



CHICAGO PLAN COMMISSION

Department of Planning and Development

REGAL MILE STUDIOS

1431-1525 E. 77th Street; 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue;

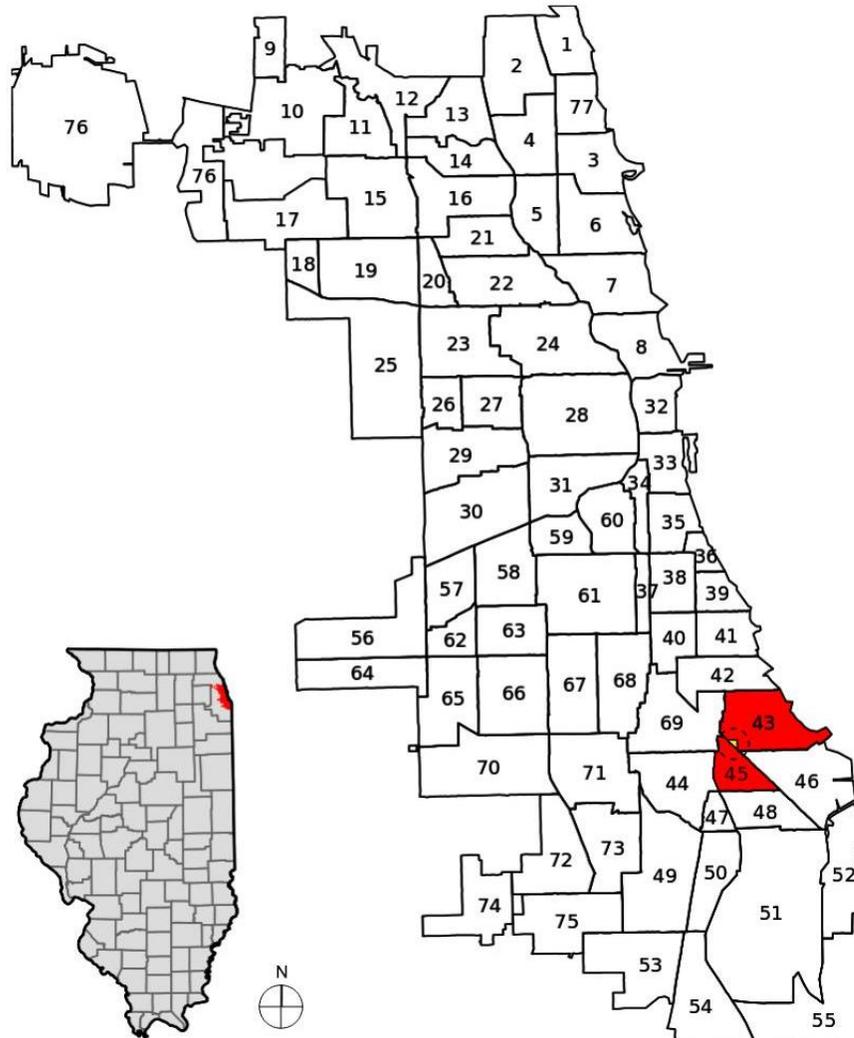
7701-7745 S. Blackstone Avenue; 7700-7778 S. Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S. Stony Island Avenue

No. 5 Ward

REGAL MILE VENTURES LLC

DRAFT - 06/30/2021

★ Community Area Snap Shot



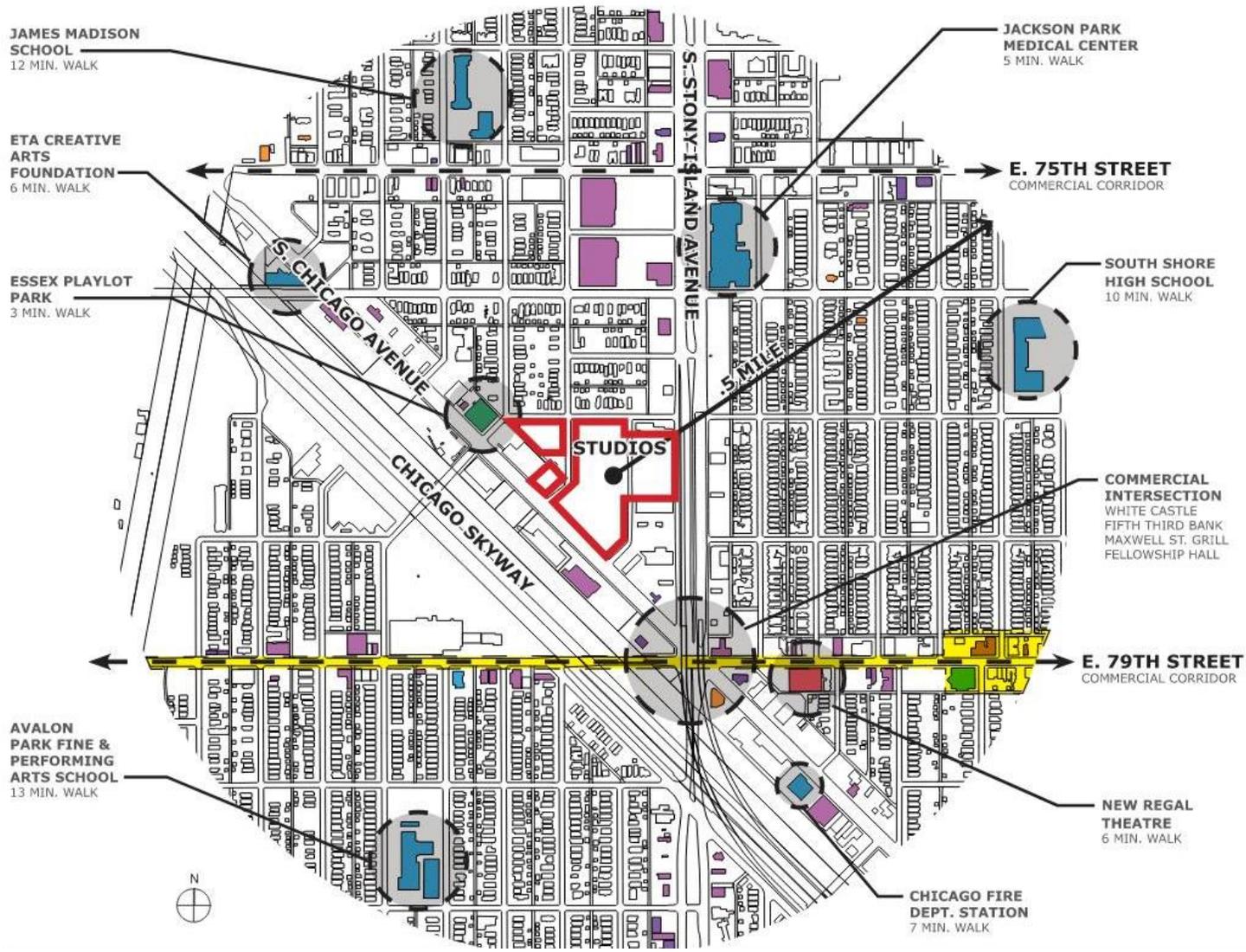
LOCATION

The Regal Studios site is bound by the NW-SE thoroughfare of South Chicago Avenue on the west, South Stony Island Avenue on the east, and East 77th Street on the north. It is located just inside the western boundary of the Chicago community area of South Shore (43) and shares a border with the Avalon Park community area (45).

POPULATION

According to CMAP's 2020 Community Data Snapshot and data from the 2014-2018 American Community Survey, the population of South Shore is approximately 50,000. Avalon Park has a population of just under 10,000.

The populations of both South Shore and Avalon Park are comprised predominantly of Black, non-Hispanic residents, averaging around 95% of the population. Both neighborhoods have seen significant decreases in population over the past decade.



FACILITIES & DESTINATIONS SUMMARY

One of the most prominent buildings in the vicinity of the Regal Studio site is the Regal Avalon Theatre (also known as the New Regal Theatre), although not currently an active institution due to the current state of the building's structure. Several other buildings listed on the 1995 Chicago Historic Resources Survey are in the vicinity but do not have official landmark status.

Several retailers are located along S. Chicago Avenue and S. Stony Island Avenue. Smaller businesses as well as several religious institutions are located in the storefronts mainly along E. 79th Street and E. 75th Street.

Also of note is the designated Illinois Enterprise Zone along E. 79th Street. This program is designed to stimulate economic growth and neighborhood revitalization in economically challenged areas of the state.

LEGEND

■	SCHOOLS & COMMUNITY INSTITUTIONS
■	LANDMARKED BUILDINGS
■	SIGNIFICANT HISTORIC BUILDINGS
■	PARKS
■	FOOD ESTABLISHMENTS
■	RETAIL & COMMERCIAL BUSINESSES
■	ENTERPRISE ZONE

JAMES MADISON SCHOOL
12 MIN. WALK

ETA CREATIVE ARTS FOUNDATION
6 MIN. WALK

ESSEX PLAYLOT PARK
3 MIN. WALK

AVALON PARK FINE & PERFORMING ARTS SCHOOL
13 MIN. WALK

JACKSON PARK MEDICAL CENTER
5 MIN. WALK

E. 75TH STREET
COMMERCIAL CORRIDOR

SOUTH SHORE HIGH SCHOOL
10 MIN. WALK

COMMERCIAL INTERSECTION
WHITE CASTLE
FIFTH THIRD BANK
MAXWELL ST. GRILL
FELLOWSHIP HALL

E. 79TH STREET
COMMERCIAL CORRIDOR

NEW REGAL THEATRE
6 MIN. WALK

CHICAGO FIRE DEPT. STATION
7 MIN. WALK



AVALON REGAL THEATRE
1645 E. 79TH STREET



DR. JOHN L. CONNER FELLOWSHIP HALL
E. 79TH STREET



INTERSECTION AT
79TH STREET, CHICAGO AVE, & STONY ISLAND



SOUTH SHORE HIGH SCHOOL
7529 S. CONSTANCE AVENUE



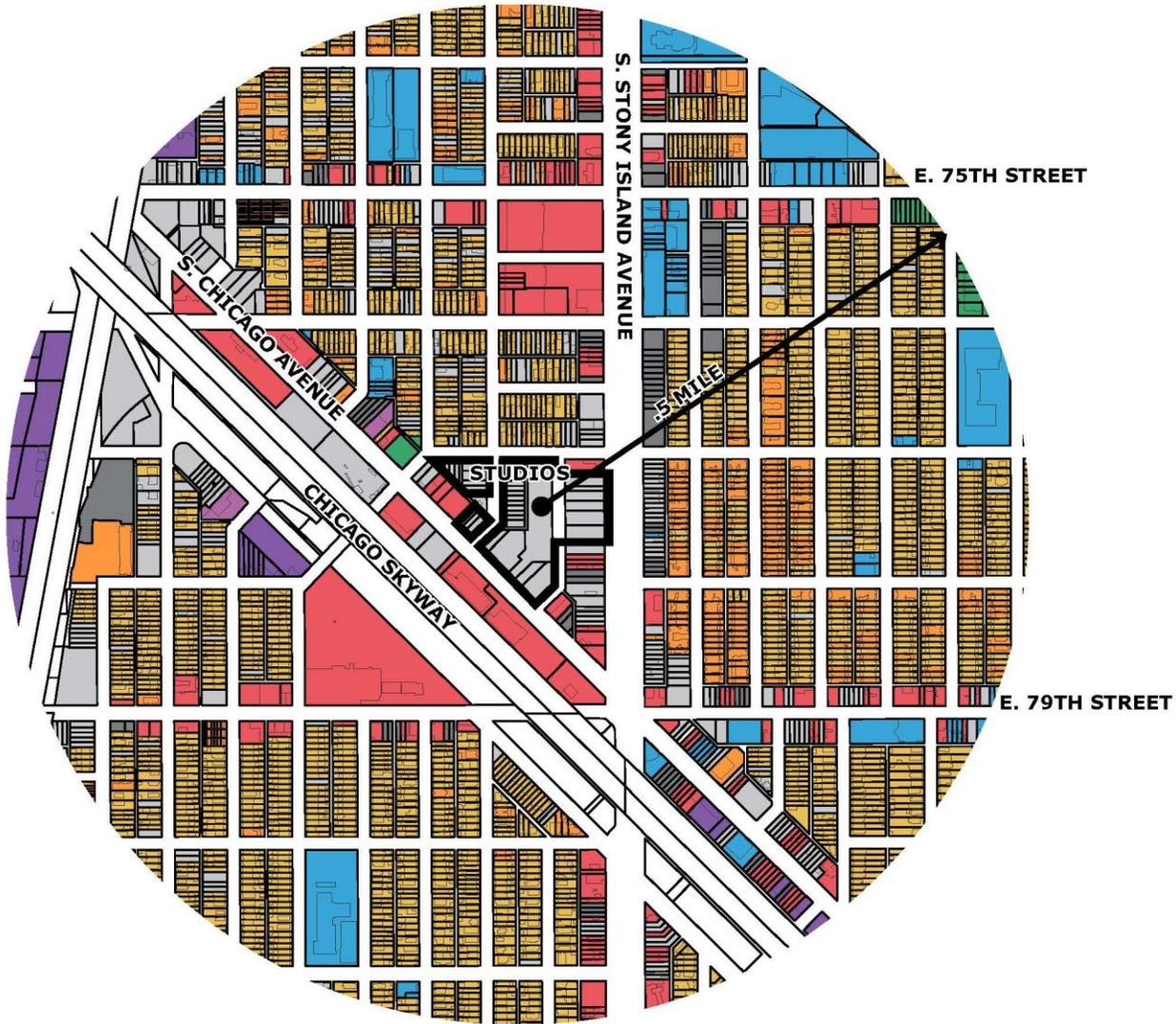
ESSEX PARK PLAYLOT
S. DANTE AVENUE & S. CHICAGO AVE.



AVALON PARK FINE & PERFORMING ARTS SCHOOL
8045 S. KENWOOD AVENUE



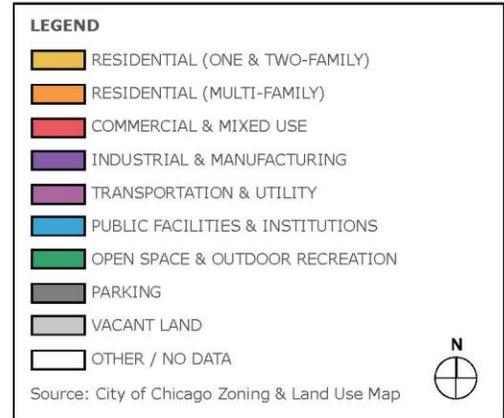
JACKSON PARK MEDICAL CENTER
7531 S. STONY ISLAND AVENUE

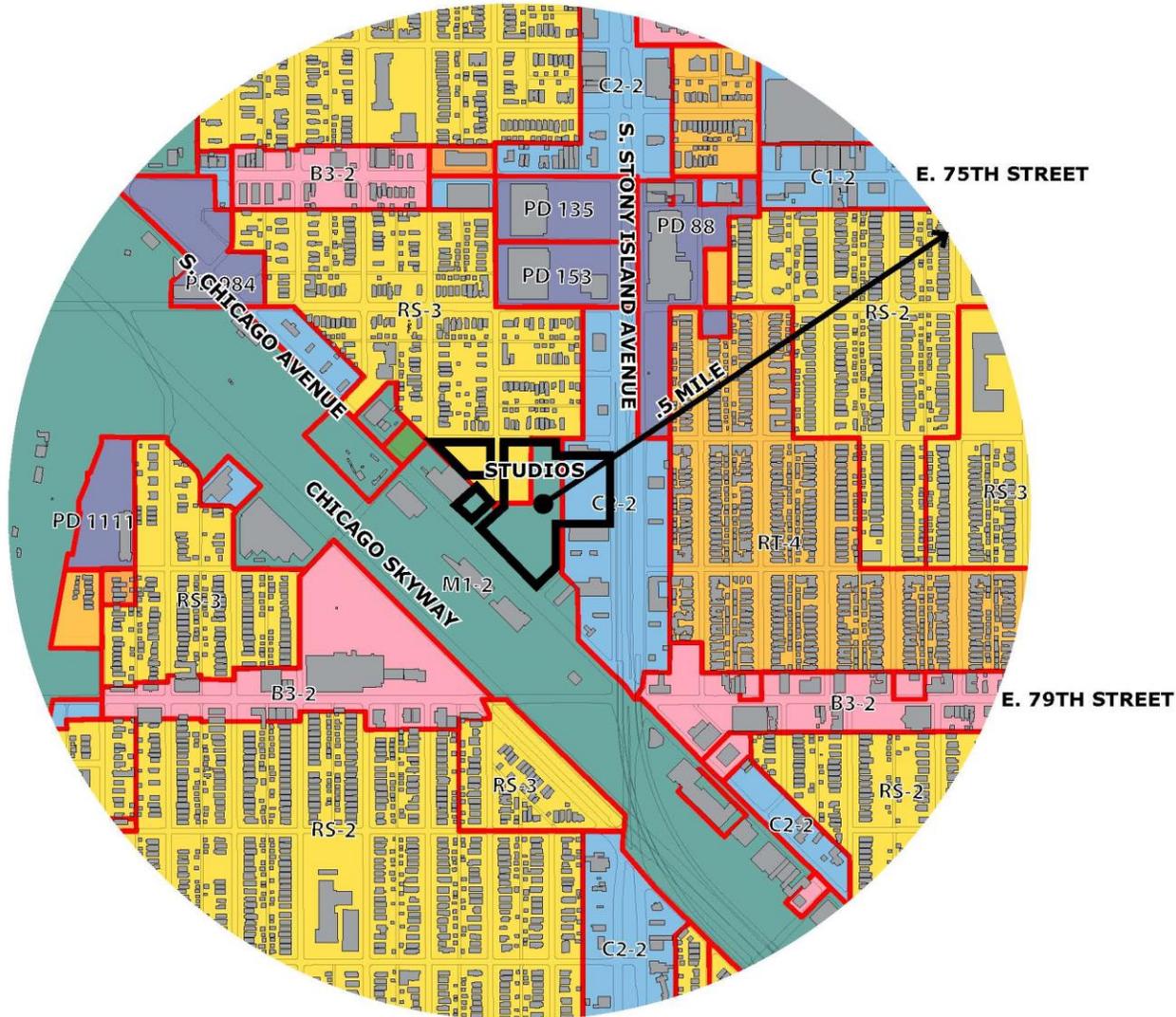


LAND USE SUMMARY

The site for Regal Studios is currently comprised of vacant land. Within the triangular-shaped block there is a foundry to the west, a construction company to the east, and a fast food establishment to the southeast. Large parcels of land along S. Chicago Avenue are also vacant. Scattered along this corridor are a combination of commercial, business, and light industrial establishments. Many existing structures are vacant.

Residential neighborhoods are located both to the east and north of the site and consist of mostly single and two-family homes, with some denser apartment-style complexes scattered throughout. Several public schools are located within these neighborhoods. Many small religious institutions occupy the storefronts along the E. 75th Street and E. 79th Street corridors.





ZONING SUMMARY

The Regal Studios site is currently located at the intersection of existing residential, manufacturing, and commercial-zoned lots. The S. Chicago Ave. corridor is comprised of manufacturing-zoned parcels which sit under the Chicago Skyway.

S. Stony Island Ave. is a commercial-zoned corridor with some planned developments just north of the Regal site.

A low-density residential neighborhood, comprised of single family home and scattered vacant lots, is located just to the north of the Regal site

LEGEND	
	RS - RESIDENTIAL, SINGLE-UNIT DETACHED
	RT - RESIDENTIAL, TWO-FLAT & TOWNHOUSE
	RM - RESIDENTIAL, MULTI-UNIT
	B - BUSINESS
	C - COMMERCIAL
	M - MANUFACTURING
	PD - PLANNED DEVELOPMENTS
	POS - PARKS AND OPEN SPACE

Source: City of Chicago Zoning & Land Use Map





	Use	Height	Total Gross SF
A	Studio	52'	100,000
B	Green Room	12'	8,000
C	Office	30'	66,000
D	Mill	30'	20,000
E	Cafeteria/Flex, Wardrobe	30'	28,000

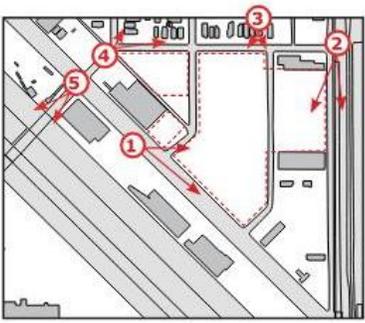
Studio buildings are contained to the interior of the site, leaving a 50' perimeter setback region where the maximum building height is 28', or two stories. The triangular site along 77th Street is retained as parking so as to not block light from the residential buildings across the street.



1
SITE VIEW ALONG S. CHICAGO AVE. LOOKING
SOUTHEAST TOWARD THE REGAL THEATRE



2
SITE VIEW ALONG S. STONY ISLAND AVE. LOOKING
SOUTH; SKYWAY ENTRANCE RAMP ON THE LEFT



KEY PLAN



3
WINDY CITY AUTO AT E. 77TH STREET



4
HOUSES ALONG E. 77TH STREET



5
VIADUCT AT 77TH STREET

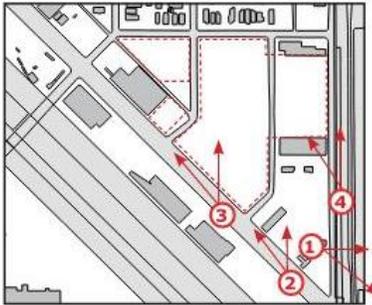
EXISTING STREET CONTEXT



1
VIEW FROM TACO BELL PARKING LOT
TOWARDS REGAL THEATRE



2
SITE VIEW ALONG S. CHICAGO AVE.
LOOKING NORTHWEST TOWARD SITE



KEY PLAN



3
VIEW ALONG S. CHICAGO AVE. LOOKING
NORTH TOWARD SITE



5
VIEW ALONG S. STONY ISLAND AVE.
LOOKING NORTH

EXISTING STREET CONTEXT



CHICAGO AVENUE ELEVATION
View looking south toward the main entrance
lobby with studios and offices beyond

★ Planning Context



SOUTH SHORE CORRIDOR STUDY

May 2020

Department of Planning and Development



PLANNING CONSIDERATION: 2020 SOUTH SHORE CORRIDOR STUDY

The South Shore Corridor Study was adapted by the Chicago Plan Commission on May 21, 2020. The southern most area of the Regal Mile Studio site overlaps with the western edge of the 79th Street Corridor Area.

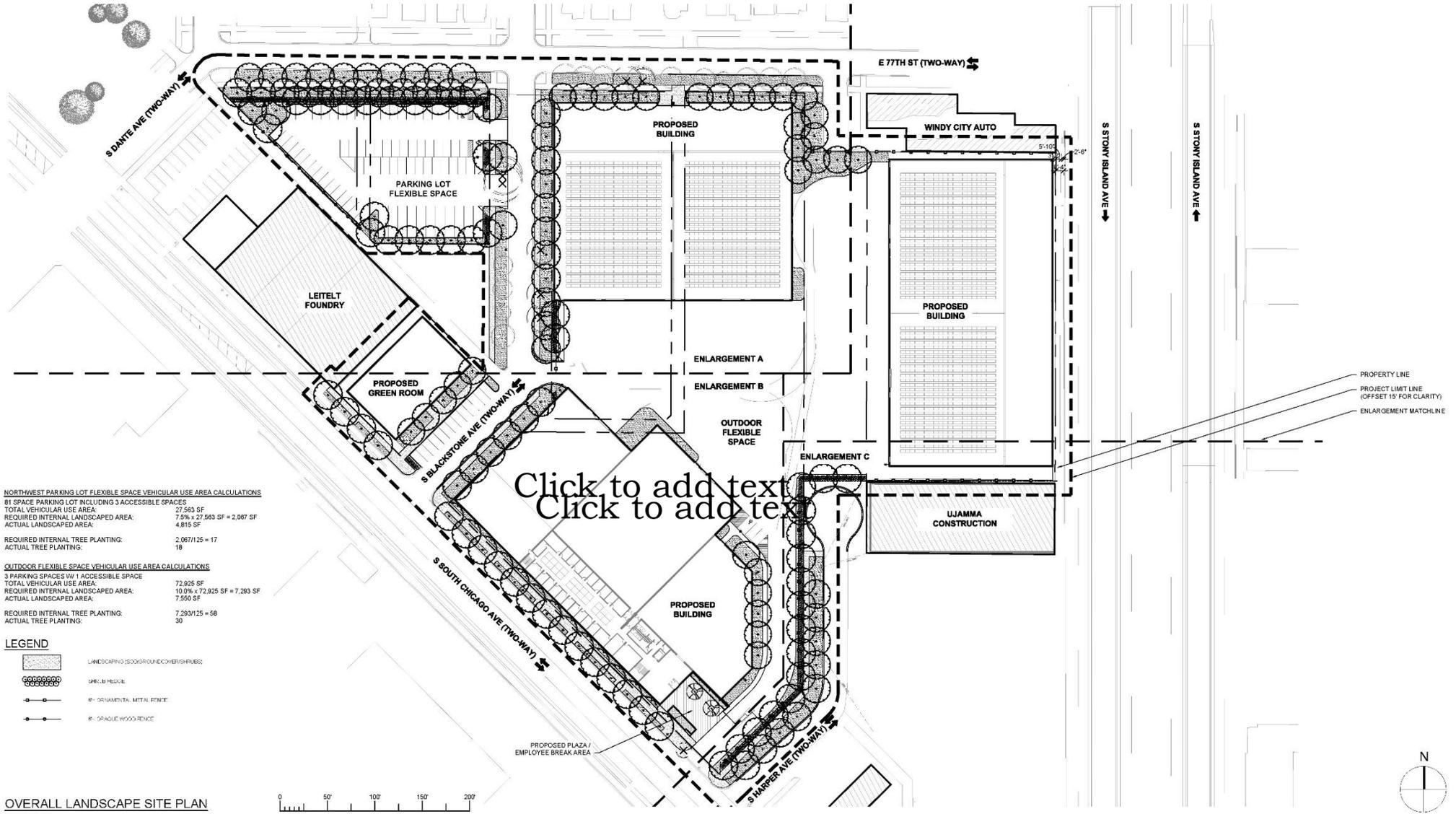
Per the Study, 75th Street and 79th Street were historically significant retail and commercial corridors that thrived through the middle of the 20th century, met the needs of residents on nearby blocks and served workers at major industrial facilities to the south.

The 2020 Study seeks to provide a blueprint for 75th and 79th Streets to raise the visibility of these corridors, promote the opportunities that do exist, and attract and steer investment appropriately to position the South Shore community more broadly for success.

79th Street at Stony Island Avenue is highlighted as a key intersection, providing a "key gateway to the community for people entering the city from the Chicago Skyway; has a potential landmark feature in the Avalon Regal Theatre; one of the highest ridership bus routes; active business hubs; a collection of distinctive and high-quality buildings; concentrations of retail activity; links to the Cheltenham Metra Station; and provides access to Rainbow Beach Park. 79th Street is also marked by a high retail vacancy rate, clusters of vacant lots and surface parking lots, although it is stronger than 75th Street."

Project Timeline + Community Outreach

- PD Application Introduced: May 26, 2021
- Ward 5 Community Meeting with Alderman Hairston: February 23, 2021
- Ongoing meetings will continue with the Ward 5 community, as well as engagement with Alderman Harris and the 8th Ward
- Façade design was selected based on input from DPD
- Trees and landscaping were added throughout the site at the request of DPD
- A public plaza was added to the project scope at the request of the community



NORTHWEST PARKING LOT FLEXIBLE SPACE VEHICULAR USE AREA CALCULATIONS

B1 SPACE PARKING LOT INCLUDING 3 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	27,563 SF
REQUIRED INTERNAL LANDSCAPED AREA:	7.2% x 27,563 SF = 2,087 SF
ACTUAL LANDSCAPED AREA:	4,819 SF

REQUIRED INTERNAL TREE PLANTING: 2,087/125 = 17
ACTUAL TREE PLANTING: 18

OUTDOOR FLEXIBLE SPACE VEHICULAR USE AREA CALCULATIONS

3 PARKING SPACES w/ 1 ACCESSIBLE SPACE

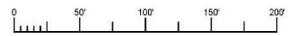
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REQUIRED INTERNAL TREE PLANTING: 7,293/125 = 58
ACTUAL TREE PLANTING: 30

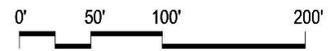
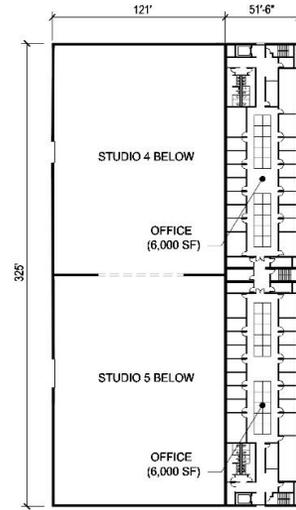
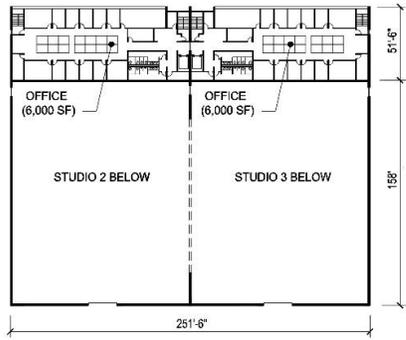
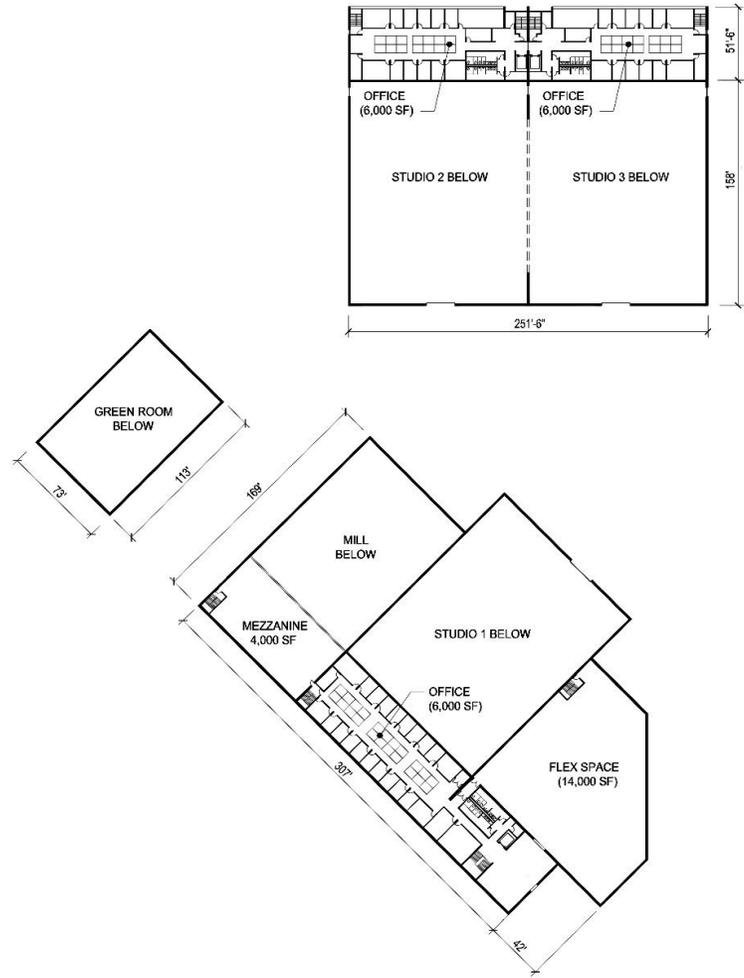
LEGEND

	LANDSCAPING (SOOGR/UNDCOVER/SHRUBS)
	SHRUB HEDGE
	R- ORNAMENTAL METAL FENCE
	R- OPALQUE WOOD FENCE

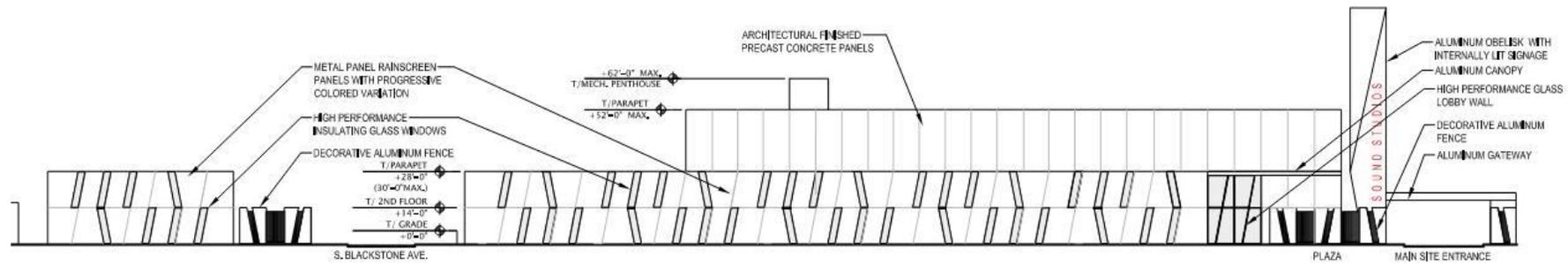
1 OVERALL LANDSCAPE SITE PLAN
1" = 100'-0"



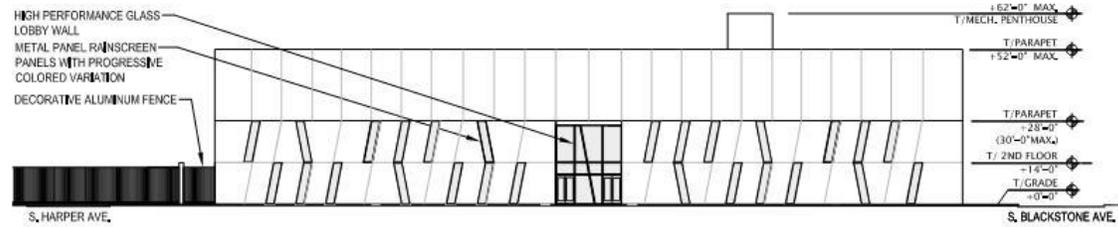
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SECOND FLOOR PLANS



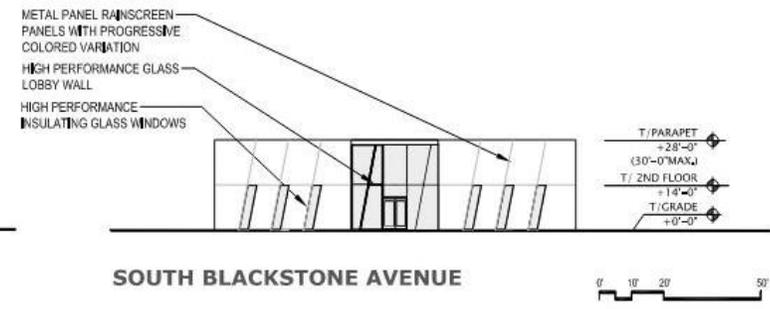
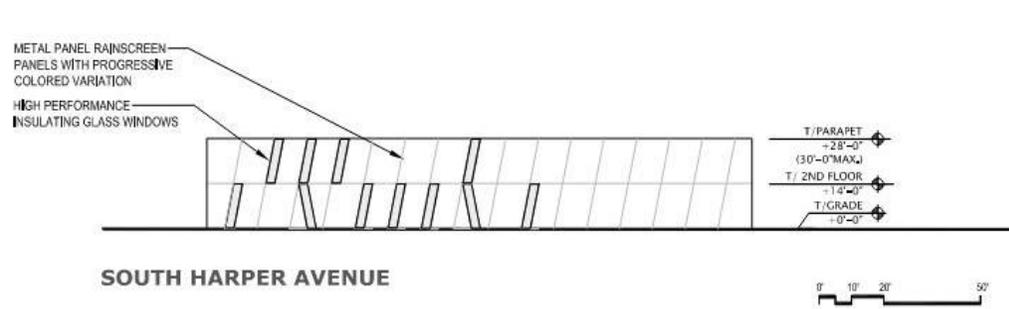
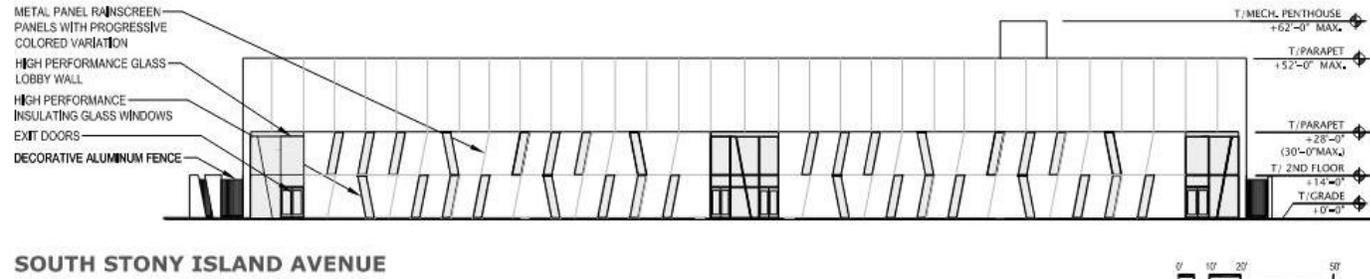
SOUTH CHICAGO AVENUE



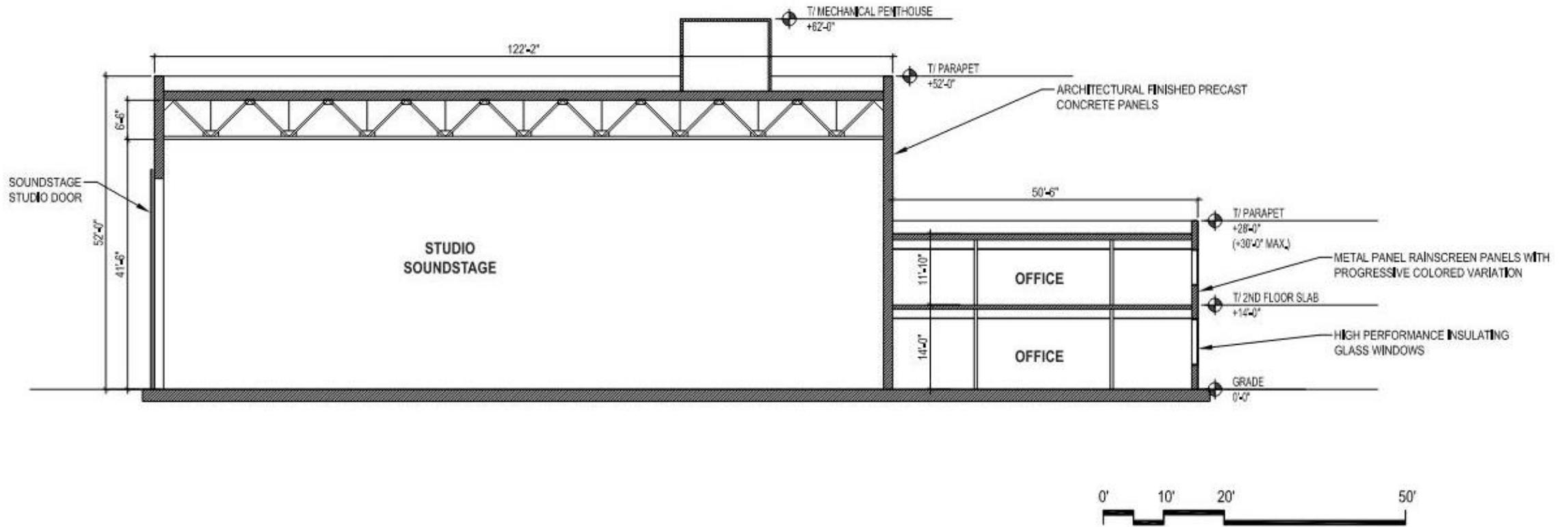
EAST 77TH STREET



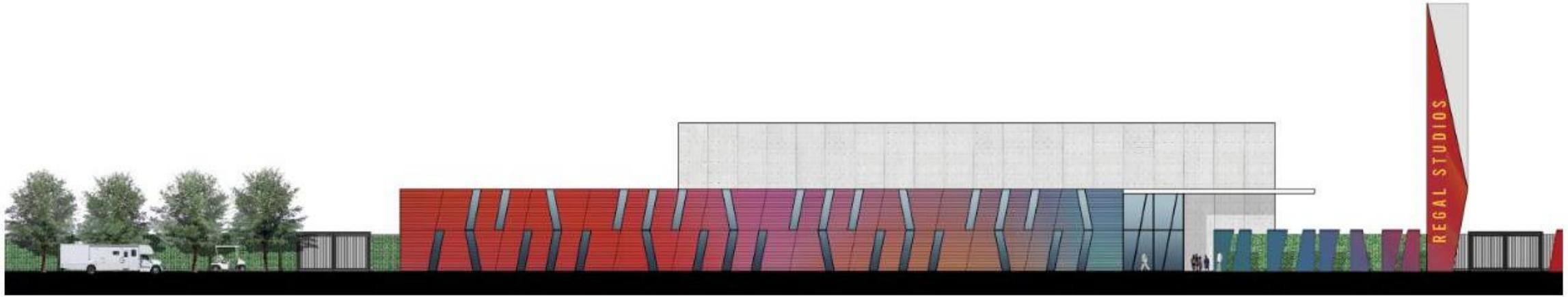
BUILDING ELEVATION (S. CHICAGO & E. 77th)



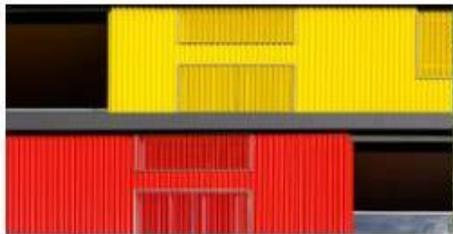
BUILDING ELEVATION (S. STONY ISLAND, S. HARPER, & S. BLACKSTONE)



BUILDING SECTION – TYPICAL STUDIO AND OFFICES

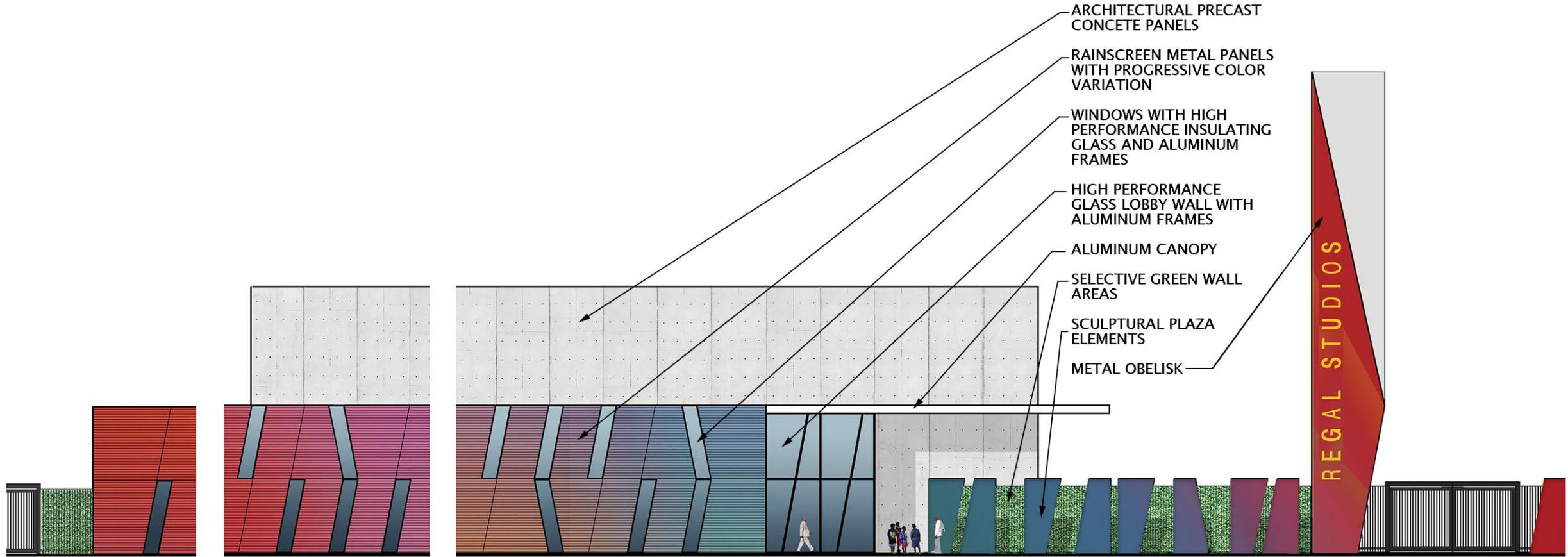


S. CHICAGO AVE. ELEVATION

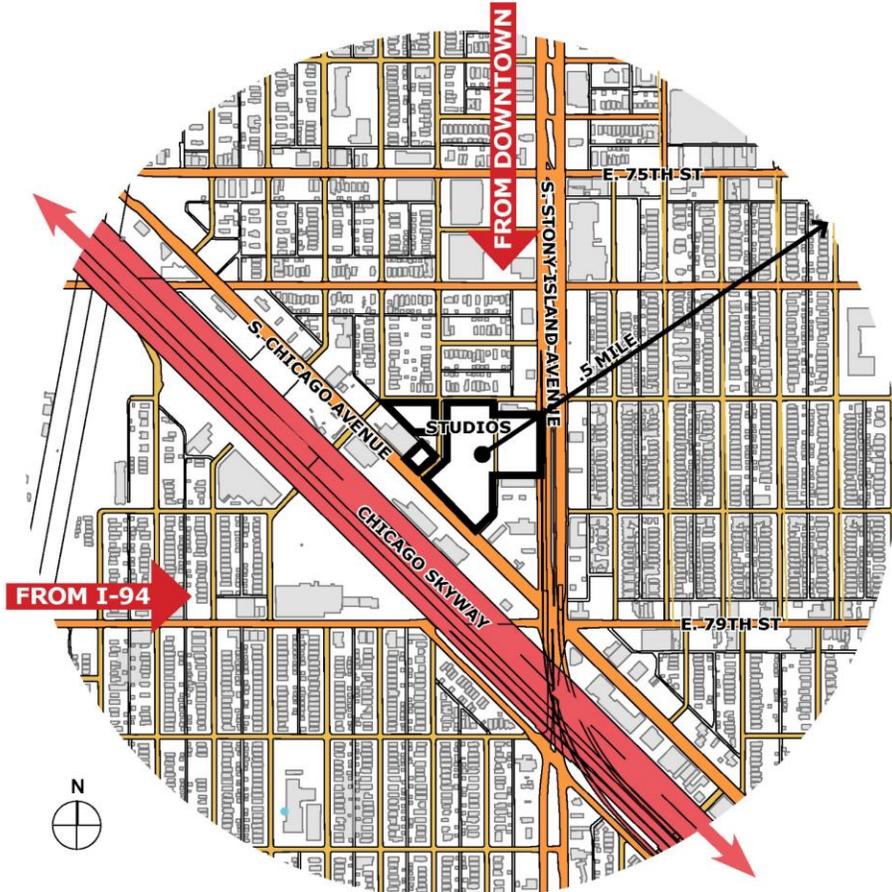


MATERIALS

Colorful corrugated metal
Unfinished pre-cast concrete panels



BUILDING MATERIALS

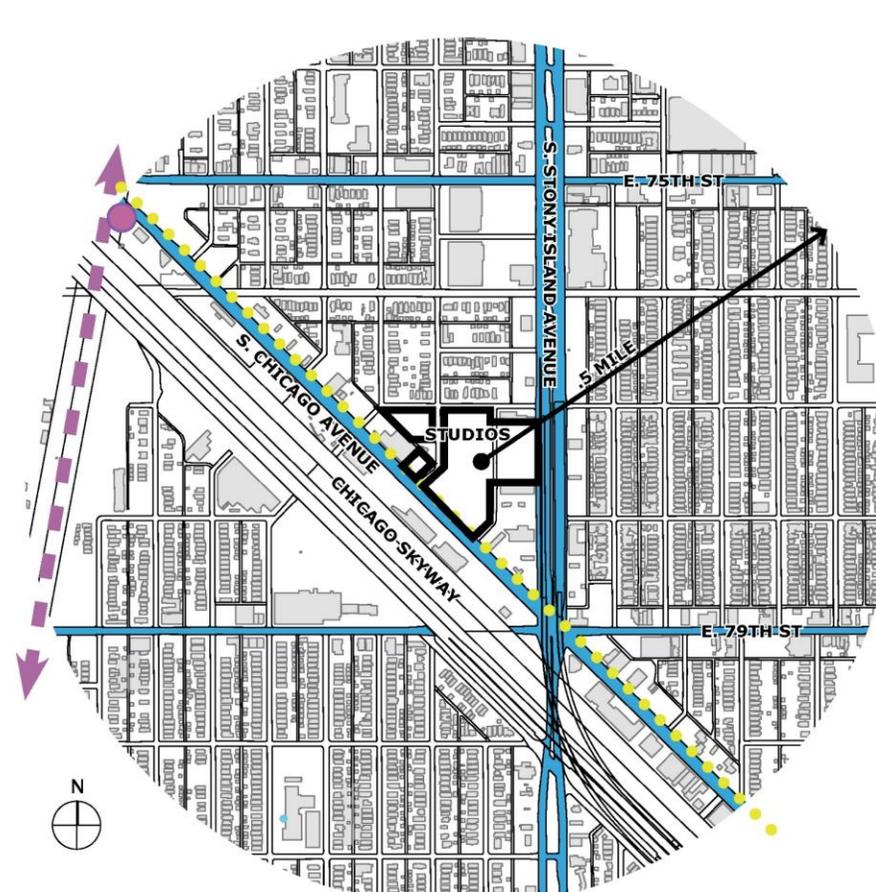


VEHICULAR ROUTES

LEGEND

- HEAVY TRAFFIC (EXPRESSWAY, 3-LANES)
- MEDIUM TRAFFIC (2-LANES EACH WAY)
- LIGHT TRAFFIC (1-LANE EACH WAY, RESIDENTIAL SIDE STREETS)

Source: Various Maps, Chicago Data Portal



TRAIN & BUS ROUTES

LEGEND

- TRAIN LINE, METRA ELECTRIC
- METRA STOP
- BUS ROUTE, CTA
- DESIGNATED BIKE LANES

Source: Various Maps, Chicago Data Portal

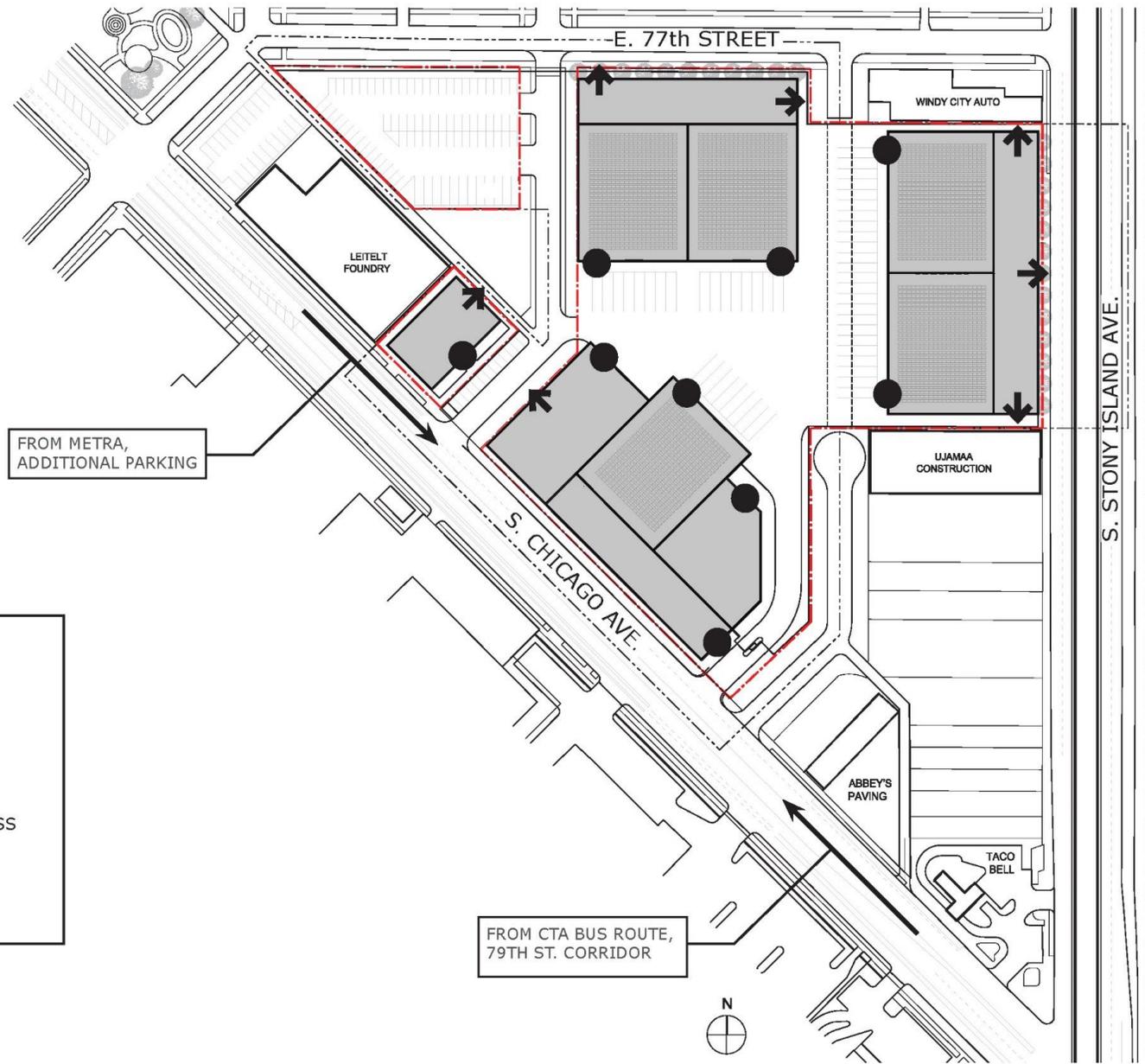
TRAFFIC & TRANSPORTATION SUMMARY

The Regal Studio site is located between the heavily-trafficked corridors of S. Chicago Ave. and S. Stony Island Ave. The Chicago Skyway and its exit ramps are prominent infrastructure features of the landscape surrounding the site.

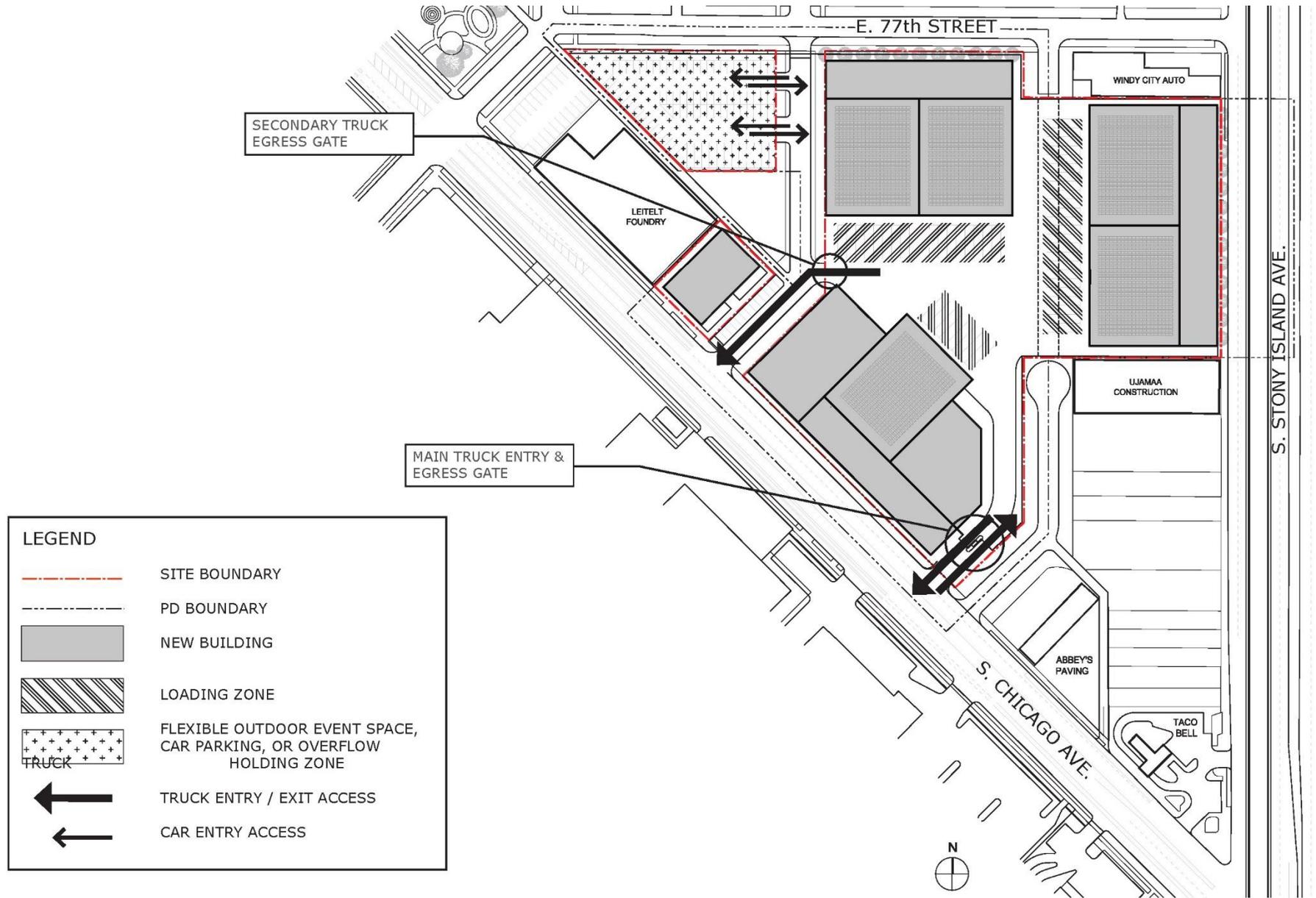
In addition to car travel, the site is easily accessible by several CTA bus routes which run to the north and south of the site, in addition to the route down Stony Island Avenue. No CTA rail lines exist in the immediate vicinity of the site. A stop on the Metra Electric Main Line is located a half mile to the northwest of the site.

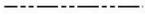
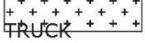
While dense residential communities lie to the east and southwest of the site, the streets immediately adjacent to the Regal Studio site are not pedestrian friendly due to the traffic and large amounts of vacant land and parking lots. S. Chicago Avenue is a city-designated bike route.

TRANSPORTATION, TRAFFIC, AND PARKING : SITE CONTEXT



TRANSPORTATION, TRAFFIC, AND PARKING : PEDESTRIAN ROUTES AND CONECTIVITY



LEGEND	
	SITE BOUNDARY
	PD BOUNDARY
	NEW BUILDING
	LOADING ZONE
	FLEXIBLE OUTDOOR EVENT SPACE, CAR PARKING, OR OVERFLOW HOLDING ZONE
	TRUCK ENTRY / EXIT ACCESS
	CAR ENTRY ACCESS

TRANSPORTATION, TRAFFIC, AND PARKING : VEHICULAR ACCESS PLAN



**REGAL MILE STUDIOS
TRAFFIC IMPACT STUDY**



PROJECT ADDRESS

7785 S. South Chicago Avenue
Chicago, Illinois 60619

PREPARED BY

Michael C. Hutchinson, P.E., PTOE
Senior Traffic Engineer

PREPARED FOR

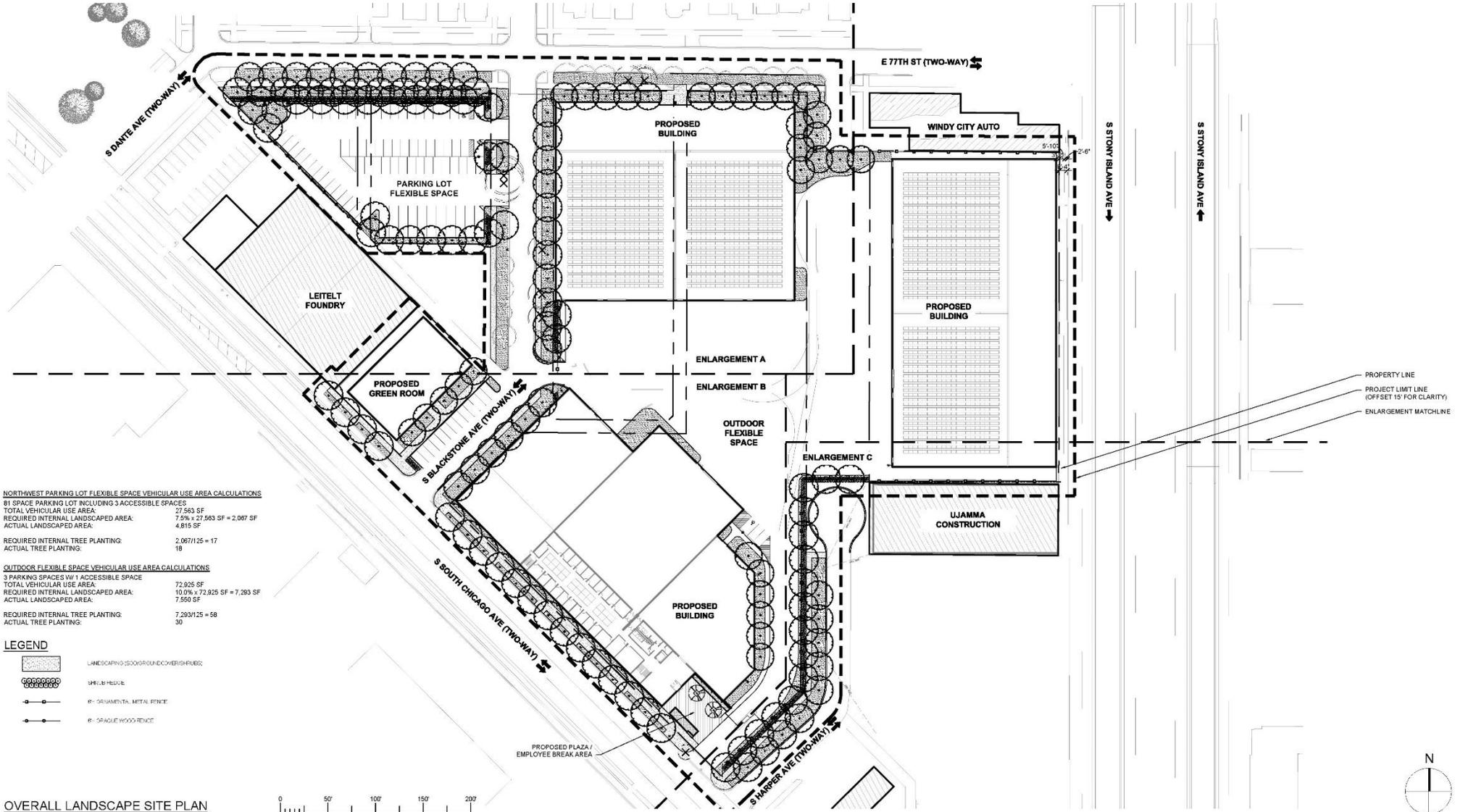
Loop Capital Markets
111 West Jackson Blvd., Suite 1901
Chicago, IL 60604

DRAFT REPORT DATE

April 22, 2021

Summary of Traffic Study

- Existing Streets can easily support additional traffic
- TOD location served by major CTA bus lines and Electric line
- Out-of-town cast and crew are expected to arrive via shuttle and ride share.
- Vacation of S. Harper will have little impact on surrounding traffic.
- New Curb cuts, Sidewalks, and ADA Ramps



NORTHWEST PARKING LOT FLEXIBLE SPACE VEHICULAR USE AREA CALCULATIONS

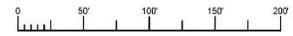
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REQUIRED INTERNAL TREE PLANTING:	2,067 / 25 = 17
ACTUAL TREE PLANTING:	18

OUTDOOR FLEXIBLE SPACE VEHICULAR USE AREA CALCULATIONS

3 PARKING SPACES WITH ACCESSIBLE SPACE	
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ACTUAL LANDSCAPED AREA:	7,550 SF
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- LEGEND**
- LANDSCAPING (SHRUBS/OUTDOORCOVER/SHRUBS)
 - SHRUB HEDGE
 - 6" - ORNAMENTAL METAL FENCE
 - 6" - SPANISH WOOD FENCE

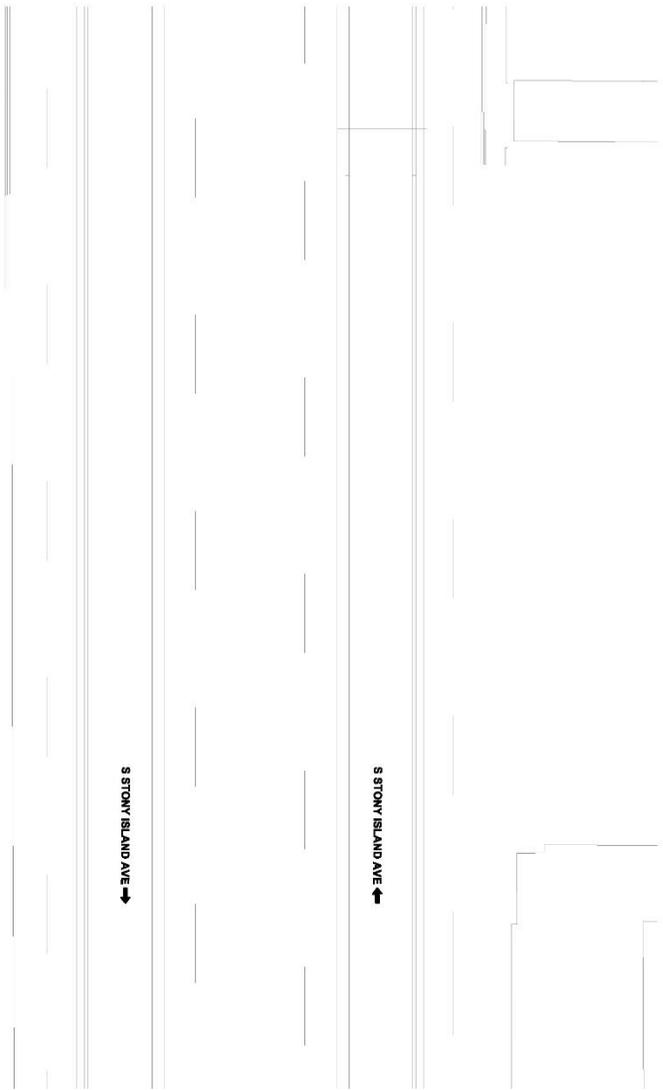
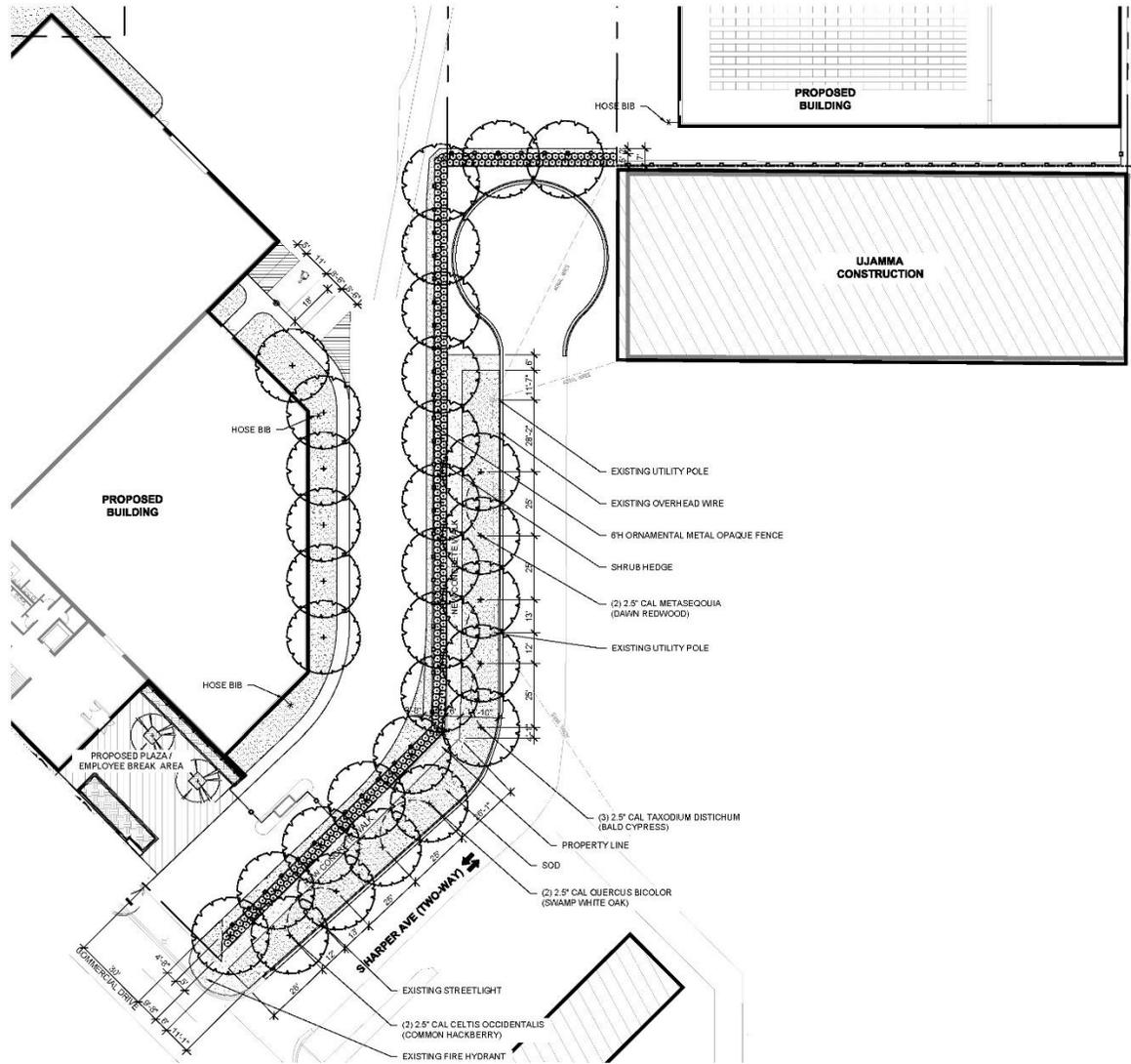
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1" = 100'-0"



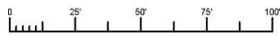
PROPERTY LINE
PROJECT LIMIT LINE
(OFFSET 15' FOR CLARITY)
ENLARGEMENT MATCHLINE



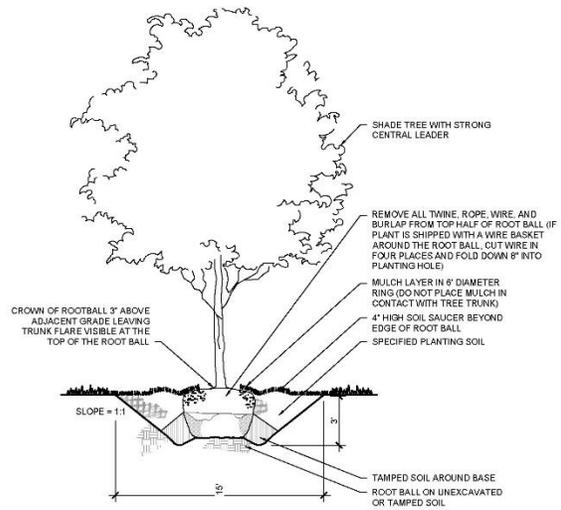
OPEN SPACE + LANDSCAPING



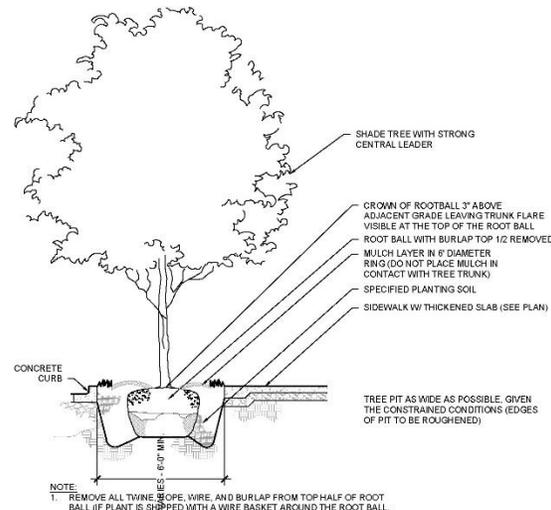
1 LANDSCAPE SITE PLAN - ENLARGEMENT C
 1" = 50'-0"



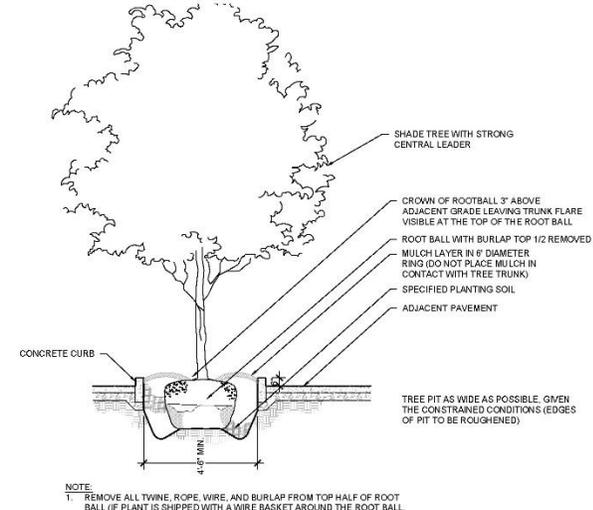
OPEN SPACE + LANDSCAPING



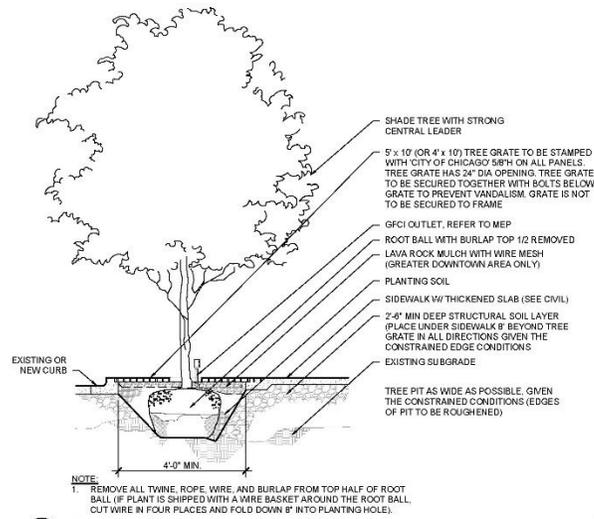
1 SHADE TREE IN PLANTING SECTION
NOT TO SCALE



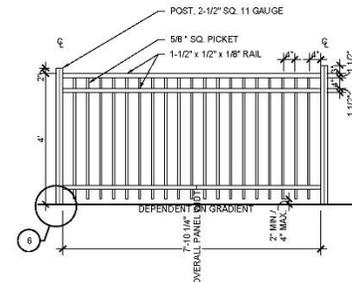
2 SHADE TREE IN PARKWAY SECTION
NOT TO SCALE



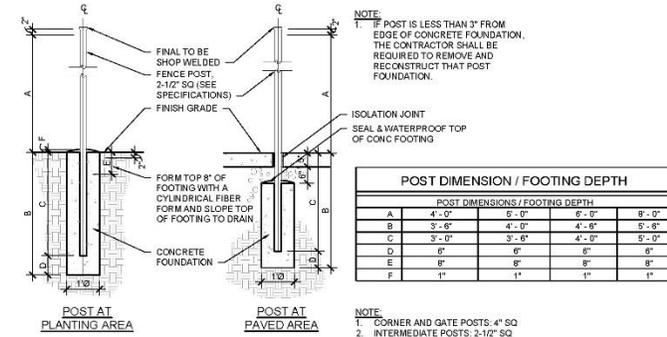
3 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



4 SHADE TREE IN GRATE SECTION
NOT TO SCALE



5 4'H ORNAMENTAL METAL FENCE DETAIL
1/2" = 1'-0"



6 FENCE POST FOOTING DETAIL
1/2" = 1'-0"

POST DIMENSION / FOOTING DEPTH				
	POST DIMENSIONS / FOOTING DEPTH			
A	4'-0"	5'-0"	6'-0"	8'-0"
B	3'-6"	4'-0"	4'-6"	5'-0"
C	3'-0"	3'-6"	4'-0"	5'-0"
D	6"	6"	6"	6"
E	8"	8"	8"	8"
F	1"	1"	1"	1"

NOTE:
1. IF POST IS LESS THAN 3' FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.
2. CORNER AND GATE POSTS: 4" SQ
3. INTERMEDIATE POSTS: 2-1/2" SQ

The Project proposes to achieve the following features based on compliance with The Chicago Sustainable Development Policy:

2.2	Exceed Energy Code by 5%	20 Points
2.6	Onsite Renewable Energy 3 %	10 Points
3.2	Exceed Stormwater Ordinance by 50%	20 Points
4.1	Working Landscapes	5 Points
4.3	Tree Plantings	5 Points
6.1	Indoor Water Use Reduction 25%	10 Points
7.1	Proximity to Transit	5 Points
7.2	Bikeshare Sponsorship	5 Points
7.4	Bike Parking Industrial	5 Points
7.5	EV Charging Station	10 Points
7.7	CTA Transit Digital Display	5 Points
TOTAL		100 Points

Stormwater Management Strategies:

- Storm Sewer tributary areas will be reviewed so that the site's storm water system connects at multiple locations. This way all stormwater is not directed towards one sewer so that it will not overload the city's sewer system.
- Stormwater will be detained in underground concrete vaults.
- Volume control will be met by infiltrating through unjointed oversized pipe in gravel.

MBE/WBE Participation Goals:

- 26% MBE
- 6% WBE
- Working to provide contracting and partnership opportunities at the general contractor and subcontractor/vendor levels
- Existing engagement of MBE/WBE design consultants that will continue throughout the project and into operation

Project Facts:

- \$60 million project investment
- Construction Jobs: 250
- Permanent Jobs: +/-300 production jobs and 34 permanent full-time studio jobs

**What is the
difference between
production jobs and
studio jobs?**



DPD Recommendations

The Department of Planning and Development has reviewed the proposal submitted by the Applicant and has concluded that the proposed Business Planned Development would be appropriate for the following reasons:

1. The project meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, here are some of the ways that this proposed development meets the following provisions of Chapter 17-8:

- a. Ensures adequate public review of major development proposals (17-8-0101). The project has been reviewed by the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development, prior to this hearing.
- b. Encourages unified planning and development (17-8-0102). This proposal will not adversely affect adjacent development in the 71ST /Stony Island TIF, and it adheres to the purpose and intent of planned developments as outlined in Sec. 17-8-0100.
- c. Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103). The proposal is compatible with the commercial uses found within the 71ST /Stony Island TIF, with the commercial uses located at the intersection of Stony Island Avenue, and with the character of the neighborhood.
- d. This project will meet the Department of Planning and Development's Sustainable Development Policy.
- e. Planned developments are subject to strict compliance with the floor area ratio standards of the zoning district applicable to the subject property immediately before approval of the planned development (17-8-0901). The proposed FAR for this development shall not exceed the maximum allowed 2.2 FAR (323,092 sf) for the underlying zoning district of C2-2 (Motor Vehicle-Related Commercial District).
- f. Planned Developments should promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1). The proposal reduces the number of curb cuts by vacating a portion of the existing Harper Avenue entrance to the interior truck court, which will improve traffic conditions on the South Chicago Avenue at the site's southern boundary. CDOT has reviewed the proposed site plan, provided comments to the applicant, and approved the project to proceed to Plan Commission.
- h. Planned developments should be designed to promote pedestrian interest, safety and comfort by providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest (17-8-0905-A-2).
- j. Planned Developments should where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents and provide substantial landscaping of the open areas on the building and the site (17-8-0909-A(1 & 2)). The project will a flex space near the contain amenity spaces on two separate roof surfaces of the historic main building for building tenants, other users of the space, and potentially members of the general public. The site will include parkway trees along 77th Street and Blackstone Avenue and will include trees, shrubs, perennials, and other ground cover.

2. The project meets the purpose and criteria set forth in Chapter 17-13-0609, including:

- a. The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A, see above);
- b. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B); and,
- c. public infrastructure facilities and city services are adequate to serve the proposed development (17-13-0609-C).

Based on the foregoing, it is the recommendation of the of the Zoning Administrator that the application for the Business Planned Development be approved and that the Recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".