

INVEST South/West RFP Summary

Auburn Gresham – 79th & Halsted ISW Corridor



DPD@cityofchicago.org

838 W 79th Street

Site Description:

The 79th Street Corridor is the epicenter of commercial activity in the Auburn Gresham community. Recent community engagement reiterated the need to implement recommendations from previous planning efforts over the past 15 years. This includes a desire to expand commercial uses along 79th Street remains a priority goal and objective in this community with active uses along the corridor such as: neighborhood retail, professional services, sit-down dining options, expanded pharmacy and ancillary uses that take advantage of this area as a Transit-Oriented Development area.

Other goals expressed by the community were to explore higher density and mixed-use development, complement the existing neighborhood context, deliver a phased approach to retail development and produce buildings consistent with heights of existing buildings. The development concept shown in this document is one of several discussed, however one which encapsulates most of the desired stated objectives expressed by the community. The result is a substantial mixed-use building that programs retail space on the ground floor with residential units above. This concept matches the vision of the City which is seeking to encourage new retail uses along 79th Street while increasing density in this key area of the neighborhood. As the community and the City undertake these planning initiatives, it is expected that these activities will meet the growth planned for this community.



Historic 79th Street



Site Aerial



Existing View from Southwest



RFP Vision from Southwest



Existing Streetscape



RFP Vision Streetscape

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Project Description:

Mixed-use redevelopment of entire RFP site plus two privately-owned parcels with 56 units of affordable family housing (1br, 2br, and 3br), plus approximately 2,870 sf of neighborhood retail space and ~35 parking spaces. Anticipating LEED Silver or better.



Proposed Uses:

- Ground-floor Retail: 2,870 sf
- Residential: 60,000+ sf / 56 units
- Flexible Plaza: 2,880 sf
- Resident's Gardens: 3,125 sf
- Resident's Amenity Space: 4,800 sf

Total Development Size:
77,150 sf

Commercial SF:
2,870 sf

Total Housing Units:
56

Affordable Units:
56

Development Team:

- Evergreen Real Estate Group
- Imagine Group (MBE)

Design Team:

- Ross Barney Architects (WBE)
- Nia Architects (MBE)
- Carnow Conibear (WBE)

Construction Team:

- GMA Construction Group (MBE)

