

Another 213,000 SF of Retail and Office Planned for Clybourn Corridor



The developer of the New City mixed-use project on the North Side is moving forward with plans for an \$80 million office and retail development a block away.

Chicago-based Structured Development filed plans with the city for the 213,000-square-foot building at the corner of Kingsbury and Blackhawk streets, just west of New City, the big apartment-retail complex set to open this fall. Both projects are in the Clybourn Corridor, the booming shopping strip on the edge of Lincoln Park where Structured has been especially active.

The new project would include 103,000 square feet of retail space, and the firm has talked with a major retailer that could occupy about half the space, said Structured Principal J. Michael Drew. Many national retailers, including Apple, Target and REI, already have stores in the Clybourn Corridor, but a lot more want to get in, he said.

"It's an established, mature retail corridor," he said. "The demographics and density are already there. It's a really easy marketing effort to say, 'Here is the next available site if you want to be in this market.'"

It's also a neighborhood Structured knows well, as the developer of the building that includes the REI store and a few other projects nearby. New City is the firm's biggest, with 199 apartments and 360,000 square feet of retail space. Its apartment leasing office opened March 1, and the first residents will start moving in

come July, Drew said. The retail space, expected to open in September, is more than 80 percent leased to tenants including Mariano's Fresh Market, Dick's Sporting Goods and ArcLight Cinemas, he said.

Structured would build the new project on properties owned by Big Deahl Productions, which produces television commercials in a building there that would be torn down, and a venture led by Chicago lawyer and real estate investor Michael Brown. Drew declined to say how much Structured is paying for the properties.

REQUIRES ZONING CHANGE

The new four-story building, designed by RTKL Associates, would include about 110,000-square feet of office space on its top two floors, possibly with medical offices occupying some of it, Drew said.

Structured filed its plans with the city because it needs a zoning change for the project. Current zoning for the 2.5-acre site allows for only 75,000 square feet of retail space, Drew said.

In addition to City Council approval, Structured also needs construction financing to launch the project.

The development will serve as something of a link that Drew hopes will encourage pedestrian traffic between the retailers at New City and the stores on Kingsbury Street, like Whole Foods Market. The building's storefronts will face Kingsbury and Blackhawk streets.

Structured also is working on a plan to redevelop the 130,000-square-foot building at 2032 N. Clybourn Ave., several blocks to the northwest.

The developer has agreed to buy the property from Anixter Center, a local non-profit that works with people with disabilities. But it first needs to find a new home for Anixter. Structured is in talks to buy a replacement property for the organization, Drew said, declining to disclose its location.