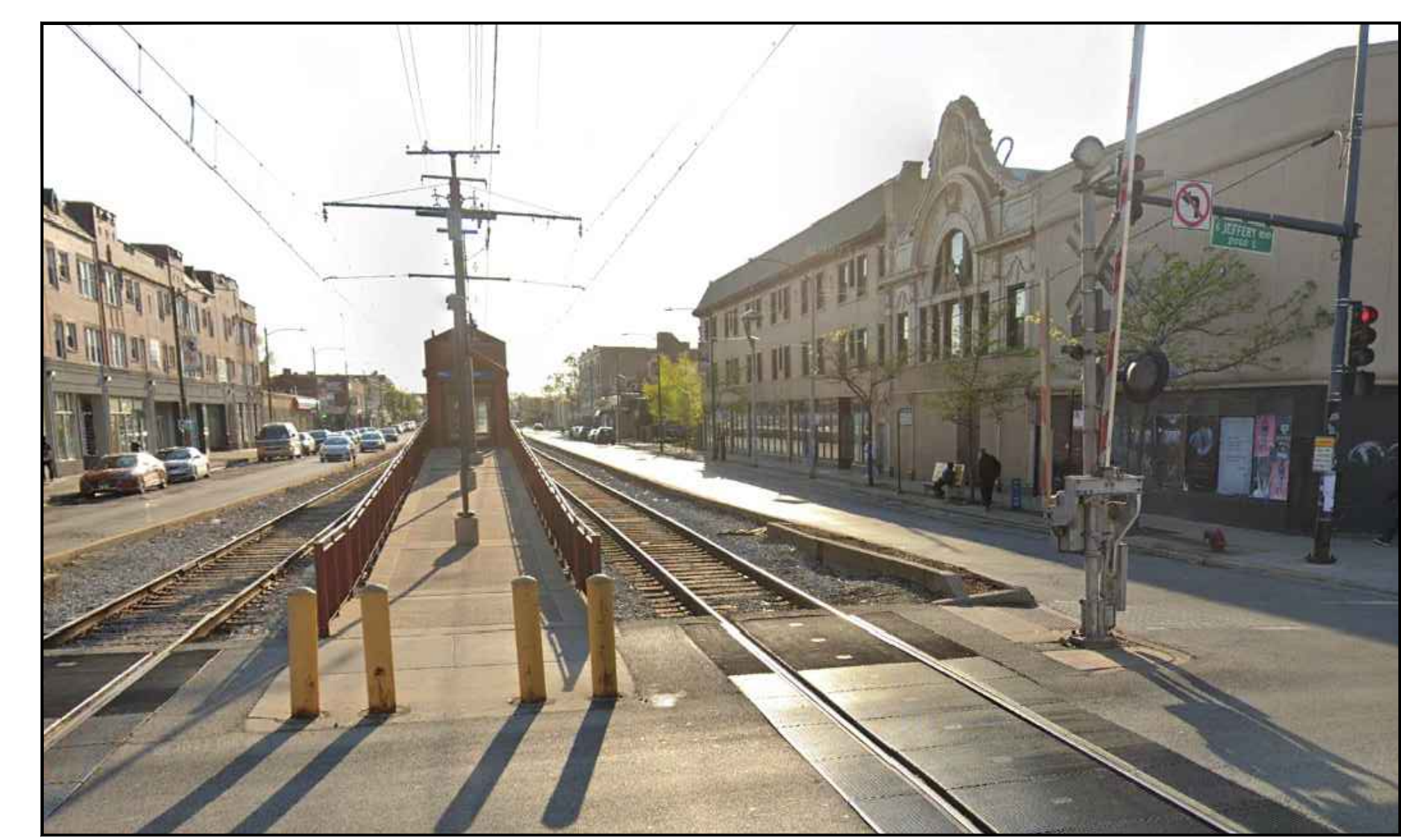








PROPOSED PARKING COUNT	
1	ADA SPACE PROVIDED
2	EV SPACES PROVIDED
11	STANDARD SPACES PROVIDED
14	TOTAL SPACES PROVIDED

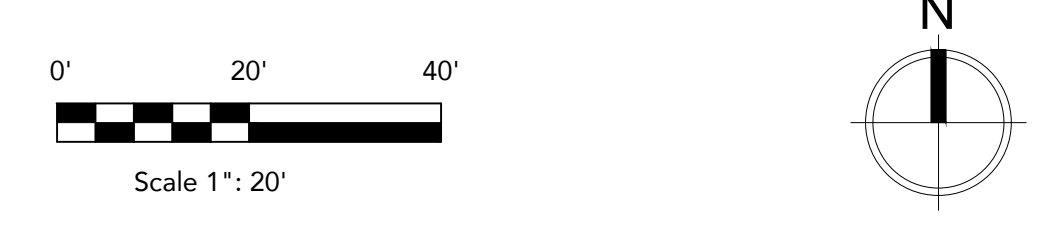


2 RAIL LINE ENTRANCE  
C-EX4

THIS CERTIFIES THAT THE DISTANCE FROM THE PROPERTY AT 1950 E 71st St TO A STOP ON THE METRA ELECTRIC LINE IS APPROXIMATELY 120 FEET IN LENGTH PER THE SITE PLAN, WHICH IS LESS THAN THE 1,320 FEET AS PER SECTION 17-10-0102.B.

*K A T*  
LICENSED ARCHITECT/LANDSCAPE ARCHITECT/LICENSED ENGINEER

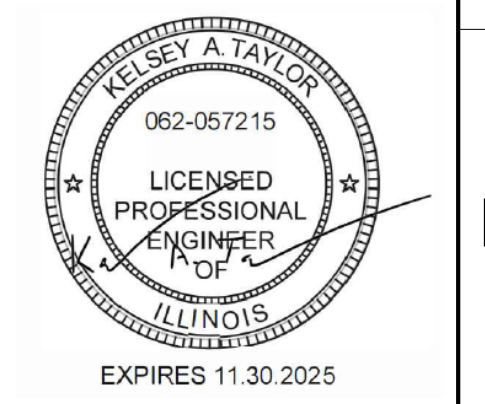
1 T.O.D. SITE PLAN EXHIBIT  
C-EX4 SCALE 1"=20'



**ENGAGE CIVIL**  
INCORPORATED  
231 S. LaSalle Street  
Suite 2100  
Chicago, IL 60604  
www.engagecivil.com

**ICE ENTERTAINMENT COMPLEX**  
7054 S. JEFFERY BLVD  
CHICAGO, ILLINOIS, 60649

REVISION SCHEDULE	
#	DATE DESCRIPTION
01	12.12.2023 FOR ZONING REVIEW



PROJECT #

SHEET NAME  
T.O.D. SITE PLAN EXHIBIT

SHEET NUMBER  
**C-EX4**

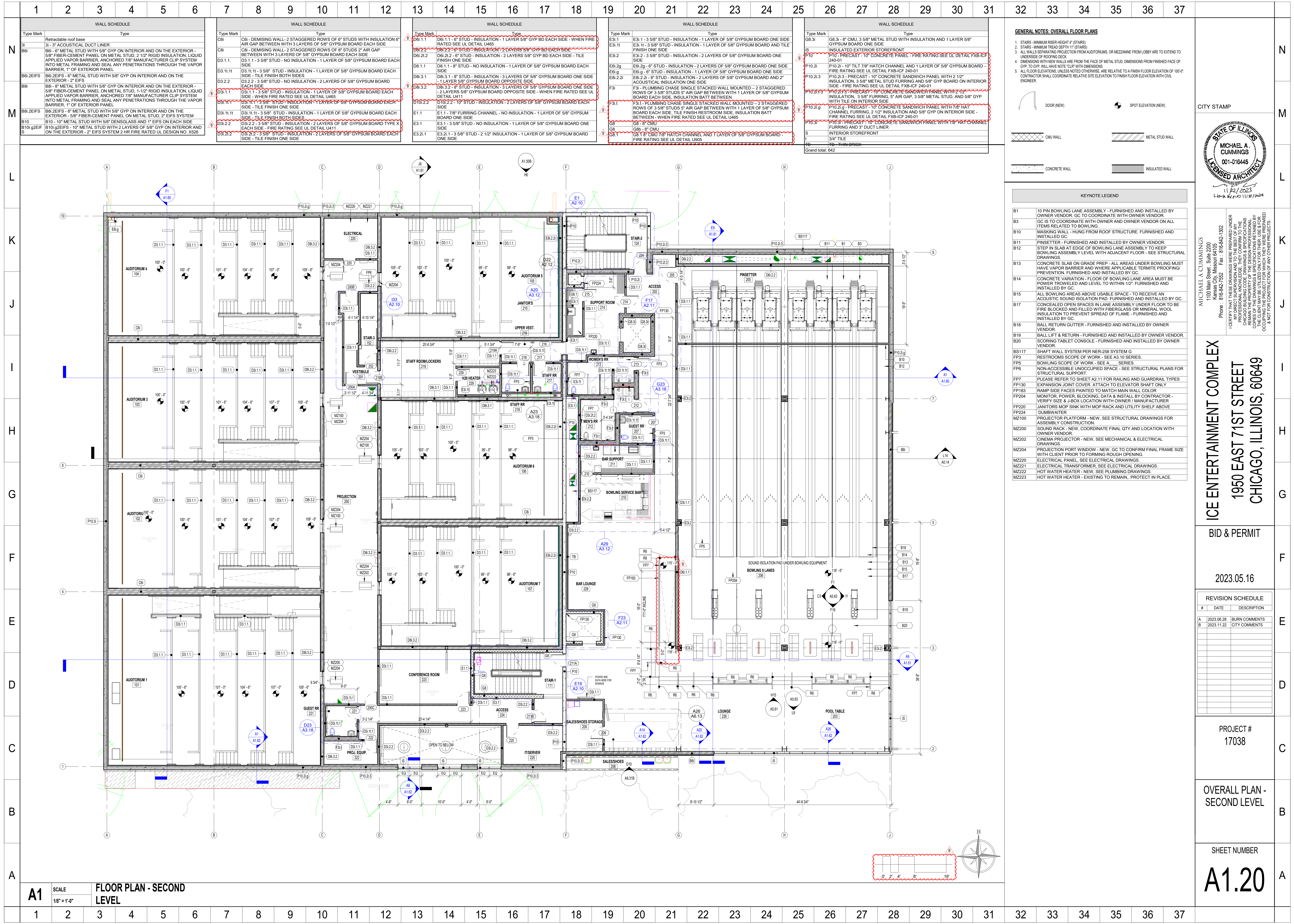












WALL SCHEDULE	
Type Mark	Type
N31	Retractable roof base
N36	3'-3" ACOUSTICAL DUCT LINER
N38	6"-6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 5/8" FIBER-CEMENT PANEL ON METAL STUD, 2 1/2" RIGID INSULATION, LIQUID APPLIED VAPOR BARRIER, ANCHORED 7/8" MANUFACTURER CLIP SYSTEM INTO METAL FRAMING AND SEAL ANY PENETRATIONS THROUGH THE VAPOR BARRIER, 1" OF EXTERIOR PANEL
B61.2EIFS	B61.2EIFS - 6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2" EIFS
B81	B81 - 8" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 5/8" FIBER-CEMENT PANEL ON METAL STUD, 1-1/2" RIGID INSULATION, LIQUID APPLIED VAPOR BARRIER, ANCHORED 7/8" MANUFACTURER CLIP SYSTEM INTO METAL FRAMING AND SEAL ANY PENETRATIONS THROUGH THE VAPOR BARRIER, 1" OF EXTERIOR PANEL
B81.2EIFS	B81.2EIFS - 8" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 5/8" FIBER-CEMENT PANEL ON METAL STUD, 2" EIFS SYSTEM
B10	B10 - 10" METAL STUD WITH 5/8" DENSGLASS AND 1" EIFS ON EACH SIDE
B10.1gEIFS	B10.1gEIFS - 10" METAL STUD WITH 2 LAYERS OF 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2" EIFS SYSTEM 2 HR FIRE RATED UL DESIGN NO. X526

WALL SCHEDULE	
Type Mark	Type
C81	C81 - DEMISING WALL - 2 STAGGERED ROWS OF 6" STUDS WITH INSULATION 6" AIR GAP BETWEEN WITH 3 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE
C81	C81 - DEMISING WALL - 2 STAGGERED ROWS OF 6" STUDS 2" AIR GAP BETWEEN WITH 3 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE
D3.1.1	D3.1.1 - 3 5/8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE
D3.11.11	D3.11.11 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH BOTH SIDES
D3.2.2	D3.2.2 - 3 5/8" STUD - NO INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE
D3.1.1	D3.1.1 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - WHEN FIRE RATED SEE UL DETAIL U465
D3.11.11	D3.11.11 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH ONE SIDE
D3.11.11	D3.11.11 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH BOTH SIDES
D3.2.2	D3.2.2 - 3 5/8" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD TYPE X EACH SIDE - FIRE RATING SEE UL DETAIL U411
D3.2.2	D3.2.2 - 3 5/8" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH ONE SIDE

WALL SCHEDULE	
Type Mark	Type
D81.1.1	D81.1.1 - 6" STUD - INSULATION - 1 LAYER 5/8" GYP BD EACH SIDE - WHEN FIRE RATED SEE UL DETAIL U411
D81.2.1.2	D81.2.1.2 - 6" STUD - INSULATION - 2 LAYERS 5/8" GYP BD EACH SIDE - TILE FINISH ONE SIDE
D81.1.1	D81.1.1 - 8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE
D81.3.1	D81.3.1 - 8" STUD - INSULATION - 3 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE - 1 LAYER 5/8" GYPSUM BOARD OPPOSITE SIDE
D81.3.2	D81.3.2 - 8" STUD - INSULATION - 3 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE - 2 LAYERS 5/8" GYPSUM BOARD OPPOSITE SIDE - WHEN FIRE RATED SEE UL DETAIL U411
D10.2.2	D10.2.2 - 10" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE
E1.1	E1.1 - 7/8" FURRING CHANNEL - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE
E3.1	E3.1 - 3 5/8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE
E3.2.1	E3.2.1 - 3 5/8" STUD - 2 1/2" INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE

WALL SCHEDULE	
Type Mark	Type
E3.1	E3.1 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE
E3.11	E3.11 - 3 5/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD AND TILE FINISH ONE SIDE
E3.2	E3.2 - 3 5/8" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE
E6.2g	E6.2g - 6" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE
E6.4	E6.4 - 6" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE
E81.2.21	E81.2.21 - 8" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD AND 2" ACOUSTICAL INSULATION ONE SIDE
F31	F31 - PLUMBING CHASE SINGLE STACKED WALL MOUNTED - 2 STAGGERED ROWS OF 3 5/8" STUDS 5" AIR GAP BETWEEN WITH 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE, INSULATION BATT BETWEEN
F31.1	F31.1 - PLUMBING CHASE SINGLE STACKED WALL MOUNTED - 2 STAGGERED ROWS OF 3 5/8" STUDS 5" AIR GAP BETWEEN WITH 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE, TILE FINISH RESTROOM SIDE, INSULATION BATT BETWEEN - WHEN FIRE RATED SEE UL DETAIL U465
G8	G8 - 8" CMU
G8	G8 - 8" CMU
G8.1	G8.1 - 8" CMU 7/8" HATCH CHANNEL AND 1 LAYER OF 5/8" GYPSUM BOARD - FIRE RATING SEE UL DETAIL U905

WALL SCHEDULE	
Type Mark	Type
G8.31	G8.31 - 8" CMU, 3 5/8" METAL STUD WITH INSULATION AND 1 LAYER 5/8" GYPSUM BOARD ONE SIDE
IS	INSULATED EXTERIOR STOREFRONT
P10	P10 - PRECAST - 10" CONCRETE PANEL - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
P10.2	P10.2 - 10" TILT UP HATCH CHANNEL AND 1 LAYER OF 5/8" GYPSUM BOARD - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
P10.2.3	P10.2.3 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 2 1/2" INSULATION, 3 5/8" METAL STUD FURRING AND 5/8" GYP BOARD ON INTERIOR SIDE - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
P10.2.15	P10.2.15 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 2 1/2" INSULATION, 3 5/8" FURRING, 5" AIR GAP, 3 5/8" METAL STUD, AND 5/8" GYP WITH TILE ON INTERIOR SIDE
P10.2.9	P10.2.9 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 7/8" HATCH CHANNEL FURRING, 2 1/2" INSULATION AND 5/8" GYP ON INTERIOR SIDE - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
P10.3	P10.3 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 7/8" HATCH CHANNEL FURRING AND 3" DUCT LINER
S	INTERIOR STOREFRONT
T	3/4" TILE
WB	7/8" HATCH CHANNEL

**GENERAL NOTES: OVERALL FLOOR PLANS**

- STARS - MINIMUM RISER HEIGHT 4" (STAIRS)
- STARS - MINIMUM TREAD DEPTH 11" (STAIRS)
- ALL WALLS SEPARATING PROJECTION FROM AUDITORIUMS, OR MEZZANINE FROM LOBBY ARE TO EXTEND TO UNDERSIDE OF ROOFING DECK
- DIMENSIONS WITH NEW WALLS ARE FROM THE FACE OF METAL STUD, DIMENSIONS FROM FINISHED FACE OF GYP - TO GYP - WILL HAVE NOTE "GYP" WITH DIMENSIONS
- ALL FLOOR ELEVATIONS, UNLESS NOTED OTHERWISE, ARE RELATIVE TO A FINISH FLOOR ELEVATION OF 100'-0". CONTRACTOR SHALL COORDINATE RELATIVE SITE ELEVATION TO FINISH FLOOR ELEVATION WITH CIVIL ENGINEER.

DOOR (NEW)      SPOT ELEVATION (NEW)

CMU WALL      METAL STUD WALL

CONCRETE WALL      INSULATED WALL

**KEYNOTE LEGEND**

B1 10 PIN BOWLING LANE ASSEMBLY - FURNISHED AND INSTALLED BY OWNER/VENDOR. GC TO COORDINATE WITH OWNER/VENDOR

B3 GC IS TO COORDINATE WITH OWNER AND OWNER VENDOR ON ALL ITEMS RELATED TO BOWLING

B10 MASKING WALL - HUNG FROM ROOF STRUCTURE. FURNISHED AND INSTALLED BY GC.

B11 PINSETTER - FURNISHED AND INSTALLED BY OWNER/VENDOR.

B12 STEP IN SLAB AT EDGE OF BOWLING LANE ASSEMBLY TO KEEP BOWLING ASSEMBLY WITH ADJACENT FLOOR - SEE STRUCTURAL DRAWINGS.

B13 CONCRETE SLAB ON GRADE PREP - ALL AREAS UNDER BOWLING MUST HAVE VAPOR BARRIER AND WHERE APPLICABLE TERMITES PROOFING/PREVENTION FURNISHED AND INSTALLED BY GC.

B14 CONCRETE VARIATION - FLOOR OF BOWLING LANE AREA MUST BE POWER TROWELED AND LEVEL TO WITHIN 1/2". FURNISHED AND INSTALLED BY GC.

B15 ALL BOWLING AREAS ABOVE USABLE SPACE - TO RECEIVE AN ACOUSTIC SOUND ISOLATION PAD. FURNISHED AND INSTALLED BY GC.

B17 CONCEALED OPEN SPACES IN LANE ASSEMBLY UNDER FLOOR TO BE FIRE BLOCKED AND FILLED WITH FIBERGLASS OR MINERAL WOOL INSULATION TO PREVENT SPREAD OF FLAME - FURNISHED AND INSTALLED BY GC.

B18 BALL RETURN GUTTER - FURNISHED AND INSTALLED BY OWNER/VENDOR.

B19 BALL LIFT & RETURN - FURNISHED AND INSTALLED BY OWNER/VENDOR.

B20 SCORING TABLET CONSOLE - FURNISHED AND INSTALLED BY OWNER/VENDOR.

BS117 SHAFT WALL SYSTEM PER NER-258 SYSTEM G

FP3 RESTROOMS SCOPE OF WORK - SEE A3.10 SERIES.

FP5 BOWLING SCOPE OF WORK - SEE A3.10 SERIES.

FP6 NON-ACCESSIBLE UNOCCUPIED SPACE - SEE STRUCTURAL PLANS FOR STRUCTURAL SUPPORT.

FP7 PLEASE REFER TO SHEET A2.11 FOR RAILING AND GUARDRAIL TYPES

FP130 EXPANSION JOINT COVER. ATTACH TO ELEVATOR SHAFT ONLY

FP183 RAMP SIDE FACES PAINTED TO MATCH MAIN WALL COLOR

FP204 MONITOR, POWER, BLOCKING, DATA & INSTALL BY CONTRACTOR - VERIFY SIZE & J-BOX LOCATION WITH OWNER / MANUFACTURER

FP220 JANITORS MOP SINK WITH MOP RACK AND UTILITY SHELF ABOVE

FP224 DUMBWATER

MZ100 PROJECTOR PLATFORM - NEW. SEE STRUCTURAL DRAWINGS FOR ASSEMBLY CONSTRUCTION

MZ200 SOUND RACK - NEW. COORDINATE FINAL QTY AND LOCATION WITH OWNER/VENDOR

MZ202 CINEMA PROJECTOR - NEW. SEE MECHANICAL ELECTRICAL DRAWINGS.

MZ204 PROJECTION PORT WINDOW - NEW. GC TO CONFIRM FINAL FRAME SIZE WITH CLIENT PRIOR TO FORMING ROUGH OPENING.

MZ220 ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.

MZ221 ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS.

MZ222 HOT WATER HEATER - NEW. SEE PLUMBING DRAWINGS.

MZ223 HOT WATER HEATER - EXISTING TO REMAIN. PROTECT IN PLACE.

**CITY STAMP**

MICHAEL A. CUMMINGS  
1100 Main Street, Suite 2200  
Chicago, Illinois 60605  
Phone: 312-642-7552 Fax: 312-642-1392

STATE OF ILLINOIS  
MICHAEL A. CUMMINGS  
001-016445  
LICENSED ARCHITECT  
11/22/2023  
Lic-20-22-1130/2024

**A1** SCALE 1/8" = 1'-0"

**FLOOR PLAN - SECOND LEVEL**

**ICE ENTERTAINMENT COMPLEX**  
1950 EAST 71ST STREET  
CHICAGO, ILLINOIS, 60649

**BID & PERMIT**  
2023.05.16

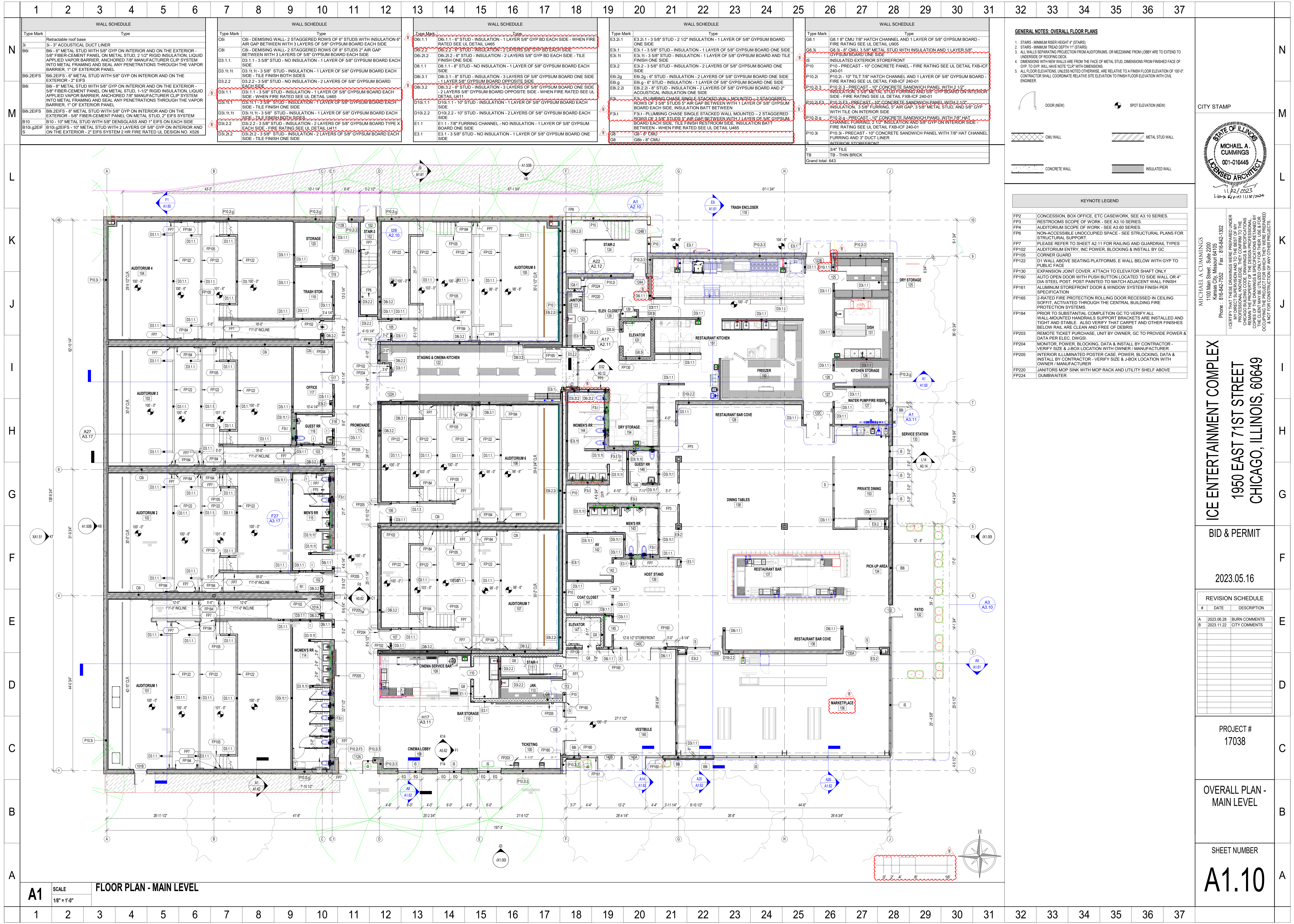
REVISION SCHEDULE		
#	DATE	DESCRIPTION
A	2023.06.28	BURN COMMENTS
B	2023.11.22	CITY COMMENTS

**PROJECT #**  
17038

**OVERALL PLAN - SECOND LEVEL**

**SHEET NUMBER**  
**A1.20**





WALL SCHEDULE		WALL SCHEDULE		WALL SCHEDULE		WALL SCHEDULE		WALL SCHEDULE	
Type Mark	Type	Type Mark	Type	Type Mark	Type	Type Mark	Type	Type Mark	Type
B6	3" - 3" ACoustical DUCT LINER	C61	C61 - DEMISING WALL - 2 STAGGERED ROWS OF 6" STUDS WITH INSULATION 6" AIR GAP BETWEEN WITH 3 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE	D61.1	D61.1 - 6" STUD - INSULATION - 1 LAYER 5/8" GYP BD EACH SIDE - WHEN FIRE RATED SEE UL DETAIL U465	E3.2.1	E3.2.1 - 3/8" STUD - 2 1/2" INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	G8.1	G8.1 - 6" CMU 7/8" HATCH CHANNEL AND 1 LAYER OF 5/8" GYPSUM BOARD - FIRE RATINGS SEE UL DETAIL U995
B6B	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	C61	C61 - DEMISING WALL - 2 STAGGERED ROWS OF 6" STUDS 2" AIR GAP BETWEEN WITH 3 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE	D61.2	D61.2 - 6" STUD - INSULATION - 2 LAYERS 5/8" GYP BD EACH SIDE	E3.1	E3.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	G8.3	G8.3 - 8" CMU 3/8" METAL STUD WITH INSULATION AND 1 LAYER 5/8" GYPSUM BOARD ONE SIDE
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1	D3.1.1 - 3/8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE	D61.2.1	D61.2.1 - 6" STUD - INSULATION - 2 LAYERS 5/8" GYP BD EACH SIDE - TILE FINISH ONE SIDE	E3.11	E3.11 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD AND TILE FINISH ONE SIDE	G8.3.1	G8.3.1 - 8" CMU 3/8" METAL STUD WITH INSULATION AND 1 LAYER 5/8" GYPSUM BOARD ONE SIDE
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1.1	D3.1.1.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH BOTH SIDES	D61.2.2	D61.2.2 - 6" STUD - INSULATION - 2 LAYERS 5/8" GYP BD EACH SIDE - TILE FINISH ONE SIDE	E3.2	E3.2 - 3/8" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE	P10	P10 - PRECAST - 10" CONCRETE PANEL - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1.1.1	D3.1.1.1.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - WHEN FIRE RATED SEE UL DETAIL U465	D61.3	D61.3 - 8" STUD - INSULATION - 3 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE - 1 LAYER 5/8" GYPSUM BOARD OPPOSITE SIDE	E61.2g	E61.2g - 6" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE	P10.2	P10.2 - 10" TILT 7/8" HATCH CHANNEL AND 1 LAYER OF 5/8" GYPSUM BOARD - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1.1.1.1	D3.1.1.1.1.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH ONE SIDE	D61.3.2	D61.3.2 - 8" STUD - INSULATION - 3 LAYERS OF 5/8" GYPSUM BOARD ONE SIDE - 2 LAYERS 5/8" GYPSUM BOARD OPPOSITE SIDE - WHEN FIRE RATED SEE UL DETAIL U411	E61.g	E61.g - 6" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	P10.2.3	P10.2.3 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 2 1/2" INSULATION, 3/8" FURRING, 5/8" AIR GAP, 3/8" METAL STUD, AND 5/8" GYP ON INTERIOR SIDE - FIRE RATING SEE UL DETAIL FXB-ICF 240-01
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1.1.1.1.1	D3.1.1.1.1.1.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH ONE SIDE	D10.1.1	D10.1.1 - 10" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE	E61.2.2	E61.2.2 - 6" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD AND 2" ACOUSTICAL INSULATION ONE SIDE	P10.2.3.1	P10.2.3.1 - 10" CONCRETE SANDWICH PANEL WITH 2 1/2" INSULATION, 3/8" FURRING, 5/8" AIR GAP, 3/8" METAL STUD, AND 5/8" GYP WITH TILE ON INTERIOR SIDE
B6B.2E1FS	6" METAL STUD WITH 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2 EIFS	D3.1.1.1.1.1.1.1	D3.1.1.1.1.1.1.1 - 3/8" STUD - INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH BOTH SIDES	D10.1.2	D10.1.2 - 10" STUD - INSULATION - 2 LAYERS OF 5/8" GYPSUM BOARD EACH SIDE	F3.1	F3.1 - PLUMBING CHASE SINGLE STACKED WALL MOUNTED - 2 STAGGERED ROWS OF 3/8" STUDS 6" AIR GAP BETWEEN WITH 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE - TILE FINISH RESTROOM SIDE - INSULATION BATT BETWEEN - WHEN FIRE RATED SEE UL DETAIL U465	P10.2.3.2	P10.2.3.2 - 10" CONCRETE SANDWICH PANEL WITH 7/8" HAT CHANNEL FURRING AND 3" DUCT LINER INTERIOR STOREFRONT
B10	B10 - 10" METAL STUD WITH 5/8" DENSGLASS AND 1" EIFS ON EACH SIDE	E1.1	E1.1 - 7/8" FURRING CHANNEL - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	E3.1	E3.1 - 3/8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	G8	G8 - 8" CMU	P10.3	P10.3 - PRECAST - 10" CONCRETE SANDWICH PANEL WITH 7/8" HAT CHANNEL FURRING AND 3" DUCT LINER INTERIOR STOREFRONT
B10.2E1FS	10" METAL STUD WITH 2 LAYERS OF 5/8" GYP ON INTERIOR AND ON THE EXTERIOR - 2" EIFS SYSTEM 2 HR FIRE RATED UL DESIGN NO. X526	E3.1	E3.1 - 3/8" STUD - NO INSULATION - 1 LAYER OF 5/8" GYPSUM BOARD ONE SIDE	G8	G8 - 8" CMU	G8	G8 - 8" CMU	T	3/4" TILE
								TB	TB - THIN BRICK
									Grand total: 643

**GENERAL NOTES: OVERALL FLOOR PLANS**

- STAIRS - MINIMUM RISER HEIGHT 4" (STAIRS)
- STAIRS - MINIMUM TREAD DEPTH 11" (STAIRS)
- ALL WALLS SEPARATING PROJECTIONS FROM AUDITORIUMS, OR MEZZANINE FROM LOBBY ARE TO EXTEND TO UNSEPARATED ROOFING DECK
- DIMENSIONS WITH NEW WALLS ARE FROM THE FACE OF METAL STUD, DIMENSIONS FROM FINISHED FACE OF GYP TO GYP WILL HAVE NOTE "GYP" WITH DIMENSIONS
- ALL FLOOR ELEVATIONS, UNLESS NOTED OTHERWISE, ARE RELATIVE TO A FINISH FLOOR ELEVATION OF 100'-0". CONTRACTOR SHALL COORDINATE RELATIVE SITE ELEVATION TO FINISH FLOOR ELEVATION WITH CIVIL ENGINEER.

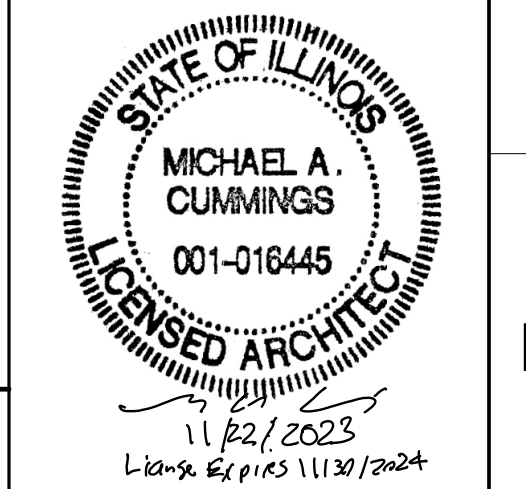
DOOR (NEW)      SPOT ELEVATION (NEW)

CMU WALL      METAL STUD WALL

CONCRETE WALL      INSULATED WALL

**KEYNOTE LEGEND**

FP2	CONCESSION, BOX OFFICE, ETC CASEWORK - SEE A3.10 SERIES.
FP3	RESTROOMS SCOPE OF WORK - SEE A3.10 SERIES.
FP4	AUDITORIUM SCOPE OF WORK - SEE A3.60 SERIES.
FP6	NON-ACCESSIBLE UNOCCUPIED SPACE - SEE STRUCTURAL PLANS FOR STRUCTURAL SUPPORT.
FP7	PLEASE REFER TO SHEET A2.11 FOR RAILING AND GUARDRAIL TYPES
FP102	AUDITORIUM ENTRY, INC POWER, BLOCKING & INSTALL BY GC
FP105	CORNER GUARD
FP122	D1 WALL ABOVE SEATING PLATFORMS, E WALL BELOW WITH GYP TO PUBLIC FACE
FP130	EXPANSION JOINT COVER. ATTACH TO ELEVATOR SHAFT ONLY
FP160	AUTO OPEN DOOR WITH PUSH BUTTON LOCATED TO SIDE WALL OR 4" DIA STEEL POST. POST PAINTED TO MATCH ADJACENT WALL FINISH
FP161	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM FINISH PER SPECIFICATION
FP165	2-RATED FIRE PROTECTION ROLLING DOOR RECESSED IN CEILING SCOFFIT, ACTIVATED THROUGH THE CENTRAL BUILDING FIRE PROTECTION SYSTEMS.
FP184	PRIOR TO SUBSTANTIAL COMPLETION GO TO VERIFY ALL WALL MOUNTED HANDRAILS SUPPORT BRACKETS ARE INSTALLED AND TIGHT AND STABLE. ALSO VERIFY THAT CARPET AND OTHER FINISHES BELOW RAIL ARE CLEAN AND FREE OF DEBRIS
FP203	REMOTE TICKET PURCHASE, UNIT BY OWNER, GC TO PROVIDE POWER & DATA PER ELEC DWG(S)
FP204	MONITOR, POWER, BLOCKING, DATA & INSTALL BY CONTRACTOR - VERIFY SIZE & J-BOX LOCATION WITH OWNER / MANUFACTURER
FP205	INTERIOR ILLUMINATED POSTER CASE, POWER, BLOCKING, DATA & INSTALL BY CONTRACTOR - VERIFY SIZE & J-BOX LOCATION WITH OWNER / MANUFACTURER
FP220	JANITORS MOP SINK WITH MOP RACK AND UTILITY SHELF ABOVE
FP224	DUMBWATER



**MICHAEL A. CUMMINGS**  
 1100 Main Street, Suite 2200  
 Kansas City, Missouri 64105  
 Phone: 816-242-7552 Fax: 816-242-1932

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THEY CONFORM TO THE CHICAGO BUILDING CODE, DRAWINGS & SPECIFICATIONS. I AM NOT PROVIDING THESE DRAWINGS TO ANY OTHER PARTY. THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR THE PROJECT AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS.

**ICE ENTERTAINMENT COMPLEX**  
 1950 EAST 71ST STREET  
 CHICAGO, ILLINOIS, 60649

**BID & PERMIT**  
 2023.05.16

**REVISION SCHEDULE**

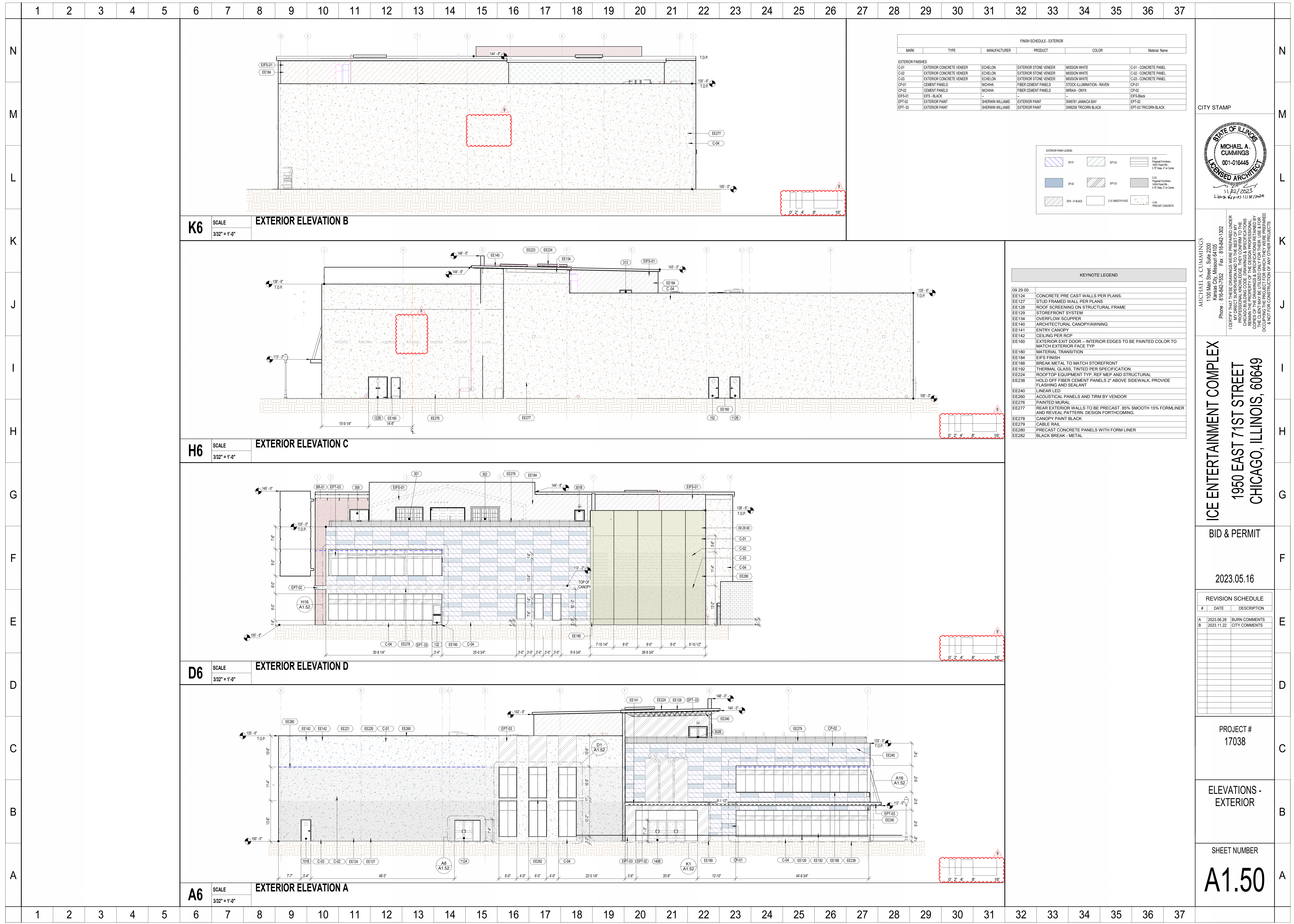
#	DATE	DESCRIPTION
A	2023.06.28	BURN COMMENTS
B	2023.11.22	CITY COMMENTS

**PROJECT #**  
 17038

**OVERALL PLAN - MAIN LEVEL**

**SHEET NUMBER**  
 A1.10





FINISH SCHEDULE - EXTERIOR					
MARK	TYPE	MANUFACTURER	PRODUCT	COLOR	Material Name
<b>EXTERIOR FINISHES</b>					
C-01	EXTERIOR CONCRETE VENEER	ECHOLON	EXTERIOR STONE VENEER	MISSION WHITE	C-01 - CONCRETE PANEL
C-02	EXTERIOR CONCRETE VENEER	ECHOLON	EXTERIOR STONE VENEER	MISSION WHITE	C-02 - CONCRETE PANEL
C-03	EXTERIOR CONCRETE VENEER	ECHOLON	EXTERIOR STONE VENEER	MISSION WHITE	C-03 - CONCRETE PANEL
CP-01	CEMENT PANELS	NICHHA	FIBER CEMENT PANELS	STOCK ILLUMINATION - RAVEN	CP-01
CP-02	CEMENT PANELS	NICHHA	FIBER CEMENT PANELS	MIRRA - ONYX	CP-02
EFS-01	EFS - BLACK	-	-	-	EFS-Black
EPT-02	EXTERIOR PAINT	SHERWIN WILLIAMS	SW671 JAMAICA BAY	-	EPT-02
EPT-03	EXTERIOR PAINT	SHERWIN WILLIAMS	SW628 TRICORN BLACK	-	EPT-03 TRICORN BLACK

EXTERIOR FINISH LEGEND			
	CP-01		EPT-02
	CP-02		EPT-03
	EFS-01		C-01
	C-02		C-03
	C-04		C-05
	C-06		C-07
	C-08		C-09
	C-10		C-11
	C-12		C-13
	C-14		C-15
	C-16		C-17
	C-18		C-19
	C-20		C-21
	C-22		C-23
	C-24		C-25
	C-26		C-27
	C-28		C-29
	C-30		C-31
	C-32		C-33
	C-34		C-35
	C-36		C-37
	C-38		C-39
	C-40		C-41
	C-42		C-43
	C-44		C-45
	C-46		C-47
	C-48		C-49
	C-50		C-51
	C-52		C-53
	C-54		C-55
	C-56		C-57
	C-58		C-59
	C-60		C-61
	C-62		C-63
	C-64		C-65
	C-66		C-67
	C-68		C-69
	C-70		C-71
	C-72		C-73
	C-74		C-75
	C-76		C-77
	C-78		C-79
	C-80		C-81
	C-82		C-83
	C-84		C-85
	C-86		C-87
	C-88		C-89
	C-90		C-91
	C-92		C-93
	C-94		C-95
	C-96		C-97
	C-98		C-99
	C-100		C-101
	C-102		C-103
	C-104		C-105
	C-106		C-107
	C-108		C-109
	C-110		C-111
	C-112		C-113
	C-114		C-115
	C-116		C-117
	C-118		C-119
	C-120		C-121
	C-122		C-123
	C-124		C-125
	C-126		C-127
	C-128		C-129
	C-130		C-131
	C-132		C-133
	C-134		C-135
	C-136		C-137
	C-138		C-139
	C-140		C-141
	C-142		C-143
	C-144		C-145
	C-146		C-147
	C-148		C-149
	C-150		C-151
	C-152		C-153
	C-154		C-155
	C-156		C-157
	C-158		C-159
	C-160		C-161
	C-162		C-163
	C-164		C-165
	C-166		C-167
	C-168		C-169
	C-170		C-171
	C-172		C-173
	C-174		C-175
	C-176		C-177
	C-178		C-179
	C-180		C-181
	C-182		C-183
	C-184		C-185
	C-186		C-187
	C-188		C-189
	C-190		C-191
	C-192		C-193
	C-194		C-195
	C-196		C-197
	C-198		C-199
	C-200		C-201
	C-202		C-203
	C-204		C-205
	C-206		C-207
	C-208		C-209
	C-210		C-211
	C-212		C-213
	C-214		C-215
	C-216		C-217
	C-218		C-219
	C-220		C-221
	C-222		C-223
	C-224		C-225
	C-226		C-227
	C-228		C-229
	C-230		C-231
	C-232		C-233
	C-234		C-235
	C-236		C-237
	C-238		C-239
	C-240		C-241
	C-242		C-243
	C-244		C-245
	C-246		C-247
	C-248		C-249
	C-250		C-251
	C-252		C-253
	C-254		C-255
	C-256		C-257
	C-258		C-259
	C-260		C-261
	C-262		C-263
	C-264		C-265
	C-266		C-267
	C-268		C-269
	C-270		C-271
	C-272		C-273
	C-274		C-275
	C-276		C-277
	C-278		C-279
	C-280		C-281
	C-282		C-283
	C-284		C-285
	C-286		C-287
	C-288		C-289
	C-290		C-291
	C-292		C-293
	C-294		C-295
	C-296		C-297
	C-298		C-299
	C-300		C-301
	C-302		C-303
	C-304		C-305
	C-306		C-307
	C-308		C-309
	C-310		C-311
	C-312		C-313
	C-314		C-315
	C-316		C-317
	C-318		C-319
	C-320		C-321
	C-322		C-323
	C-324		C-325
	C-326		C-327
	C-328		C-329
	C-330		C-331
	C-332		C-333
	C-334		C-335
	C-336		C-337
	C-338		C-339
	C-340		C-341
	C-342		C-343
	C-344		C-345
	C-346		C-347
	C-348		C-349
	C-350		C-351
	C-352		C-353
	C-354		C-355
	C-356		C-357
	C-358		C-359
	C-360		C-361
	C-362		C-363
	C-364		C-365
	C-366		C-367
	C-368		C-369
	C-370		C-371
	C-372		C-373
	C-374		C-375
	C-376		C-377
	C-378		C-379
	C-380		C-381
	C-382		C-383
	C-384		C-385
	C-386		C-387
	C-388		C-389
	C-390		C-391
	C-392		