



# **Chicago South Shore Neighborhood**

## *Location General Survey Report*

***April 2014***

## Disclaimer

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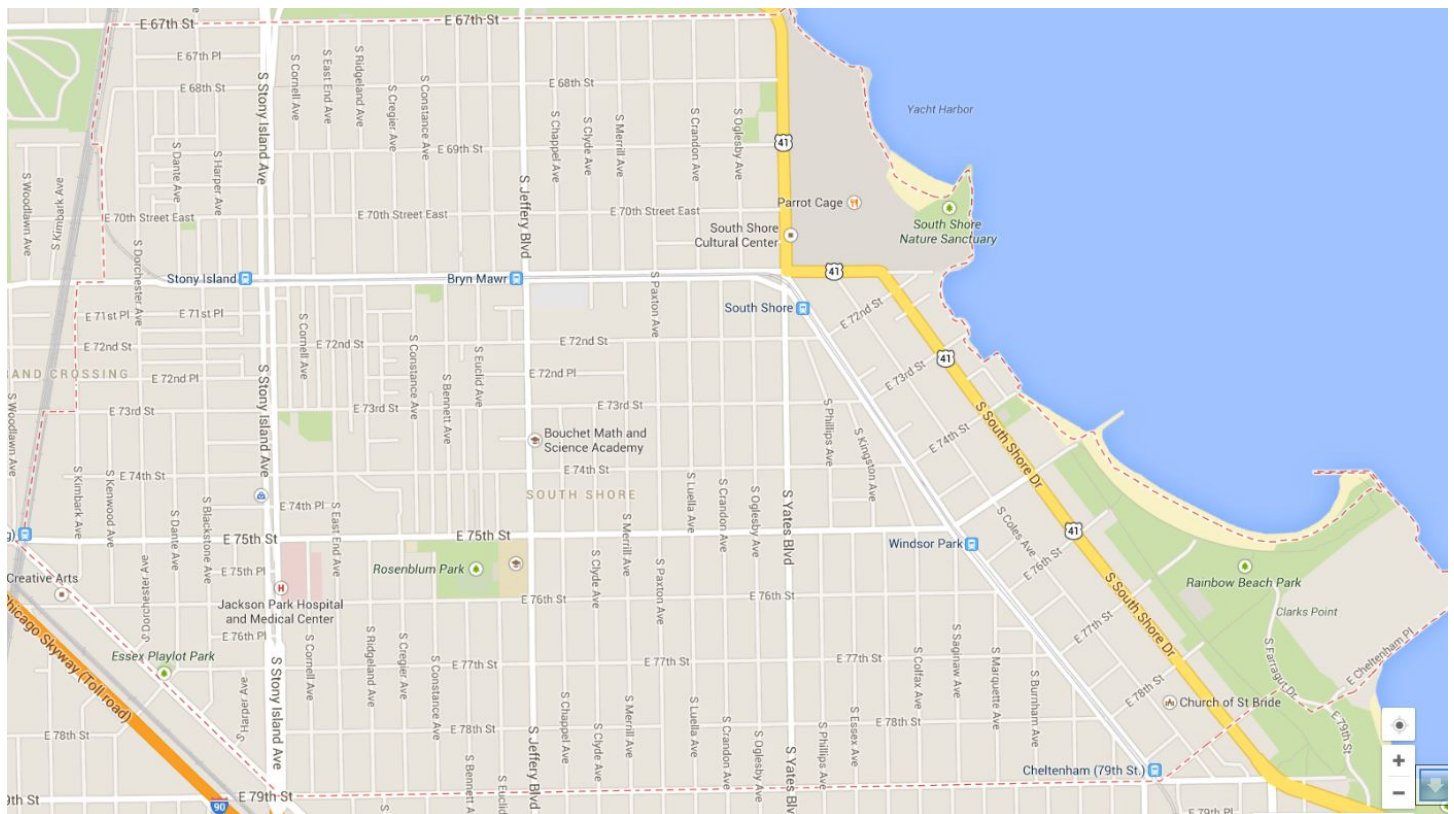
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# Overview

## The South Shore Neighborhood

The South Shore Neighborhood of Chicago is approximately three square miles and located about eight miles south of the Chicago Loop. The community is defined with a northern boundary of 67<sup>th</sup> Street and a southern boundary of 79<sup>th</sup> Street. Its eastern boundary is Lake Michigan and its western boundary is approximately six city blocks west of Stony Island Avenue. The neighborhood map is displayed below.



The neighborhood features several important Chicago landmarks. These include the continuation of Lake Shore Drive into South Shore Drive, the South Shore Cultural Center, which was converted from the South Shore Country Club in the early 1970s and Rainbow Beach Park.

**The South Shore Cultural Center**

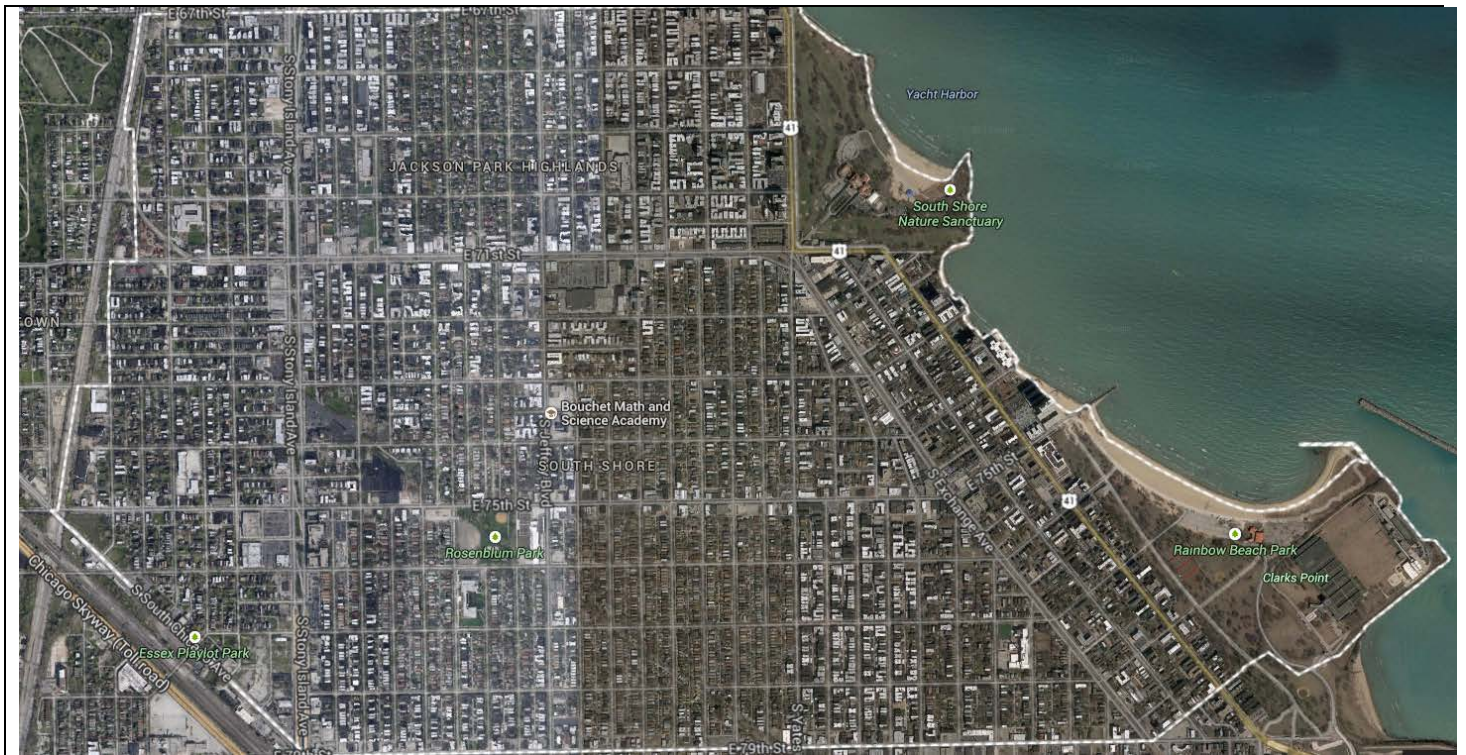


**Rainbow Beach Park**





# Overview



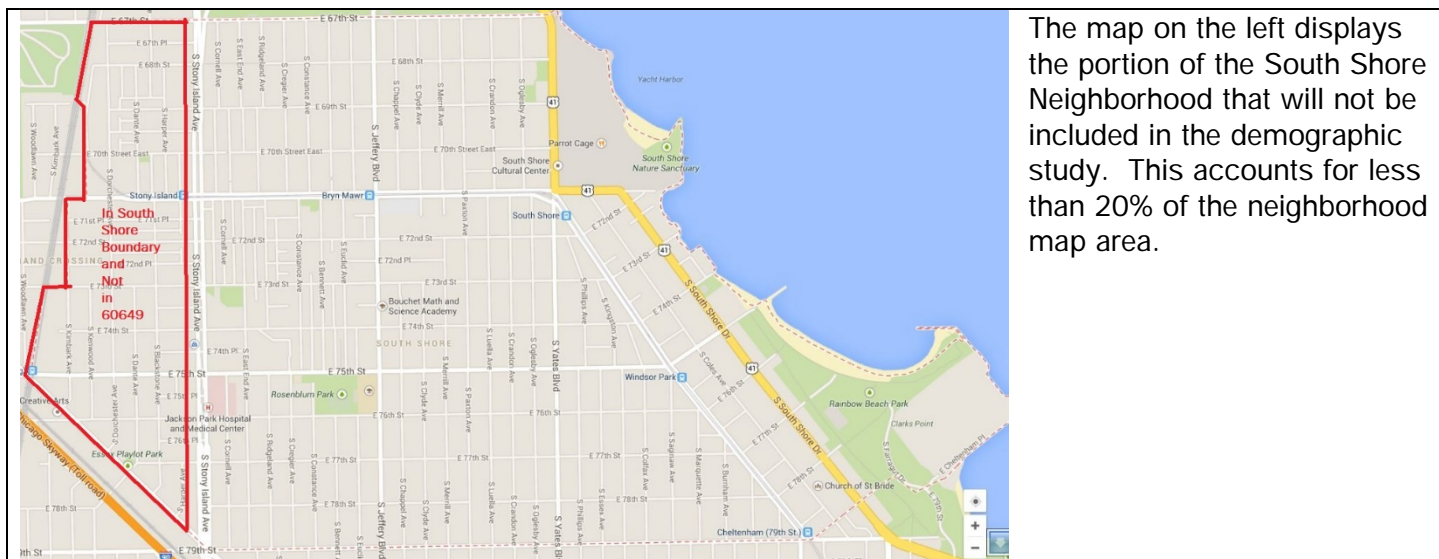
The southwest corner of South Shore is bounded by the Chicago Skyway, which is the road leading to Indiana.



# Population Statistics

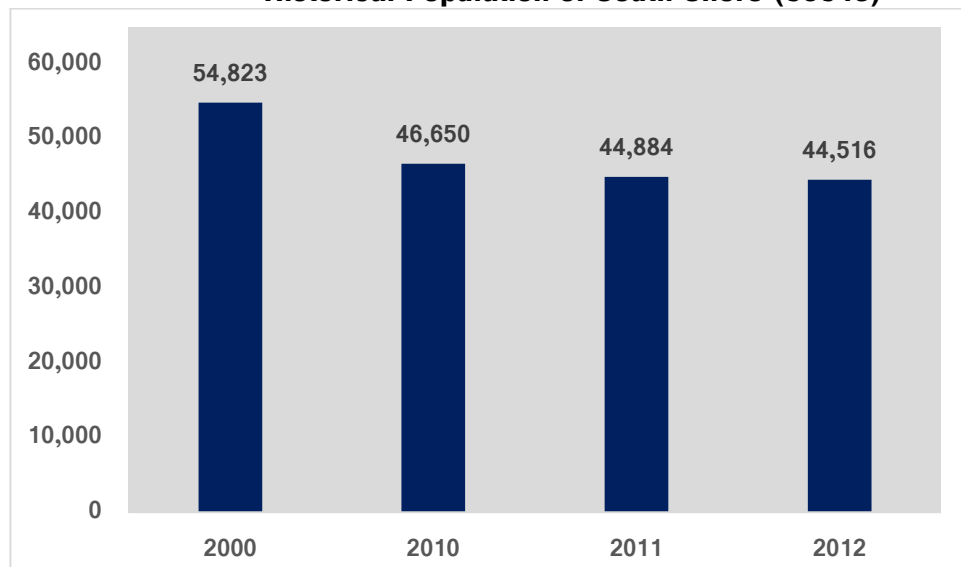
## Overview of the Collection of South Shore Demographic Data

Over 80% of the South Shore Neighborhood is encapsulated within the 60649 Zip Code. The majority of demographic data that will be used for this study is Zip Code based. Due to the fact that the neighboring Zip Codes that cover some of the western portion of South Shore cover the bulk of adjacent neighborhoods, this demographic study will only use data from the 60649 Zip Code. This will serve as an excellent proxy for the neighborhood's demographics.



The South Shore population has been declining over the past several decades according to US Census data.

### Historical Population of South Shore (60649)



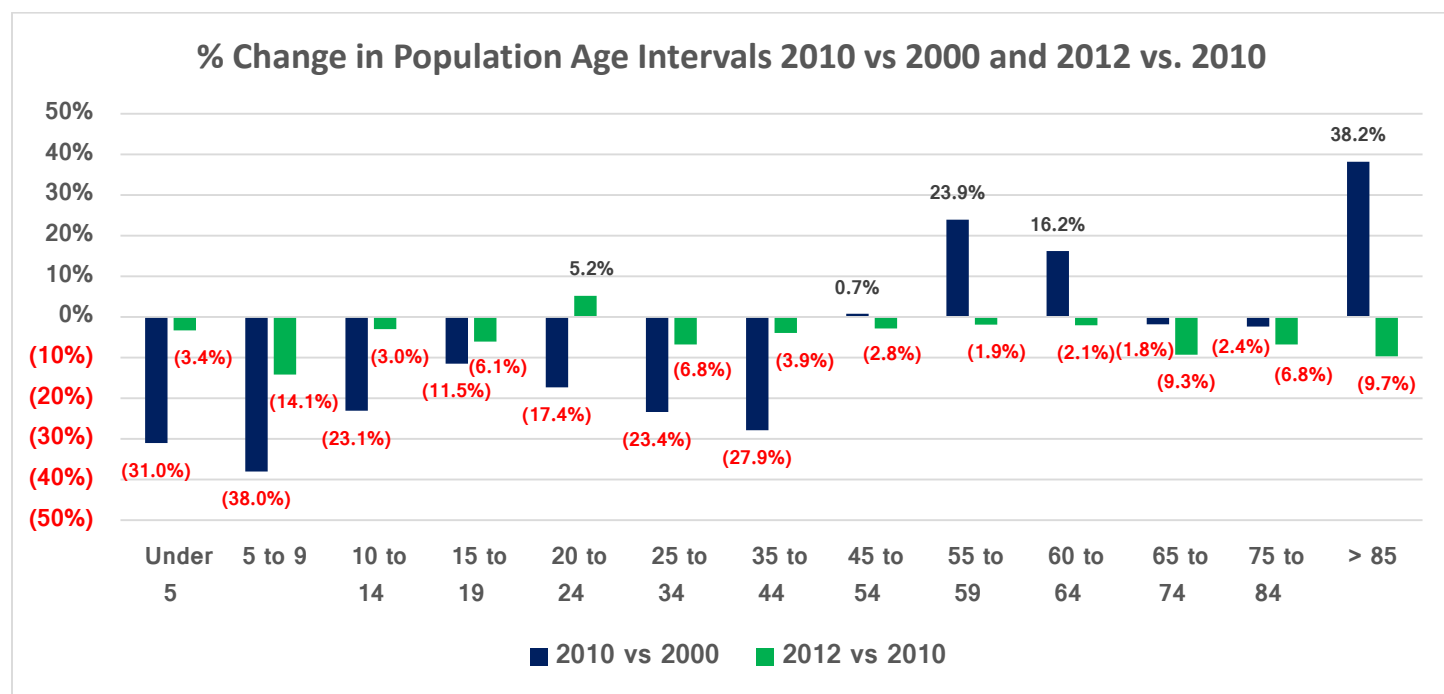
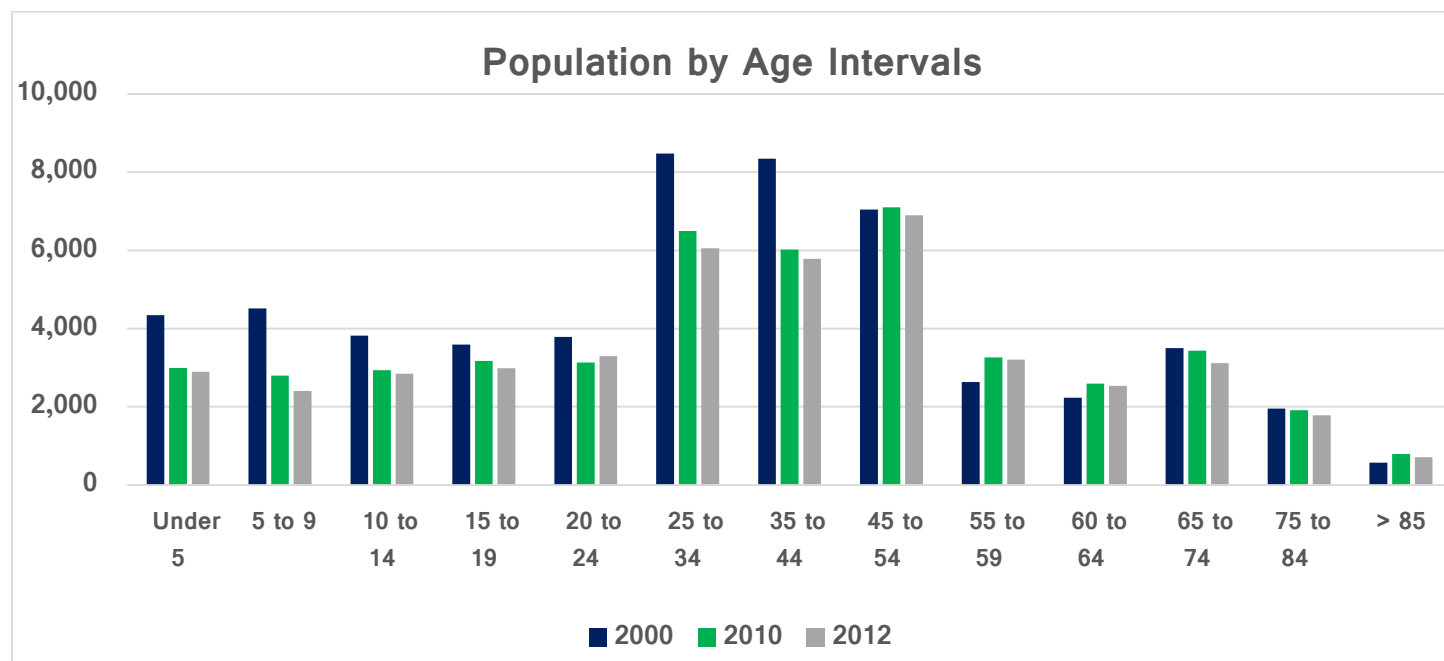
From 2000 to 2012 the total population of the 60649 Zip Code has declined by 18.8%. Also, from 2010 through 2012, the population declined by over 4.6%. It should be noted that the City of Chicago lost approximately 6.5% of its population from the period covering 2000 through 2010.



# Population Statistics

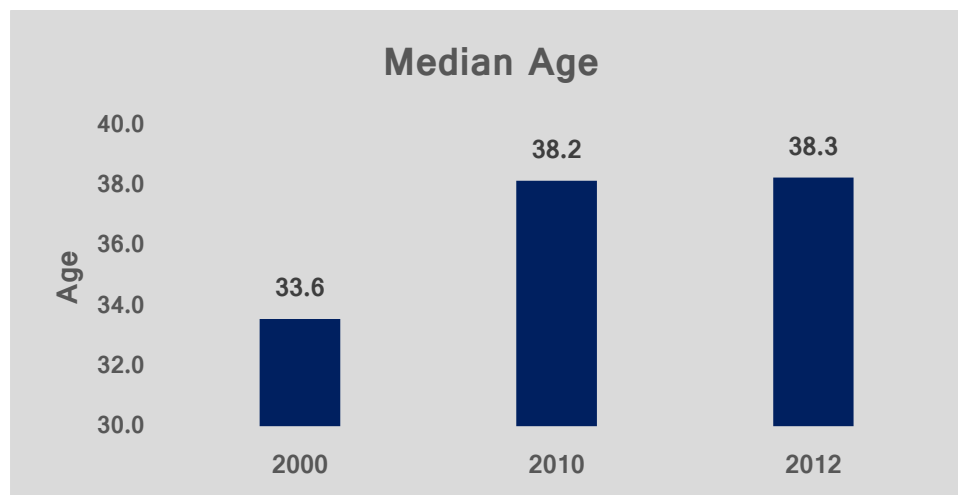
## Age Characteristics of the Population

The age characteristics of South Shore can be seen in the following two graphs. The first graph divides the population into age intervals and analyzes the population by age for the census figures from 2000, 2010 and 2012. The next graph analyzes the change in the same intervals from 2000 to 2010 and from 2010 to 2012.



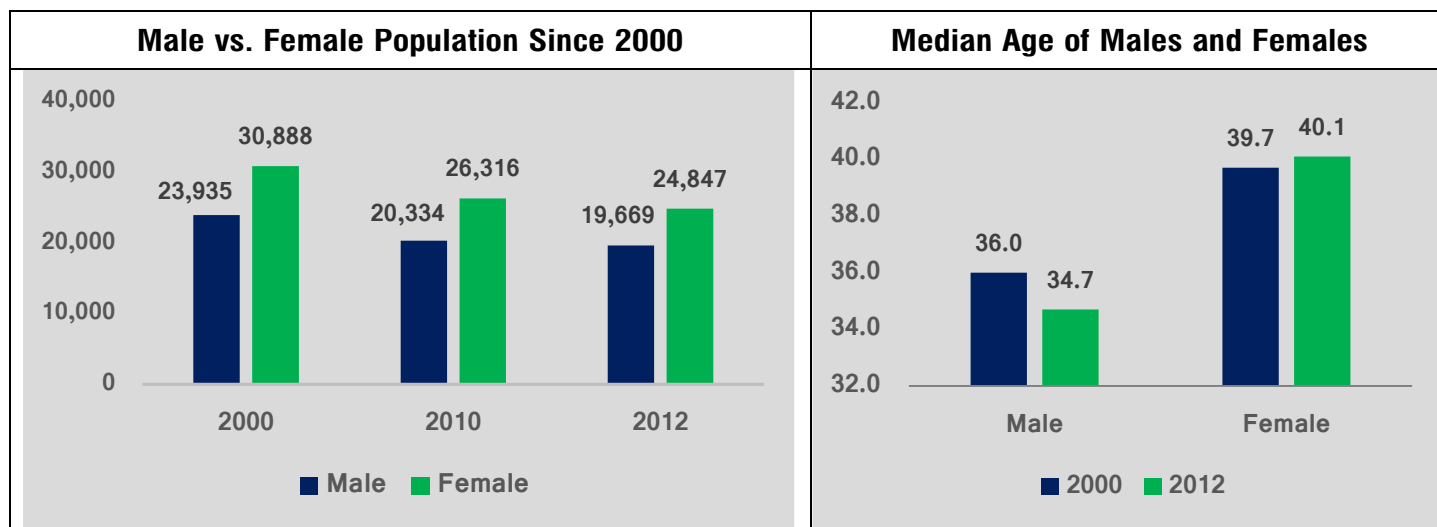
# Population Statistics

It is interesting to note that between 2010 and 2012 every one of the age categories dropped in population with the exception of the 20 to 24 year old age group. This is illustrated with the green colored bars above. Another interesting observation is that the population clearly “aged” in the 2000 to 2010 period with decreases in the under 44 year old population and substantial increases in the 55 to 64 age group and the over 85 age group. This aging of the population is also reflected in the median age of the population in 2010 and 2012 versus 2000 in the graph below.



## Male and Female Populations

Since 2000, South Shore has had significantly more female population than male population and the female population tends to be noticeably older than the male population. The following graphs illustrate this point.



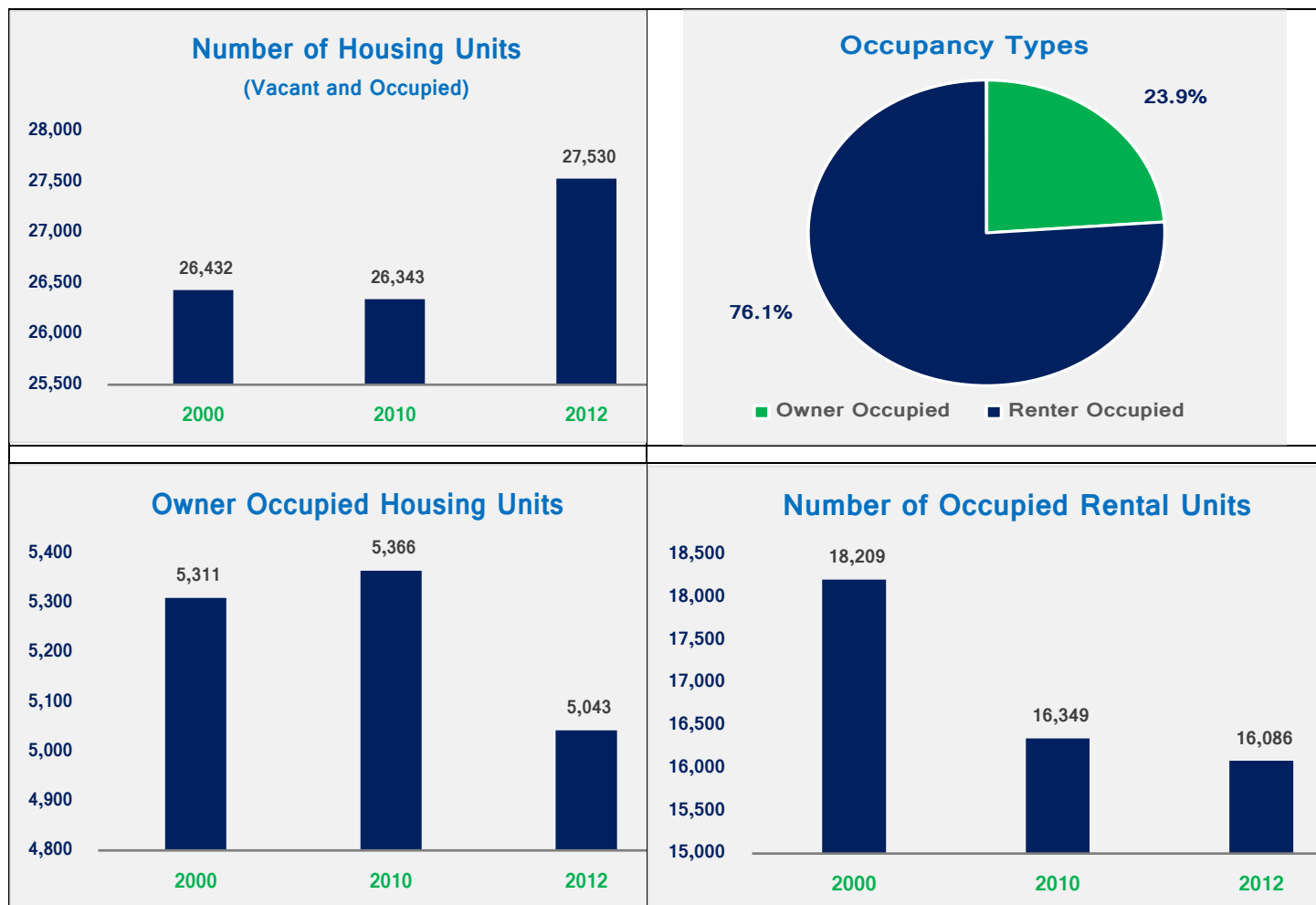
In the graph on the right, displaying median age, a significant change occurred in the age difference between the male and female populations. The difference in median age between males and females widened from 3.7 years to 5.4 years. This significant change is consistent with the bottom graph on the previous page. The 20 to 24 year old age group was the only age group increasing in size. Clearly, this indicates that the population of younger males is increasing in South Shore with a heavy concentration in the 20 to 24 year old age group.



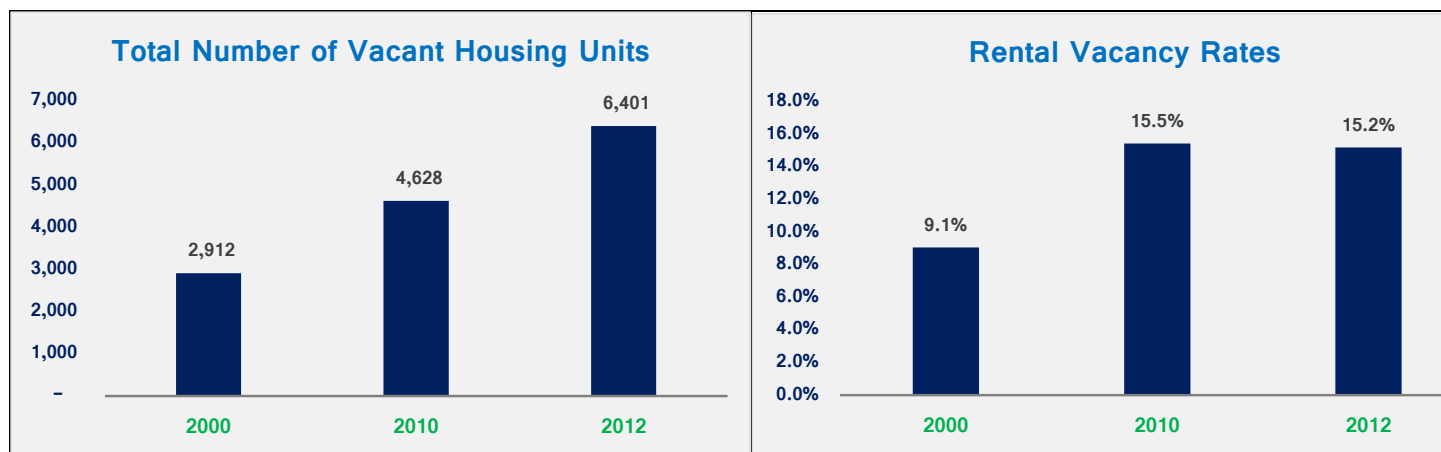


# Housing Characteristics

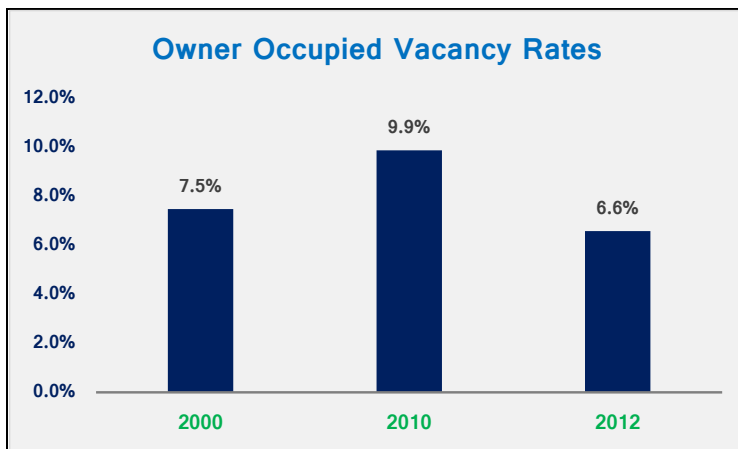
## Housing Units in South Shore



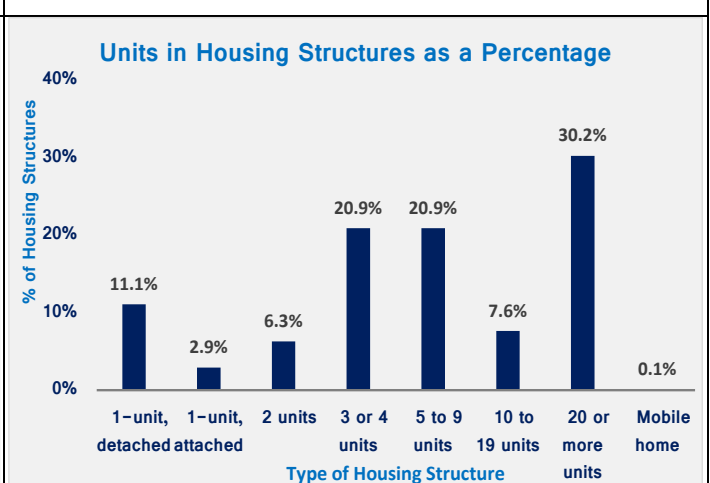
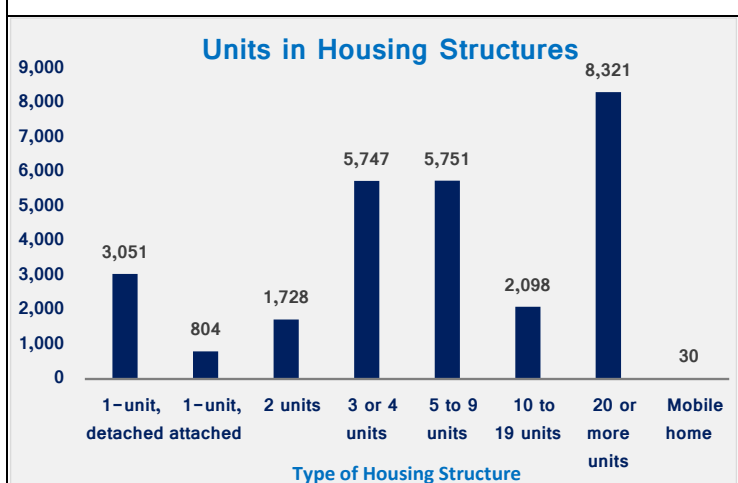
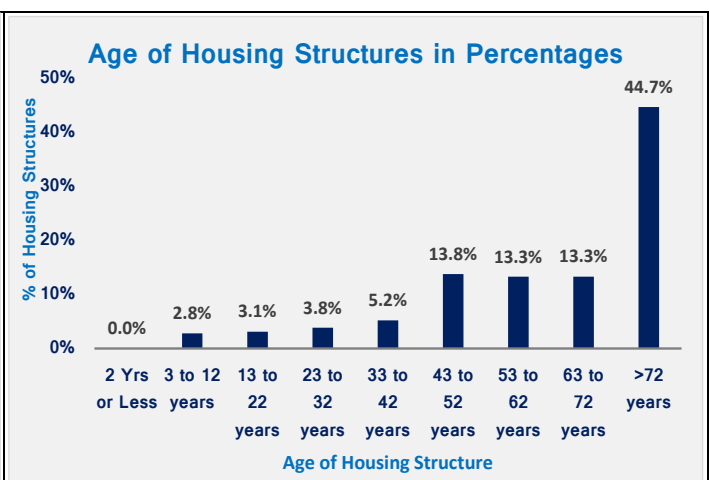
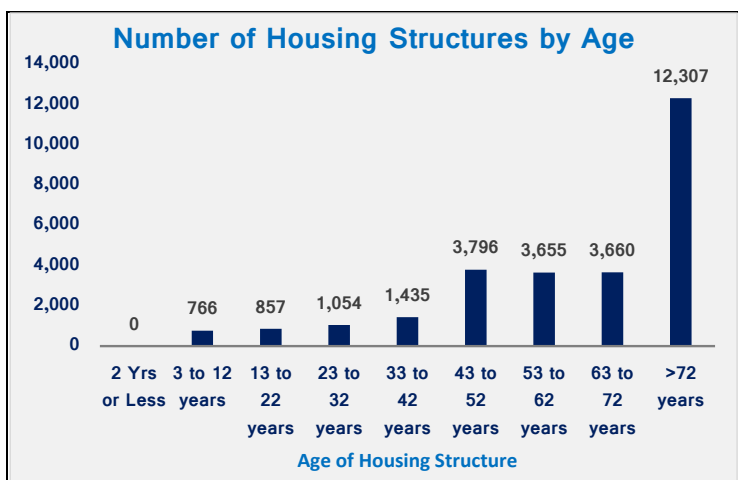
## Occupancy Statistics



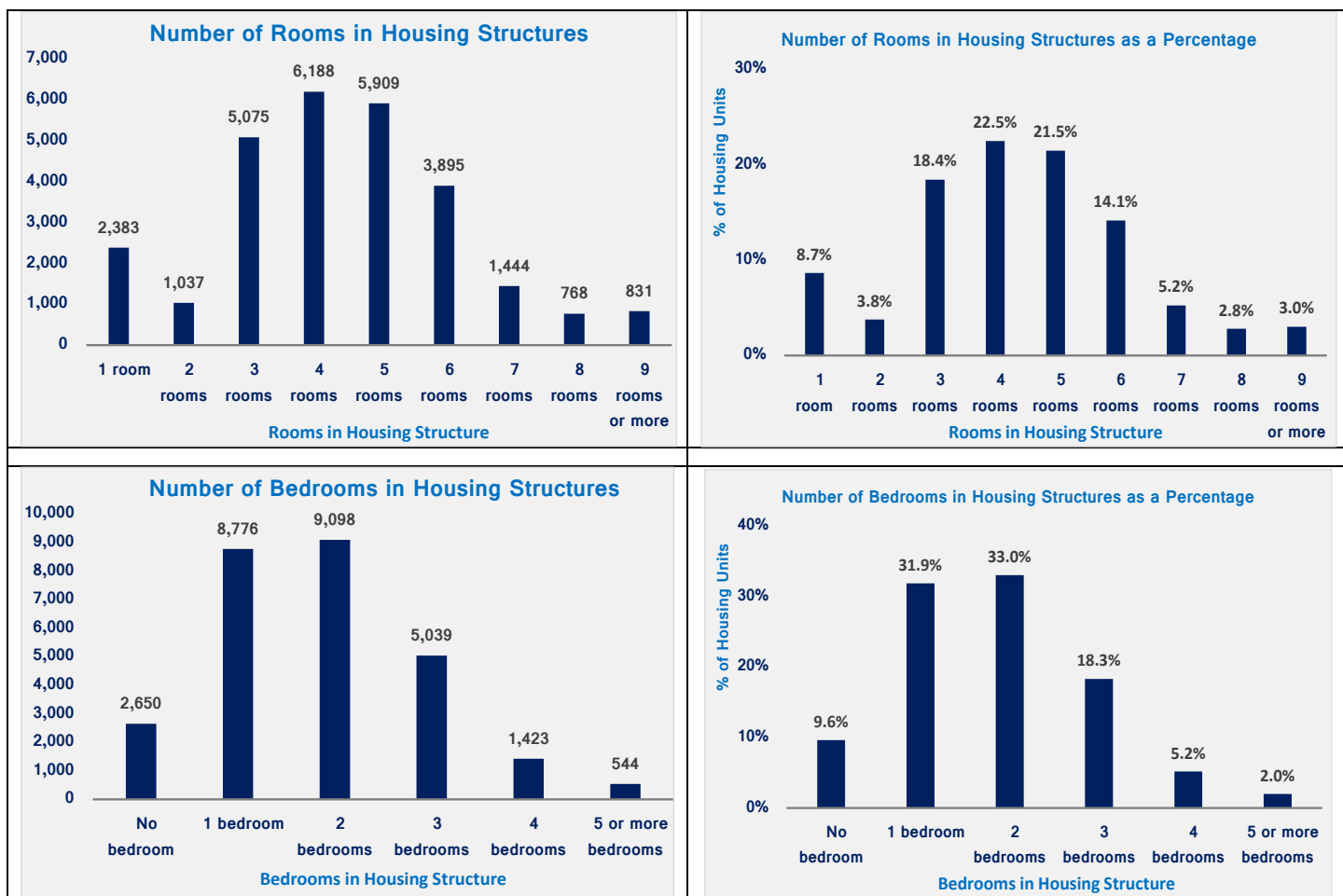
# Housing Characteristics



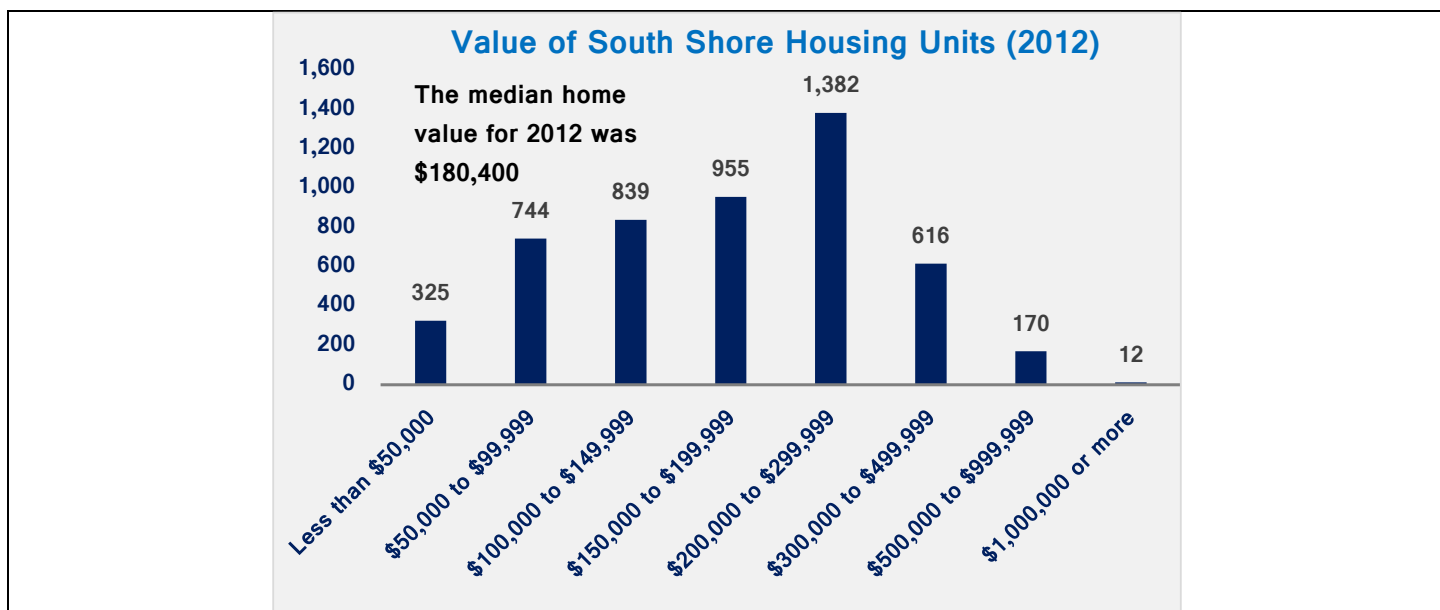
## Building Statistics



# Housing Characteristics

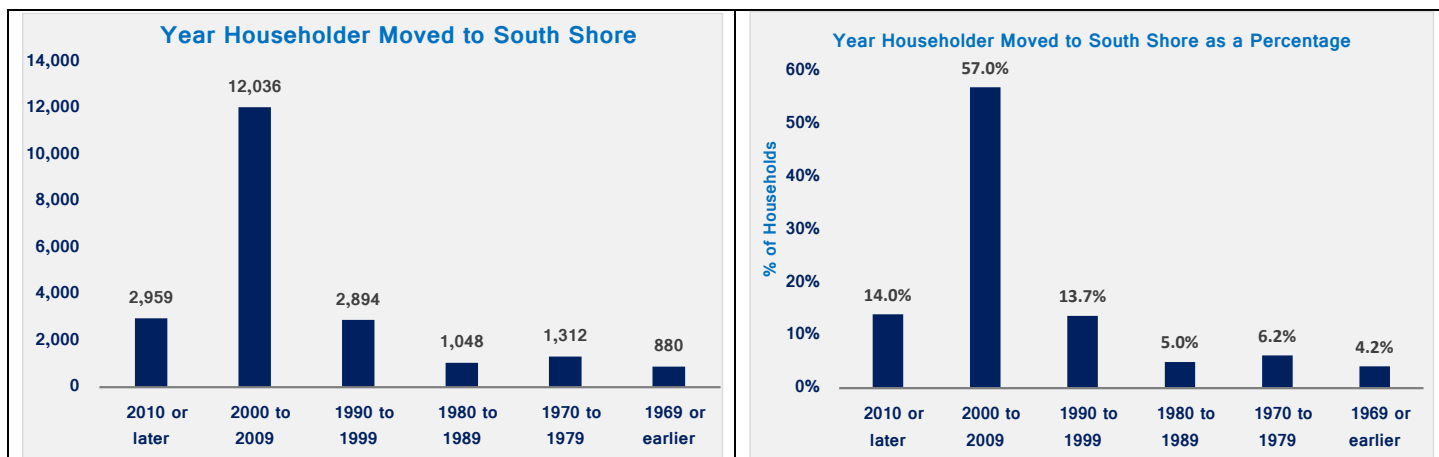


## Property Values

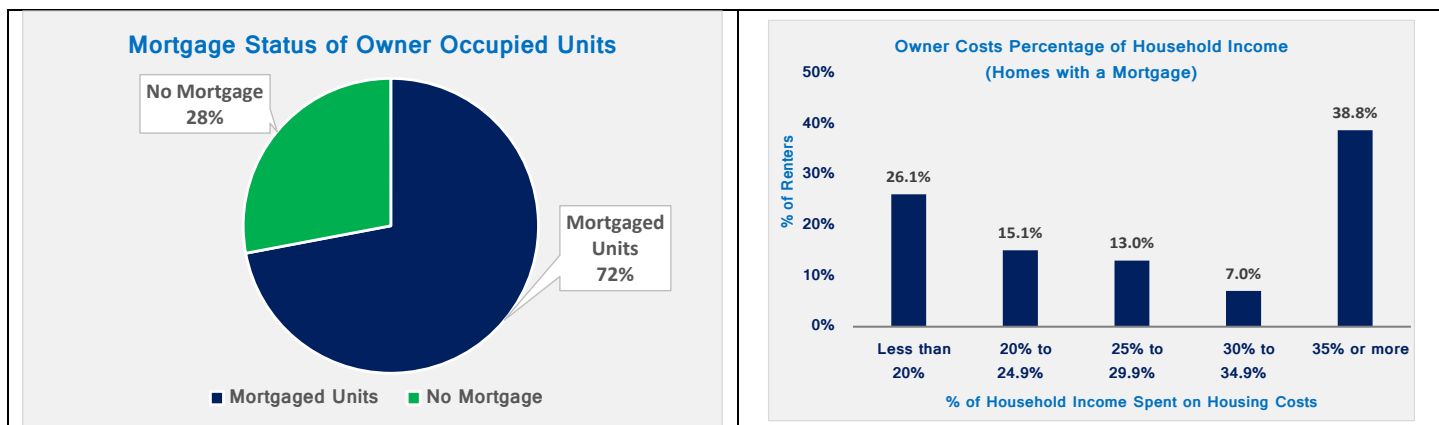


# Housing Characteristics

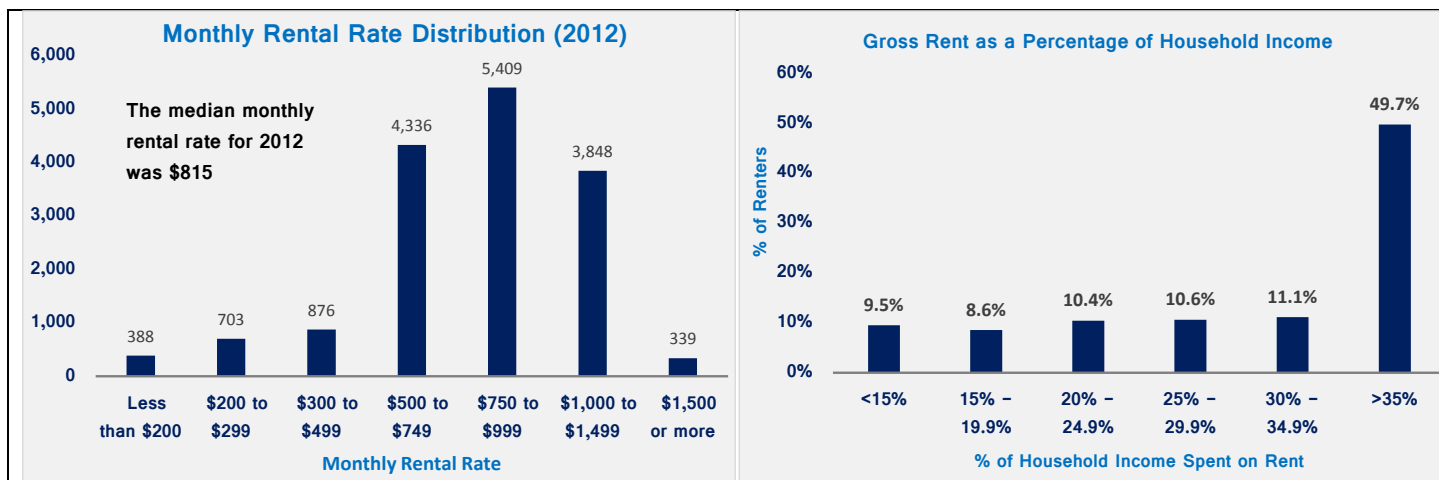
## Household Characteristics



## Homeowner Characteristics



## Renter Characteristics

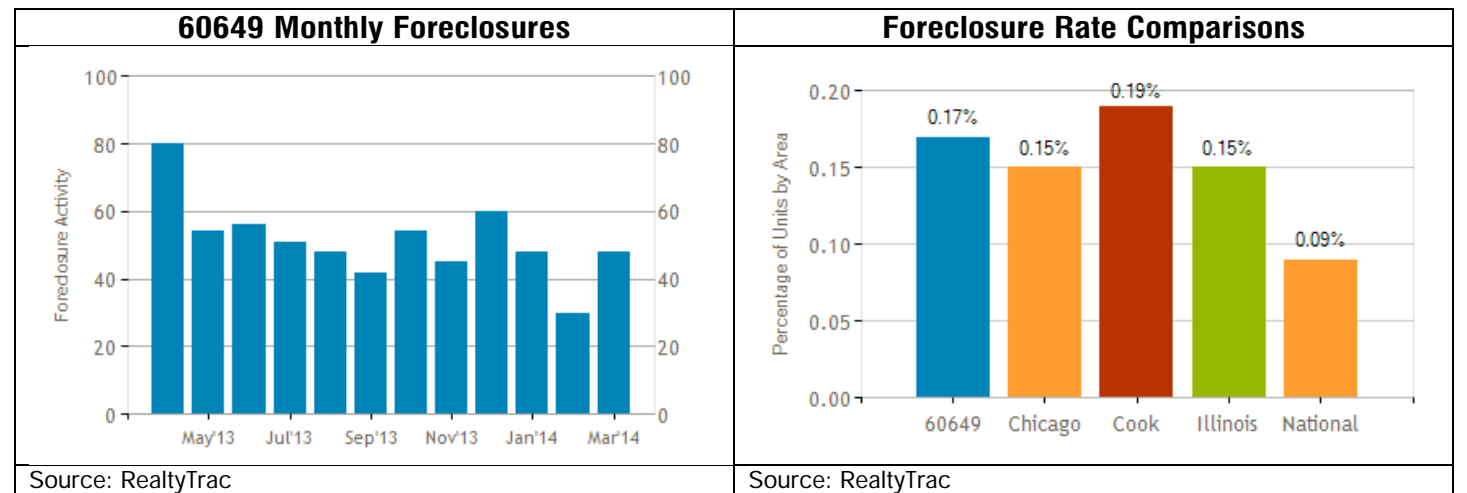


# Housing Characteristics

The previous graph on the right is an important metric of affordability. With nearly one half of renters stretching their budgets to pay their monthly rent, this should be considered when pricing affordable housing for the area residents.

## Foreclosure Statistics

As of April, 2014, there are 510 foreclosures in varying stages of processing. The last year’s monthly activity along with a comparison of foreclosure rates locally and nationally are displayed below.

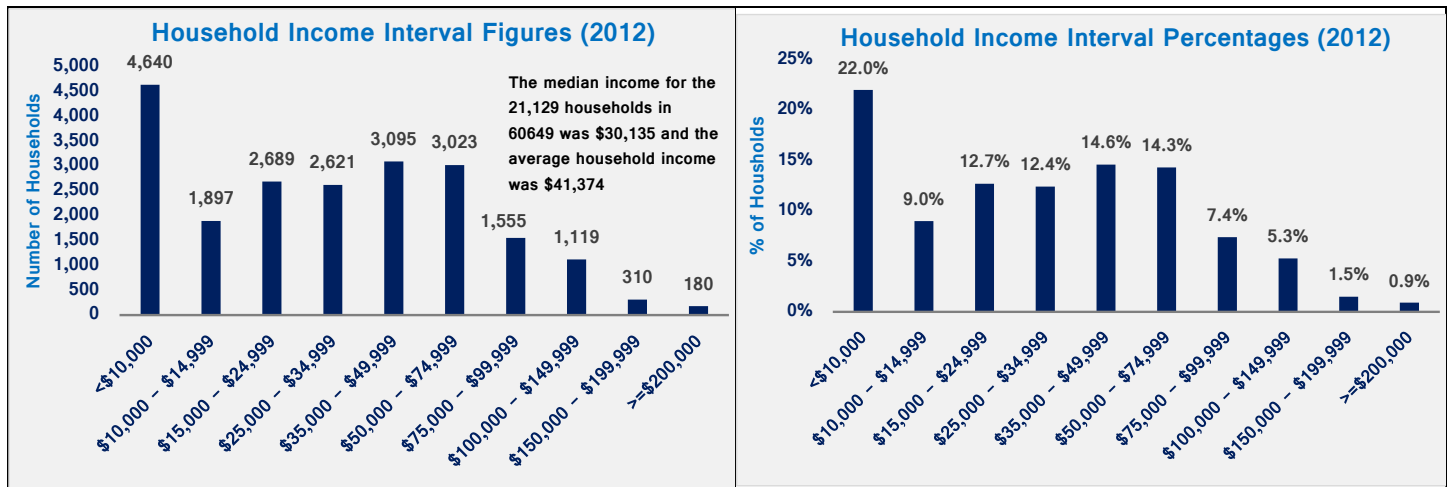




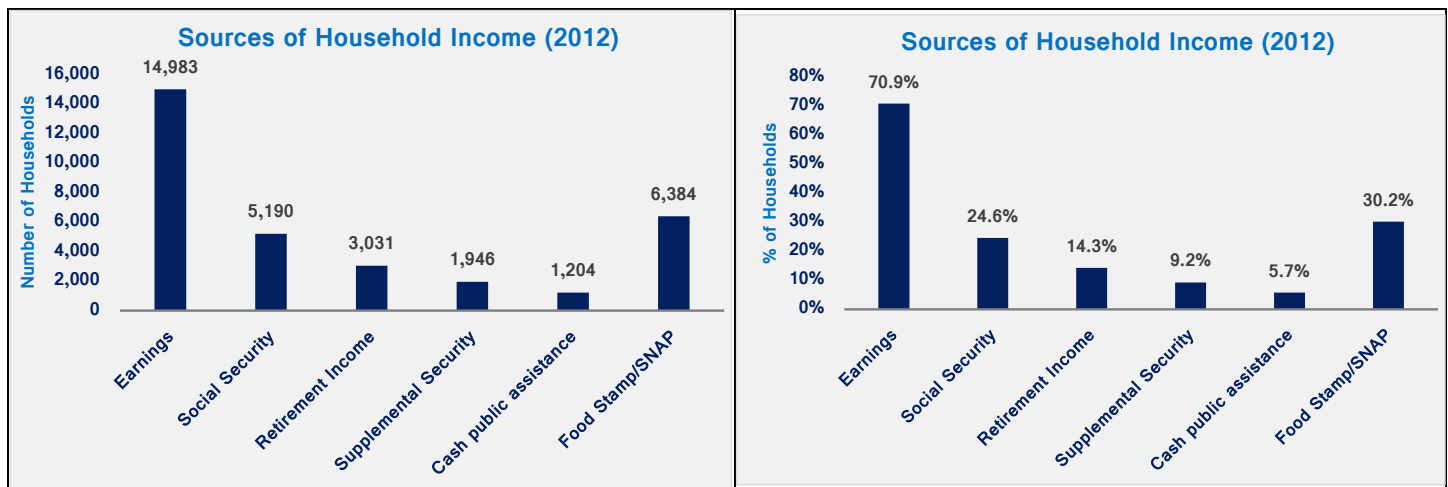
# Income Demographics

## Income Distribution

South Shore has a disproportionately skewed income distribution. A substantial segment of the households are below the poverty line. As of 2012, US Census figures indicate that 28.9% of the population of South Shore is below the poverty line. There are 21,129 households in the 60649 Zip Code according to 2012 US Census Bureau figures. The graphs below display the distribution and sources of income for the South Shore Neighborhood on a household basis.



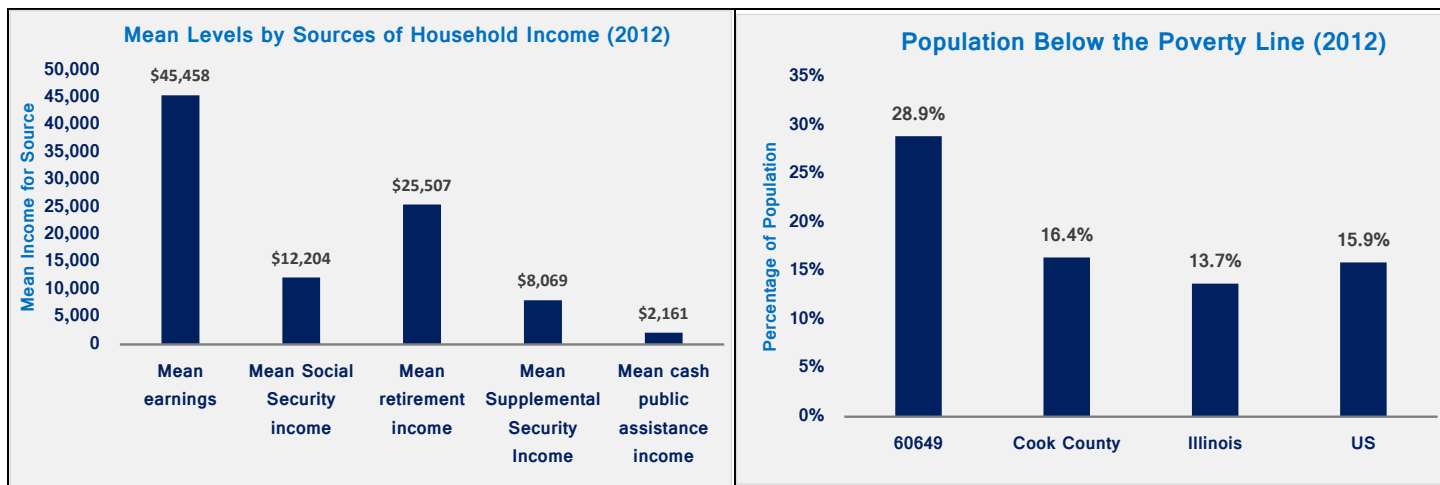
In the graphs below, the sources of income are displayed for South Shore households. The figures in the graph on the left reflect the numbers of households that receive the various sources of income. It should be noted that more than one source of income could be available to a household. Therefore, the percentage figures, in the graph on the right will add up to more than 100%.



In the graphs on the following page, the mean levels of household income are illustrated. The mean levels reflect the mean of the income source for the subset of the household population that receives it. For example, of the households that have earnings in South Shore, those particular households have a mean income from earnings of \$45,458. The graph on the right displays the percentage of households below the poverty line. The South Shore neighborhood has a very significant elevation in the percentage of households below the poverty line.

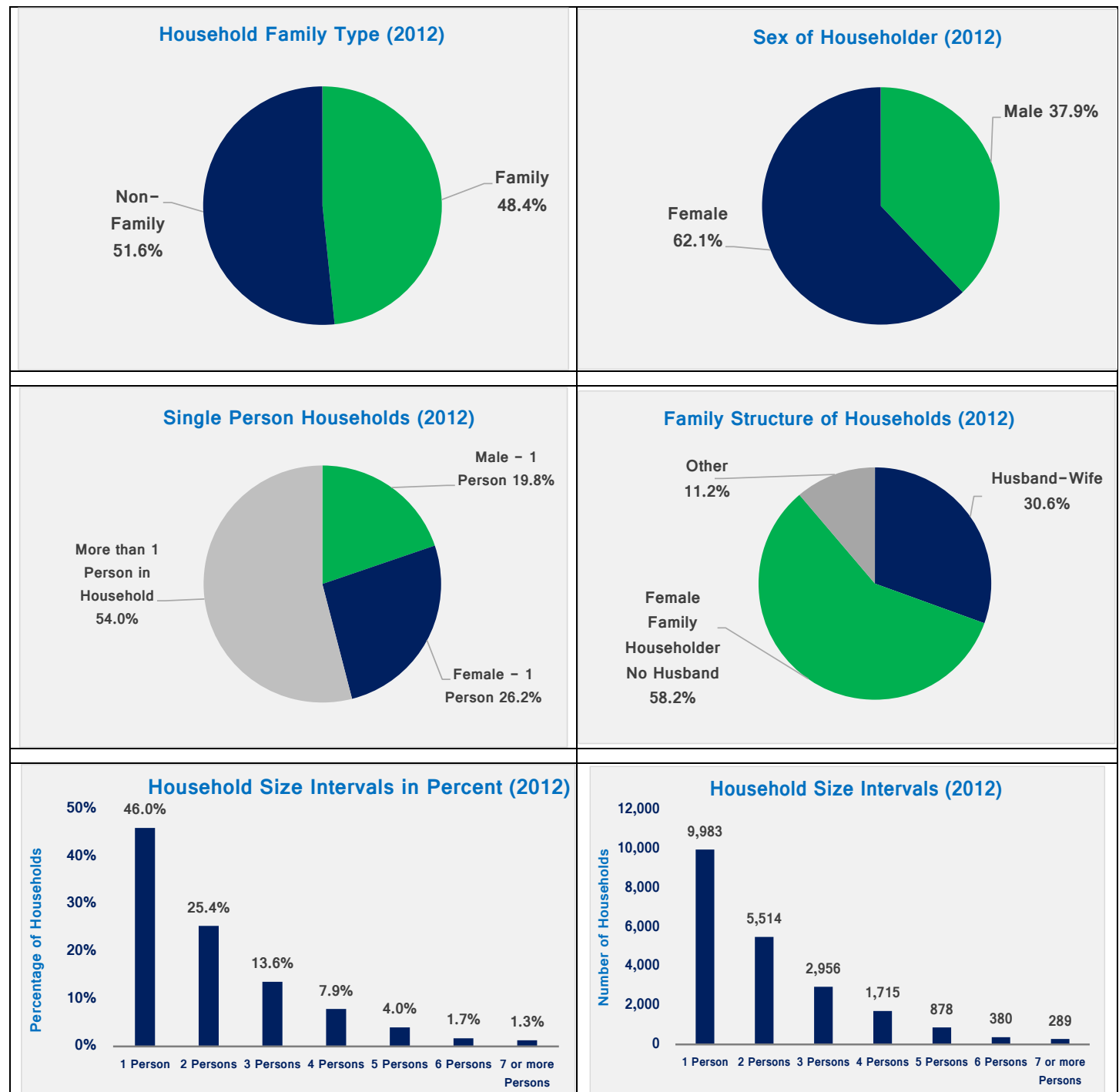


# Income Demographics



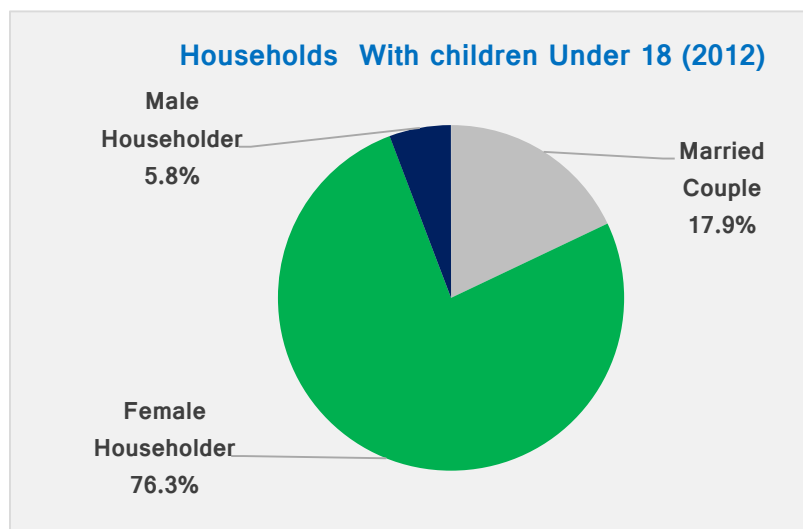
# Household Characteristics

The graphs included in this section cover the structure and statistics of households in South Shore. All data is derived from 2012 US Census Bureau data. Overall, the data reveals that there is a disproportionate level of unmarried mothers caring for children under 18 years of age.



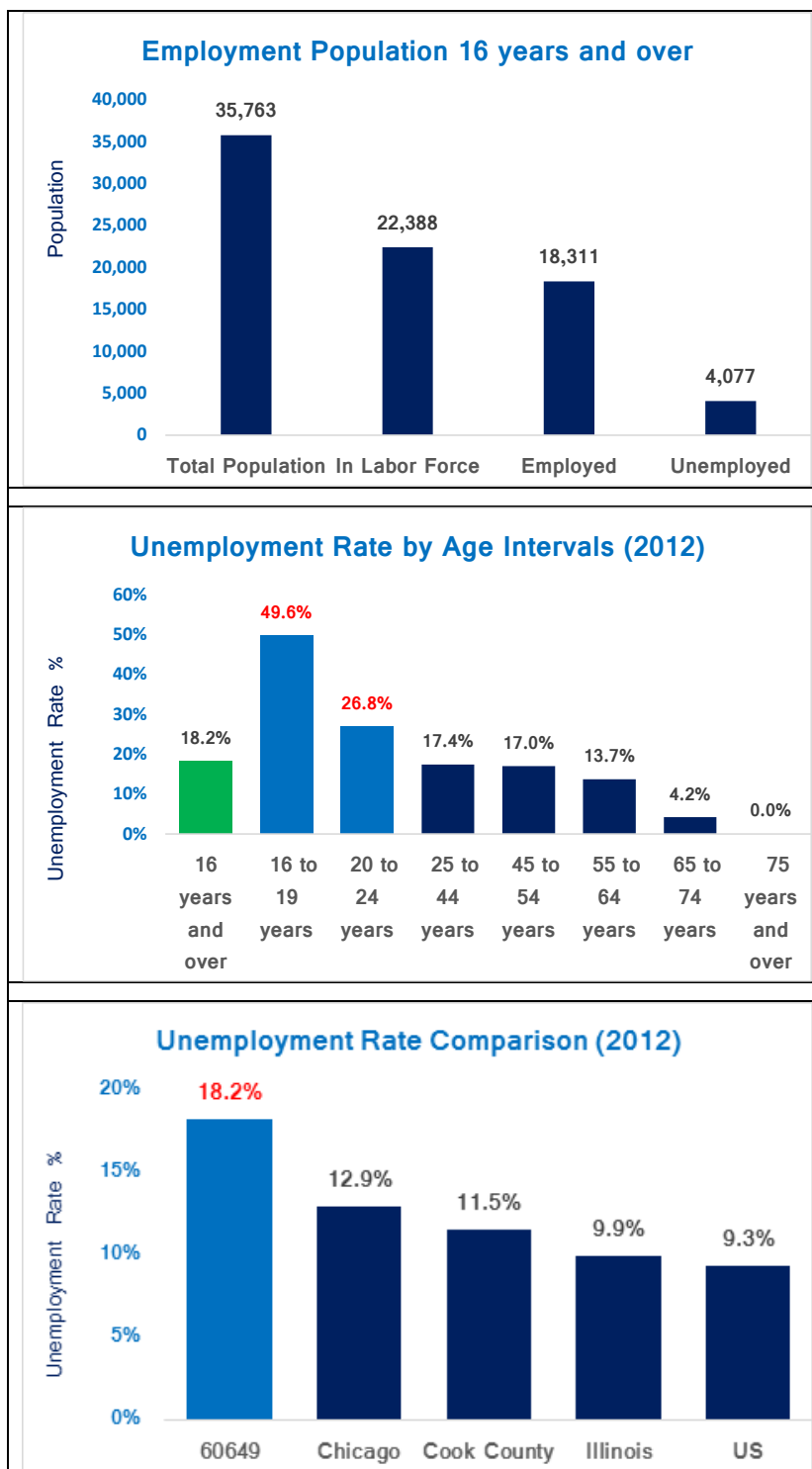
# Household Characteristics

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# Employment Statistics

The South Shore Neighborhood has suffered from chronic unemployment for many years. The lack of employment for the 16 to 24 year old age group is extremely high measured against the older age groups. Also, compared on a local and national basis, South Shore unemployment far exceeds the rate of surrounding areas and the nation. The statistics used in this section have been gathered from US Census Bureau sources and, for comparative purposes, all statistics are from 2012 (the latest available for the 60649 Zip Code).





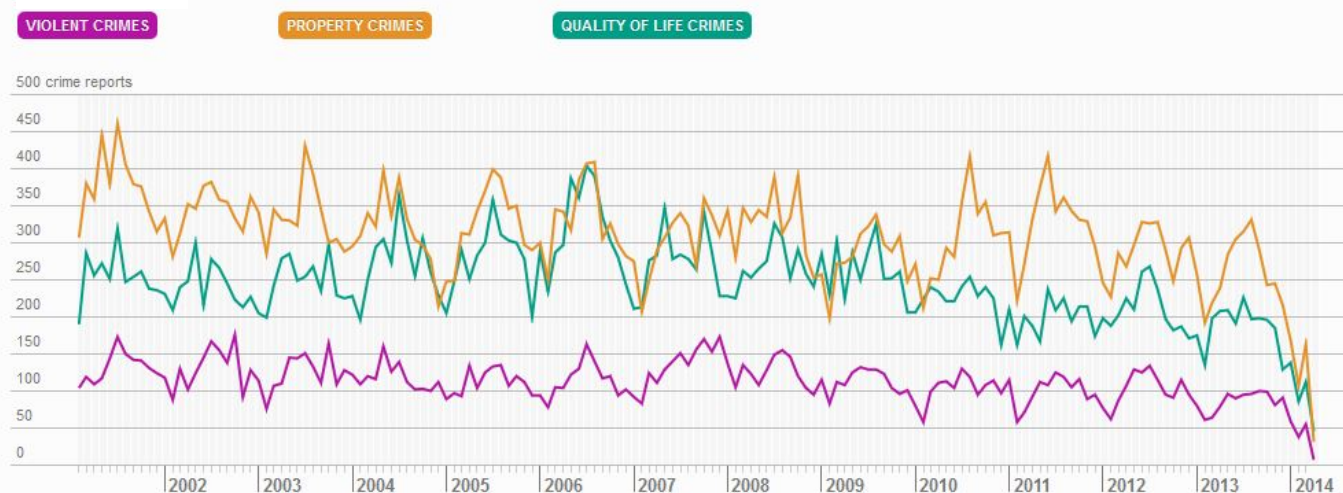
# Crime Statistics

With unemployment at very high levels coupled with a substantial segment of the population living below the poverty line, it should be no surprise that the crime rate is relatively high in the South Shore Neighborhood. However, in recent months, the level of reported crimes to the Chicago Police Department has dropped across the major categories of violent crimes, property crimes and "quality of life" crimes (narcotics, prostitution and criminal damage). These statistics were recently reported by the Chicago Tribune.

## South Shore Reported Crime Statistics

### HISTORIC CRIME BY MONTH, 2001 TO PRESENT

Crime data since 2001 for each crime type.



### CRIME REPORTS IN SOUTH SHORE

March 15 - April 14, 2014<sup>1</sup>

Click on crime types to show only those dots on the map.

#### ● VIOLENT CRIMES

**36**  
reports

Robbery - 11  
Battery - 15  
Assault - 6  
Homicide - 2  
Sexual assault - 2

#### ● PROPERTY CRIMES

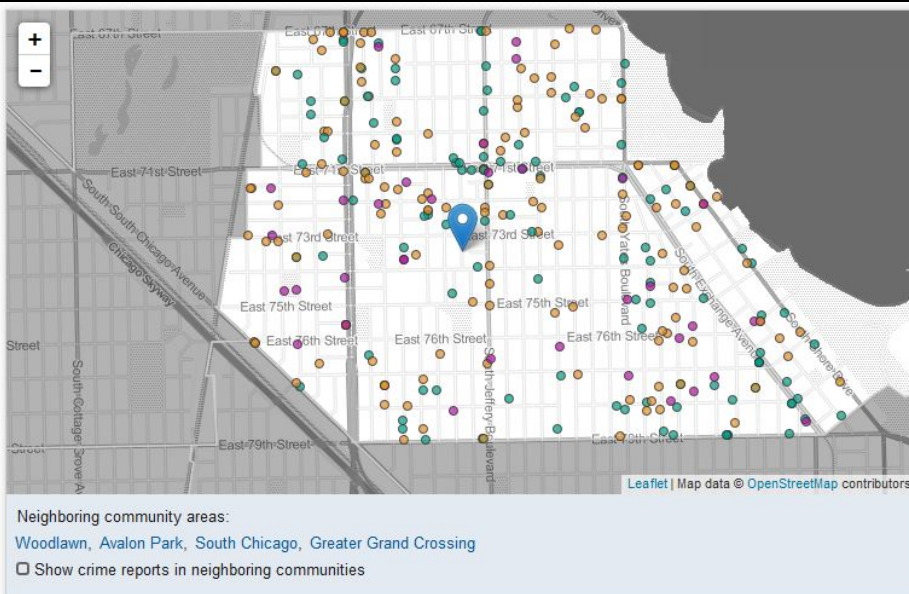
**141**  
reports

Theft - 82  
Burglary - 33  
Motor vehicle theft - 25  
Arson - 1

#### ● QUALITY-OF-LIFE CRIMES

**115**  
reports

Criminal damage - 53  
Narcotics - 53  
Prostitution - 9



# Crime Statistics

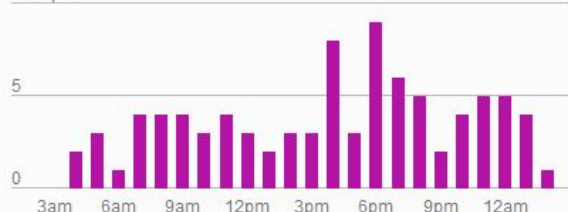
## VIOLENT CRIME, PAST 30 DAYS

There were **0.7 violent crimes per 1,000 people** in South Shore in the past 30 days (**down 60% year over year<sup>2)</sup>**.

South Shore ranks **13<sup>th</sup> (tied)** among Chicago's 77 community areas for violent crime reports in this time period.

### CRIME BY TIME OF DAY

10 reports



### CRIME BY TYPE

	30 days	365 days
Robbery	11	418
Battery	15	300
Assault	6	155
Homicide	2	27
Sexual assault	2	42

### CRIME BY LOCATION

SIDEWALK	13
ALLEY	4
APARTMENT	4
STREET	3
RESIDENCE	2

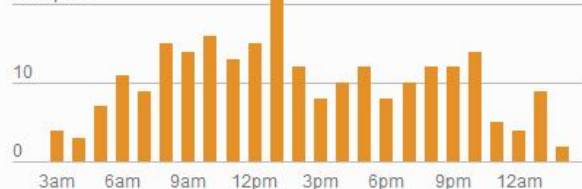
## PROPERTY CRIME, PAST 30 DAYS

There were **2.7 property crimes per 1,000 people** in South Shore in the past 30 days. (**down 60% year over year<sup>2)</sup>**.

South Shore ranks **12<sup>th</sup> (tied)** among Chicago's 77 community areas for property crime reports in this time period.

### CRIME BY TIME OF DAY

20 reports



### CRIME BY TYPE

	30 days	365 days
Theft	82	1,563
Burglary	33	913
Motor vehicle theft	25	334
Arson	1	13

### CRIME BY LOCATION

STREET	40
APARTMENT	38
RESIDENCE	16
VEHICLE NON-COMMERCIAL	6
PARKING LOT/GARAGE(NON.RESID.)	4

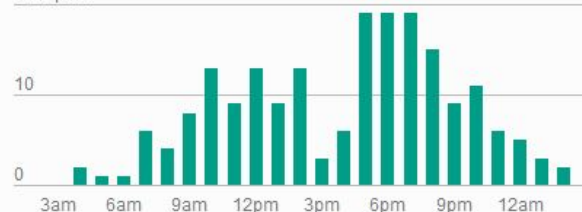
## QUALITY OF LIFE CRIME, PAST 30 DAYS

There were **2.2 quality of life crimes per 1,000 people** in South Shore in the past 30 days (**down 60% year over year<sup>2)</sup>**.

South Shore ranks **14<sup>th</sup> (tied)** among Chicago's 77 community areas for quality of life crime reports in this time period.

### CRIME BY TIME OF DAY

20 reports



### CRIME BY TYPE

	30 days	365 days
Criminal damage	53	1,142
Narcotics	53	830
Prostitution	9	50

### CRIME BY LOCATION

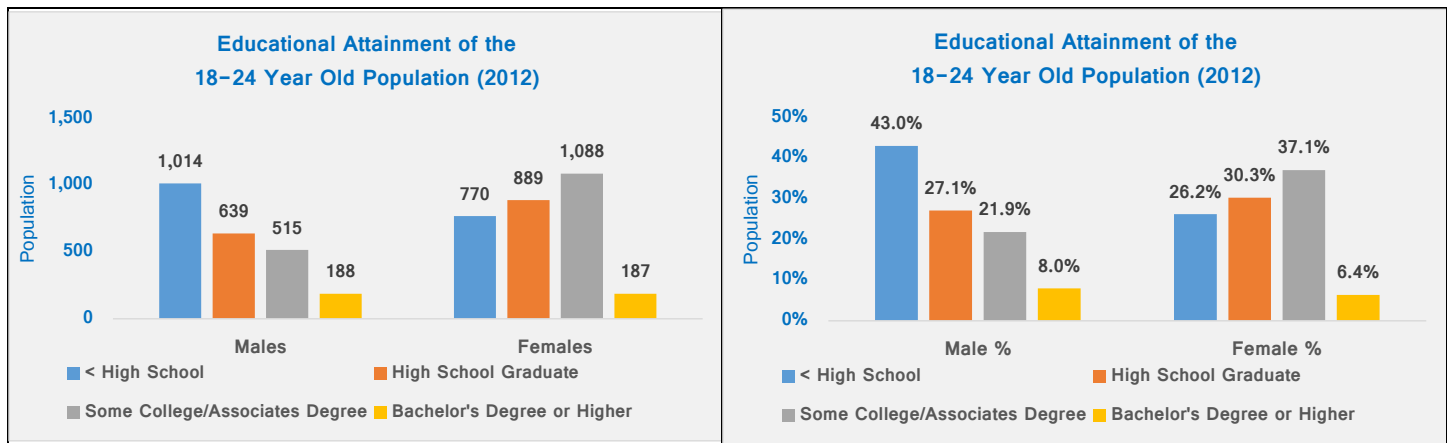
STREET	37
SIDEWALK	28
APARTMENT	16
RESIDENCE	10
PARKING LOT/GARAGE(NON.RESID.)	4



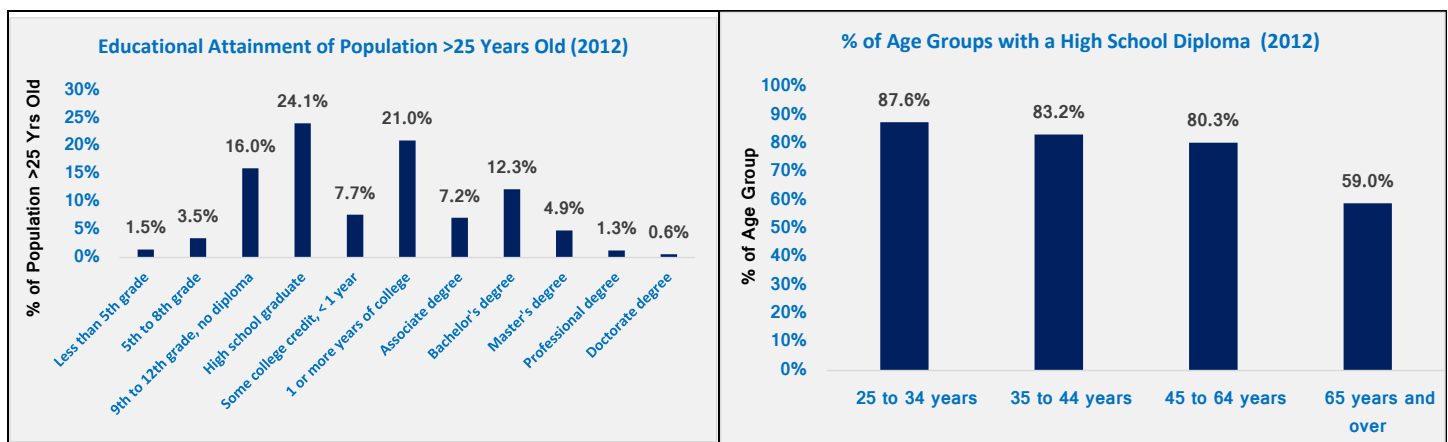
# Education Statistics

## Educational Level of South Shore Residents

The high levels of unemployment, combined with a significant segment of the population living below the poverty line, in South Shore are consistent with a poorly educated population. This is particularly pronounced in the younger age groups. In the 18 to 24 year old group, only about 7% of the population has a college degree and approximately 34% have not finished high school. The most alarming statistic is that 43% of males in this group have not graduated from high school. According to the population statistics, the number of 20 to 24 year old males have increased by over 5% while all of the other age groups have decreased. This would indicate that the population of South Shore is trending toward further decline from an educational perspective.



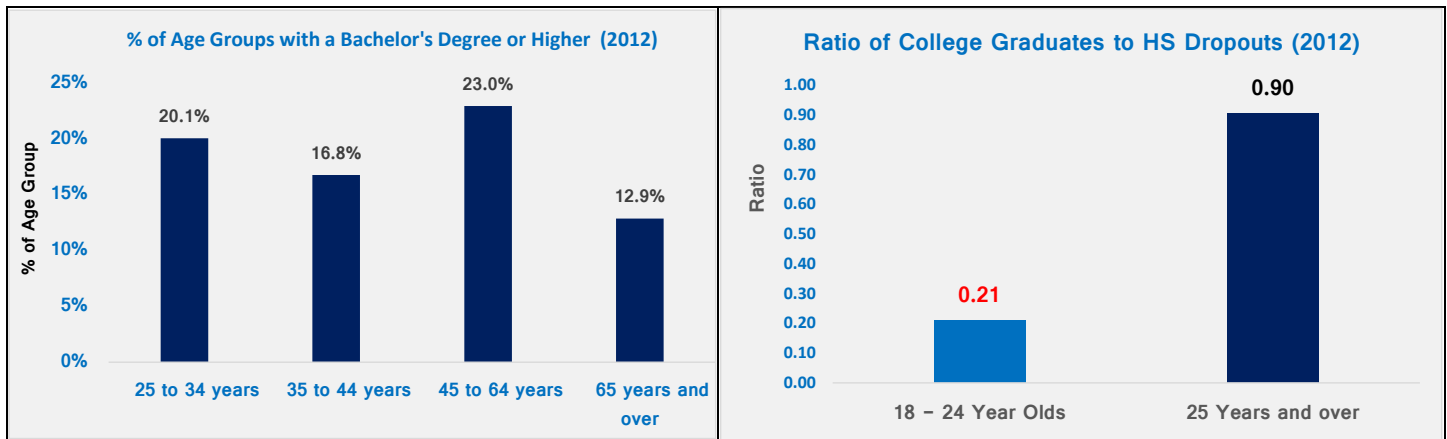
In the over 25 age group, the educational levels are relatively improved with 21% not finishing high school and about 19% with college degrees or higher.



Going forward, examining a simple ratio of college educated population versus high school dropouts for the 18 to 24 year old population and the over 25 year old population could be a useful statistic in measuring the overall educational demographic of South Shore. As of 2012, this ratio was 0.21 for the 21 to 24 year old group and 0.9 for the over 25 year old group. This statistic indicates that there are five times as many high school dropouts as college graduates in the 18 to 24 year old group. In the over 25 age group the ratio is more balanced with the total population of college educated people at 90% of the high school dropout population. The ratio is displayed on the next page in the graph on the top right.

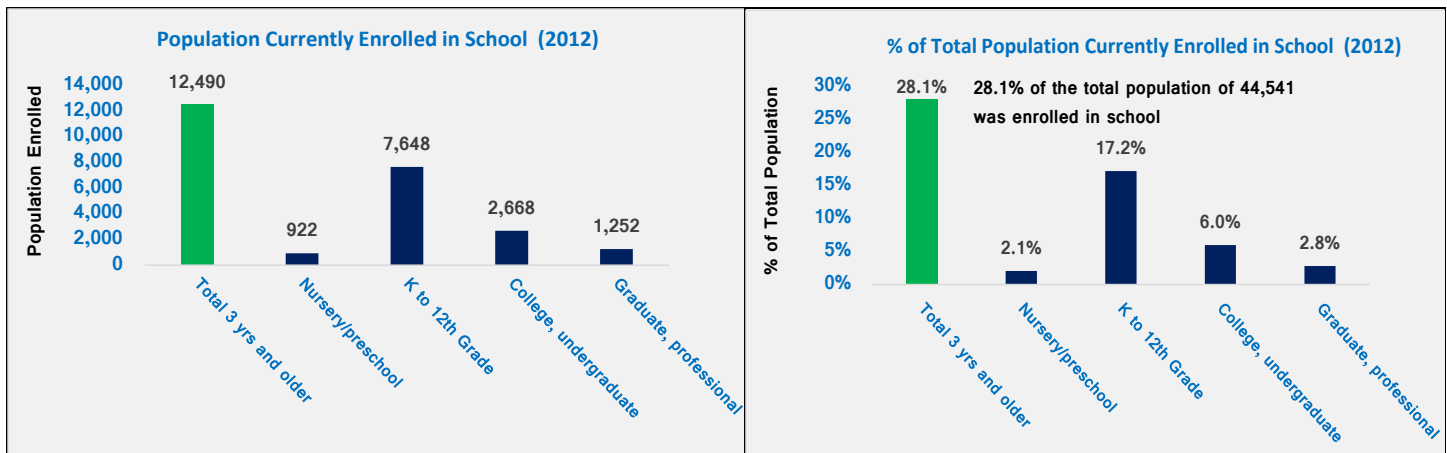


# Education Statistics



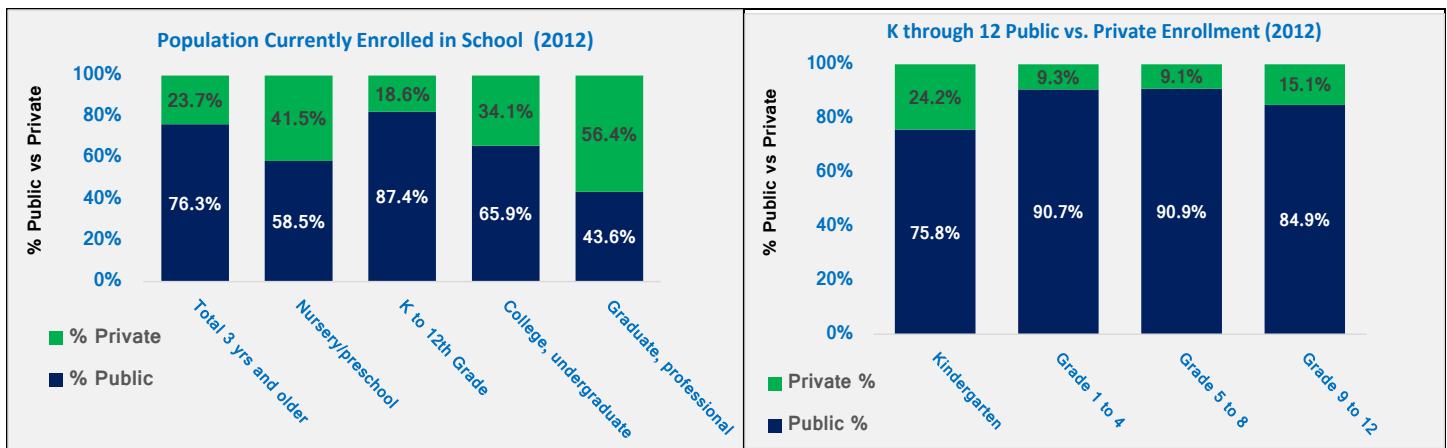
## School Enrollment

The school enrollment figures reflect the segment of the South Shore population that is currently enrolled in some type of educational program. As of 2012 28.1% of the population was in enrolled in school.



## Public vs Private School Enrollment

The graphs below display the relative percentage of private versus public schools for the enrolled population.

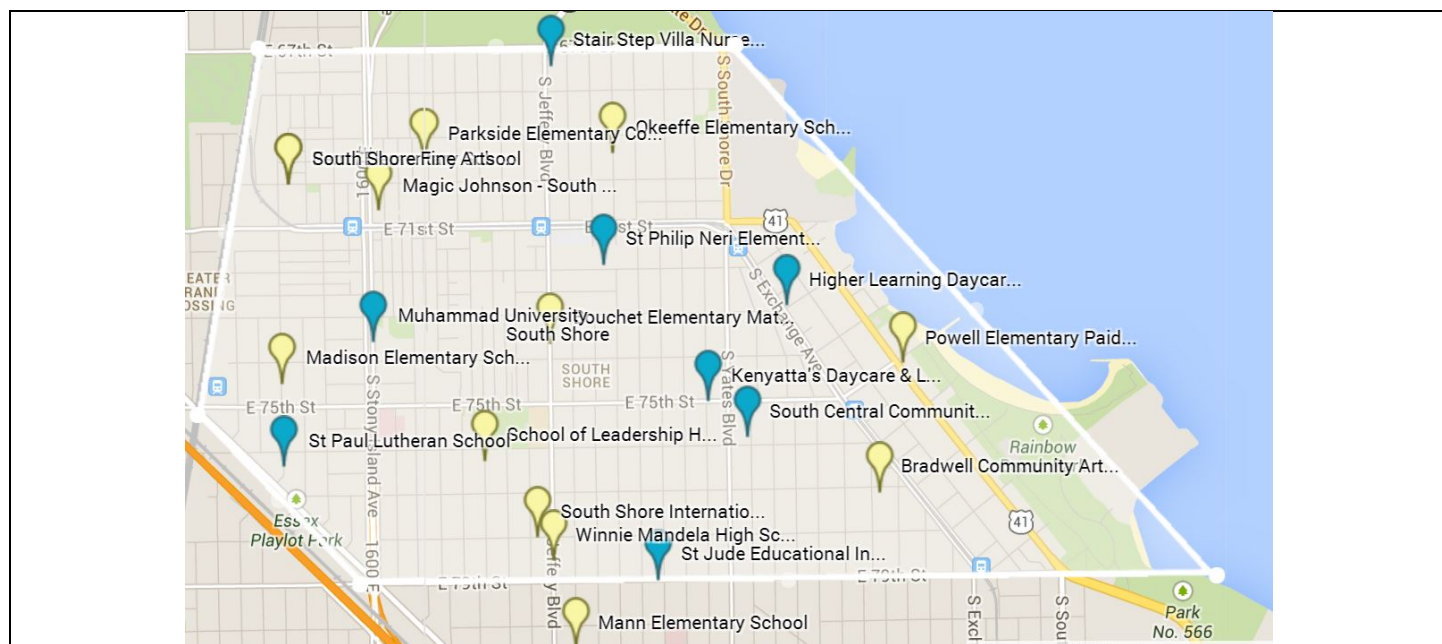




## Schools in South Shore

School Name	Address	City	State	Zip Code	Students	Teachers	Student:Teacher Ratio	Grades	Public/Private
Powell Elementary Paidela Community Academy	7530 S. South Shore Drive	Chicago	IL	60649	520	25	20.8	Pre-K to 8th Grade	Public
Okeeffe Elementary School	6940 S. Merrill Ave	Chicago	IL	60649	568	29	19.59	Pre-K to 8th Grade	Public
Bouchet Elementary Math & Science Academy	7355 S Jeffrey Blvd	Chicago	IL	60649	770	37	20.81	Pre-K to 8th Grade	Public
South Shore International College Prep	1955 East 78th Street	Chicago	IL	60649	323	23	14.04	Grades 9 through 12	Public
Bradwell Community Arts & Science Elementary	7736 S Burnham Ave	Chicago	IL	60649	761	39	19.51	K through 8th Grade	Public
School of Leadership High School	7627 South Constance Ave	Chicago	IL	60649	715	55	13.00	Grades 9 through 12	Public
Parkside Elementary Community Academy	6938 South East End Ave	Chicago	IL	60649	347	20	17.35	Pre-K to 8th Grade	Public
Mann Elementary School	8050 South Chappel Ave	Chicago	IL	60617	469	23	20.39	Pre-K to 8th Grade	Public
Fermi Elementary School	1415 East 70th Street	Chicago	IL	60637	237	24	9.88	Pre-K to 8th Grade	Public
South Shore Fine Arts Elementary School	1415 East 70th Street	Chicago	IL	60637	255	3	85.00	Pre-K to 4th Grade	Public
Madison Elementary School	7433 South Dorchester Ave	Chicago	IL	60619	316	15	21.07	Pre-K to 8th Grade	Public
Magic Johnson - South Shore High School	7037 South Stony Island	Chicago	IL	60649	151	N/A	N/A	Grades 9 through 12	Public
Winnie Mandela High School	7847 South Jeffrey Blvd	Chicago	IL	60649	156	N/A	N/A	Grades 9 through 12	Public
Higher Learning Daycare & Education Ctr	2526 E 73rd St	Chicago	IL	60649	61	N/A	N/A	Daycare / Preschool	Private
Kenyatta's Daycare & Learning Center	2334 E 75th St	Chicago	IL	60649	24	N/A	N/A	Daycare / Preschool	Private
Muhammad University	7351 S Stony Island Ave	Chicago	IL	60649	221	16	13.81	Pre-K to 8th Grade	Private
South Central Community Services	7550 S Phillips Avenue	Chicago	IL	60649	55	6	9.17	Special Education	Private
St Jude Educational Institute	2219 E 79th St	Chicago	IL	60649	22	2	11.00	Daycare / Preschool	Private
St Philip Neri Elementary School	2110 E 72nd St	Chicago	IL	60649	117	7	16.71	K through 9th Grade	Private
Stair Step Villa Nursery & Kindergarten	6725 South Jeffrey Blvd	Chicago	IL	60649	22	N/A	N/A	Daycare / Preschool	Private
St Paul Lutheran School	7621 South Dorchester Ave	Chicago	IL	60619	107	4	26.75	Pre-K to 8th Grade	Private

## Map of Schools in South Shore



The yellow markers represent public schools and the blue markers designate private institutions and daycare centers.





# Education Statistics

## School Quality

The majority of students in public schools in South Shore are not meeting Illinois state educational standards. With the exception of Powell Elementary School, all of the schools have less than 50% of its students who fail to meet state standards when tested on basic educational skills. The table below shows the percentage of students meeting these standards for each public school in South Shore.

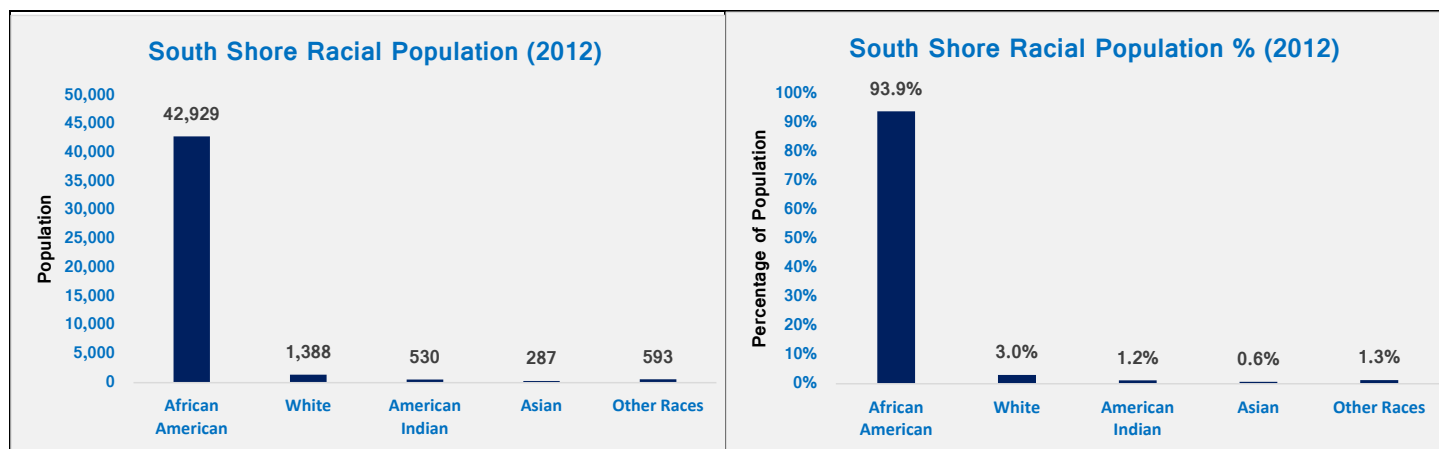
School	% Meeting State Standards
Powell Elementary Paidela Community Academy	59.1%
<b><i>State of Illinois All Schools</i></b>	<b><i>58.2%</i></b>
<b><i>City of Chicago School District</i></b>	<b><i>47.4%</i></b>
Okeeffe Elementary School	41.2%
South Shore Fine Arts Elementary School	38.4%
Madison Elementary School	36.9%
Bouchet Elementary Math & Science Academy	34.3%
Bradwell Community Arts & Science Elementary	29.1%
Mann Elementary School	26.1%
Parkside Elementary Community Academy	24.0%
Fermi Elementary School	18.5%
School of Leadership High School	14.6%
South Shore International College Prep	NA
Magic Johnson - South Shore High School	NA
Winnie Mandela High School	NA



# Racial Characteristics

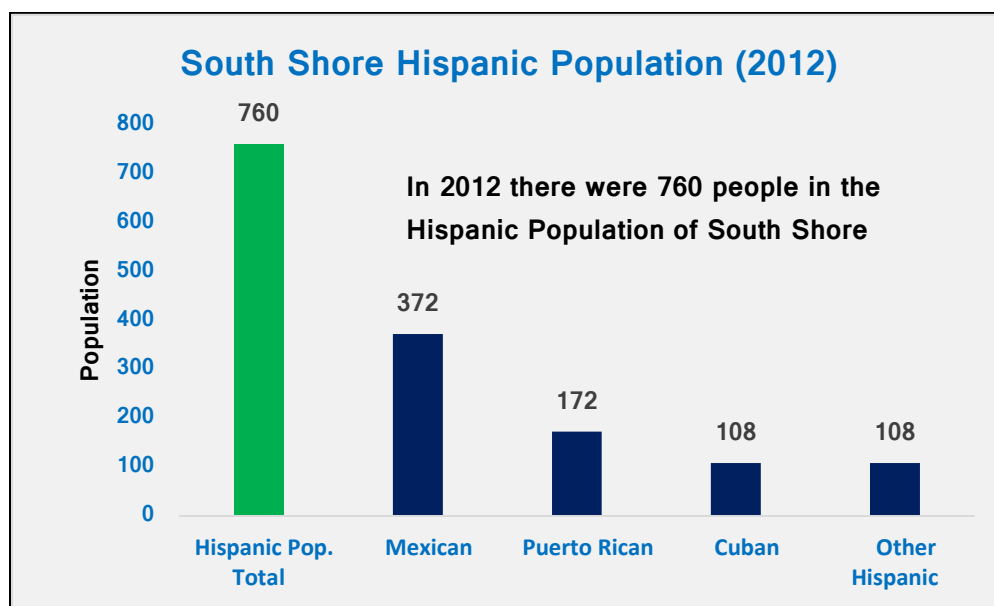
## Overall Racial Characteristics

The South Shore Neighborhood is a predominately African American area representing roughly 94% of the population. The pie graph below displays the relatively small representation of other races.



## Composition of the Hispanic Population

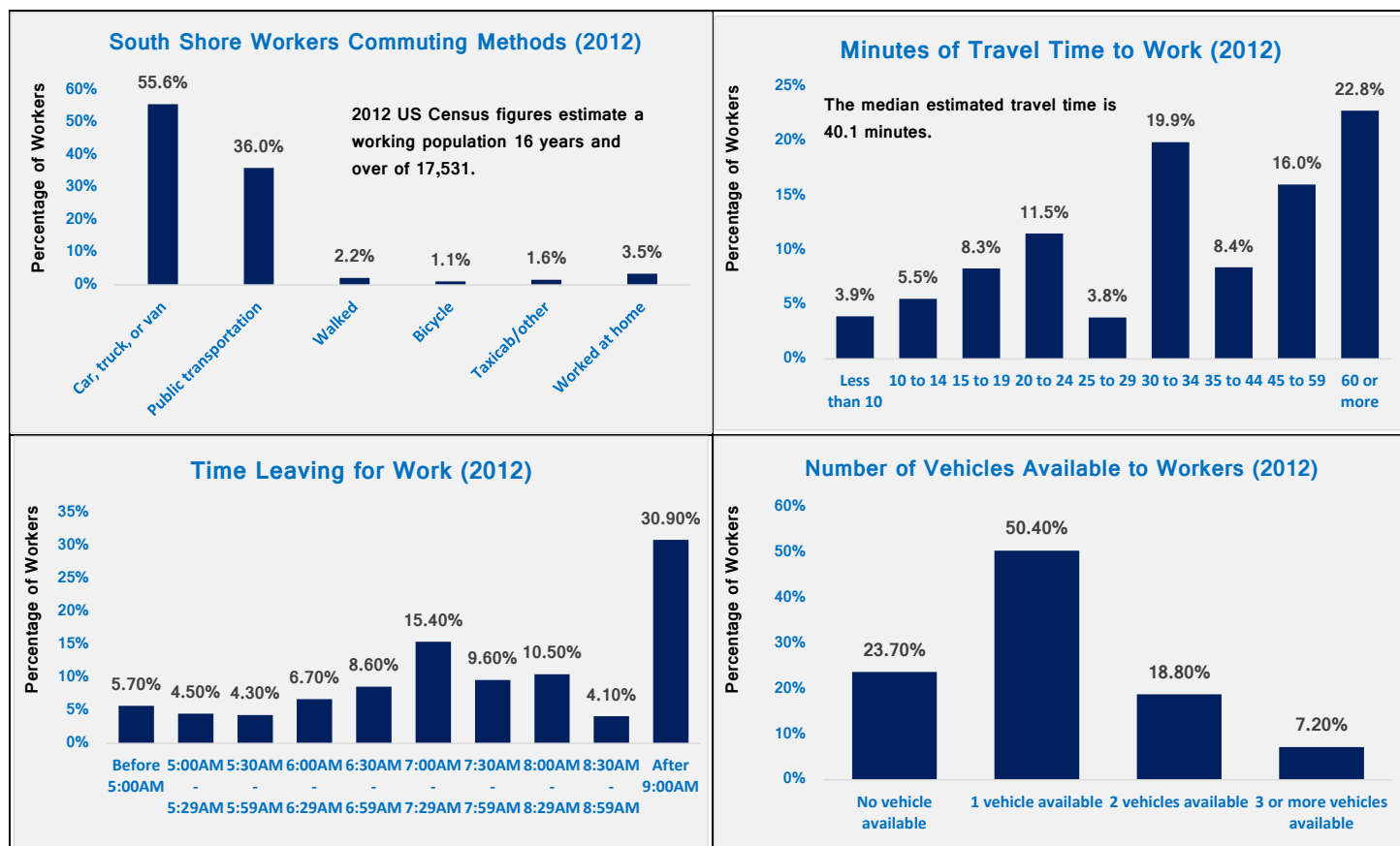
The Hispanic population is calculated by the US Census data as a separate category. In South Shore the Hispanic population is estimated at 1.7%. The sub-segments of the Hispanic population of South Shore is illustrated in the graph below.



# Transportation Infrastructure and Commuting Statistics

## Residents Commuting Patterns

According to 2012 US Census Bureau data, there were an estimated 17,531 workers in South Shore aged 16 or older. The transportation mode of choice is a car truck or van followed by a 36% preference for public transportation. Also, the majority of workers (over 76%) have a vehicle available to them to get them to work. The median commute time to work is just over 40 minutes according to survey results. The graphs below generate some more detail to these figures.



## Public Transportation in South Shore

The CTA (Chicago Transit Authority) and the Metra train system serve the South Shore Neighborhood. The Metra runs down the western boundary of South Shore and stops at 75<sup>th</sup> street and South Chicago Avenue. Also, the Metra has a South Branch of its Electric Line that moves east through South Shore and runs south beyond 79<sup>th</sup> Street. Also, there is extensive bus service that runs throughout the major arteries of South Shore. Currently, the CTA runs 11 bus lines that cross through South Shore. The table on the following page gives the detail of all of the public transportation lines running through the boundaries of South Shore.



# Transportation Infrastructure and Commuting Statistics

Bus/Train Service in South Shore			
Provider	Line	Description	Route through South Shore
Metra	Metra Electric District	Chicago to University Park	Stops at 75th Grand Crossing
Metra	Metra Electric District	South Chicago Branch	Stony Island, Bryn Mawr, South Shore, Windsor Park, Cheltham (79th St)
CTA	# 5N Bus	South Shore Night Bus	67th St East to Jeffrey South to 75th East to South Shore
CTA	# 6 Bus	Jackson Park Express	67th St East to South Shore Drive (North Route goes to Loop area)
CTA	# J14 Bus	Jeffrey Jump	North/South Route on Jeffrey Blvd. 67th to 79th St
CTA	# 15 Bus	Jeffrey Local	Stony Island to Jeffrey 67th to 79th St
CTA	# 26 Bus	South Shore Express	Stony Island to Jeffrey 67th to 79th St (Same as # 26 Route)
CTA	# 28 Bus	Stony Island	North/South on Stony Island 67th to 79th St
CTA	# 30 Bus	South Chicago	West border of South Shore Neighborhood North/South on S. Chicago Ave.
CTA	# 67 Bus	67th - 69th - 71st	East/West Route on 67th Street across all of South Shore
CTA	# 71 Bus	71st South Shore	East/West on 71st Street to Exchange then North/South on S. Shore Drive
CTA	# 75 Bus	74th/75th	East/West Route on 75th St across all of South Shore Neighborhood
CTA	# 79 Bus	79th	East/West Route on 79th St across all of South Shore Neighborhood

## Traffic Patterns

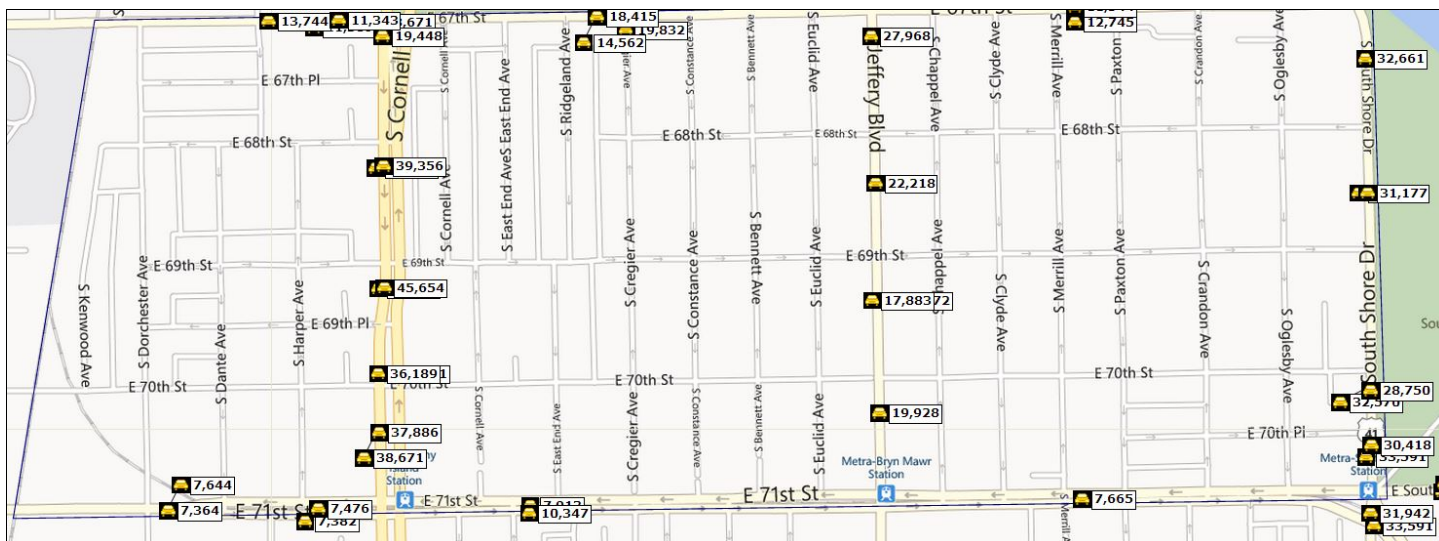
Average daily vehicle counts can be a useful tool in determining the best location for a business or property. The South Shore Neighborhood covers about three square miles. In order to efficiently display all of the traffic counts for the entire neighborhood, dividing the neighborhood into zones that are divided by major streets is a useful method. The following map displays the manner in which the South Shore Neighborhood is divided up for this purpose.



# Transportation Infrastructure and Commuting Statistics

## Zone 1 Traffic Patterns

Zone 1 covers the northern one-third of the South Shore Neighborhood and is bounded by 67<sup>th</sup> Street and 71<sup>st</sup> Street on the north and south side. The east and west boundaries are the Metra Electric Line and Lake Michigan.



### Top 5 Traffic Counts for Zone 1 (Rounded to nearest 1,000)

1. 69<sup>th</sup> and Stony Island - 45,000
2. 67<sup>th</sup> and South Shore Drive - 32,000
3. 67<sup>th</sup> and Jeffrey Blvd - 28,000
4. 71<sup>st</sup> and Jeffrey Blvd — 20,000
5. 67<sup>th</sup> and Stony Island — 19,000

## Zone 2 Traffic Patterns

Zone 2 covers the western two-thirds of the South Shore Neighborhood bounded by 71<sup>st</sup> and 75<sup>th</sup> Streets to the north and south. The eastern border is South Yates Boulevard. As with Zone 1, the western border is the Metra Electric Line.





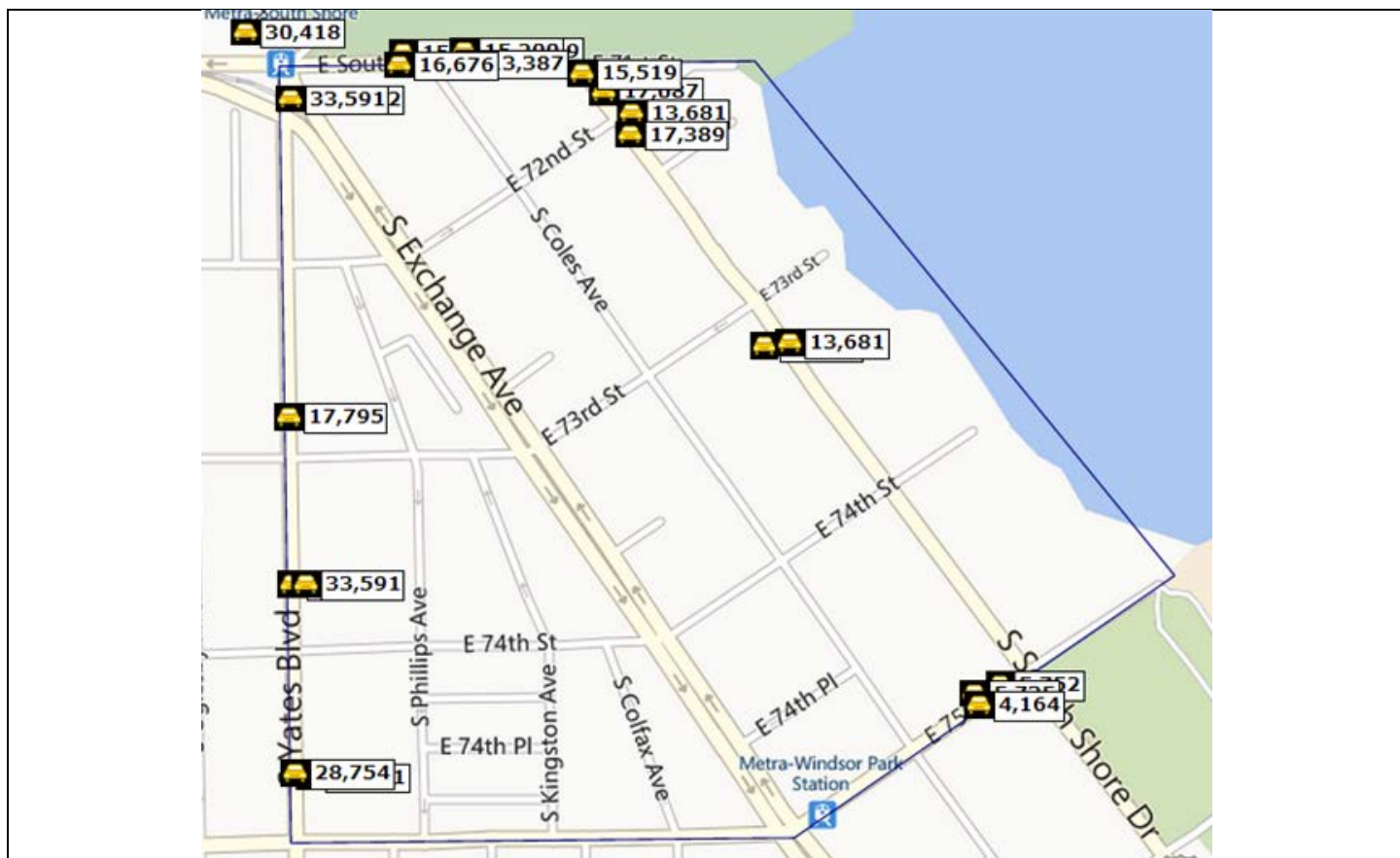
# Transportation Infrastructure and Commuting Statistics

## Top 5 Traffic Counts for Zone 2 (Rounded to nearest 1,000)

1. 72<sup>nd</sup> and Stony Island - 57,000
2. 74<sup>th</sup> and Stony Island - 48,000
3. 71<sup>st</sup> and Yates Blvd. - 34,000
4. 75<sup>th</sup> and Yates Blvd - 28,000
5. 75<sup>th</sup> and Jeffrey Blvd - 20,000

## Zone 3 Traffic Patterns

Zone 3 is the eastern portion of the same north/south coordinates as Zone 2 (71<sup>st</sup> to 75<sup>th</sup> Streets). The east/west boundaries are Yates Boulevard and Lake Michigan, respectively.



## Top 5 Traffic Counts for Zone 3 (Rounded to Nearest 1,000)

1. 71<sup>st</sup> & Exchange Ave - 34,000
2. 75<sup>th</sup> & Yates Blvd. - 29,000
3. 72<sup>nd</sup> & South Shore Drive - 17,000
4. 73<sup>rd</sup> & South Shore Drive - 14,000
5. 75<sup>th</sup> & South Shore Drive - 4,000





# Transportation Infrastructure and Commuting Statistics

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<b>Top 5 Traffic Counts for Zone 5</b> (Rounded to Nearest 1,000)
1. 76 <sup>th</sup> & Yates Blvd. – 34,000
2. 78 <sup>th</sup> & South Shore Drive – 15,000
3. 79 <sup>th</sup> & Colfax – 14,000
4. 79 <sup>th</sup> & South Shore – 14,000
5. 76 <sup>th</sup> & Exchange – 10,000



# Retail Stores in South Shore

Franchise Retail Outlets in South Shore				
Franchise	Street Address	City	State	Zip Code
Ace Hardware	2101 E 71st Street	Chicago	IL	60649
AutoZone	7600 S Stony Island Ave	Chicago	IL	60649
Bank of America	7131 S Stony Island Ave	Chicago	IL	60649
Burger King	7222 S Stony Island Ave,	Chicago	IL	60649
Chase Bank	7131 S Jeffery Blvd	Chicago	IL	60649
Church's Chicken	7102 S Stony Island Ave	Chicago	IL	60649
Cricket Wireless	7131 S Jeffery Blvd	Chicago	IL	60649
Cricket Wireless	6722 S Stony Island Ave	Chicago	IL	60649
Curves	2251 E 71st St	Chicago	IL	60649
Fifth Third Bank	1606 E 79th St	Chicago	IL	60619
Foot Locker	2101 E 71st Street	Chicago	IL	60649
GameStop	7131 S Jeffery Blvd #1	Chicago	IL	60649
GameStop	6700 S Stony Island Ave	Chicago	IL	60649
H&R Block	2101 E 71st Street	Chicago	IL	60649
H&R Block	7344 S Stony Island Ave	Chicago	IL	60649
Jewel-Osco	7530 S Stony Island Ave	Chicago	IL	60649
KFC	7445 S Stony Island Ave	Chicago	IL	60649
KG Fashion	7540 S Stony Island Ave	Chicago	IL	60649
Long John Silver's	7445 S Stony Island Ave	Chicago	IL	60649
McDonald's	2425 E 79th St	Chicago	IL	60649
Pizza Hut	6700 S Stony Island Ave	Chicago	IL	60649
PNC Bank	7300 S Stony Island Ave	Chicago	IL	60649
RadioShack	7131 S Jeffery Blvd	Chicago	IL	60649
Staples	7554 S Stony Island Ave	Chicago	IL	60649
Starbucks	7101 S Stony Island Ave	Chicago	IL	60649
State Farm Insurance Agency	7639 S Jeffery Blvd	Chicago	IL	60649
Taco Bell	7856 S Stony Island Ave	Chicago	IL	60649
The Athlete's Foot	2044 E 71st St,	Chicago	IL	60649
True Value	2538 E 79th St	Chicago	IL	60649
U-Haul	1650 E 71st St	Chicago	IL	60649
U-Haul	2824 E 79th St No 1	Chicago	IL	60649
U-Haul	7843 S Exchange Ave	Chicago	IL	60649
UPS	7554 S Stoney Island Ave	Chicago	IL	60649
Walgreens	7109 S Jeffery Blvd	Chicago	IL	60649
Walgreens	2015 E 79th St	Chicago	IL	60649
Walgreens	7544 S Stony Island Ave	Chicago	IL	60649
White Castle	1550 W 79th St	Chicago	IL	60649

