



# Humboldt Park Chicago Ave Community Roundtable

February 2021



Please mute  
your microphone



# Agenda

1. **Welcome**
2. **Department Updates**
  - a. **NOF Updates**
  - b. **JPSTC Phase 1A**
3. **ISW Corridor RFP Update**
  - a. **Pro bono Consultant Team**
  - b. **Schedule**
4. **Opportunity Sites**
5. **Visioning Workshop**
6. **Open Discussion**

# Community

Adrienne Whitney-Boykin, *West Humboldt Park Development Council*  
Nefertari Cutler, *West Humboldt Park Development Council*  
John Groene, *Neighborhood Housing Services of Chicago*  
Kedar Coleman, *Bickerdike Development Corp.*  
Guacolda Reyes, *Bickerdike Development Corp.*  
Quentin Love, *Turkey Chop*  
Abraham Fattah, *Ice Cream Bar*  
Ellen Moriani, *Noble Network of Charter Schools*  
Maurice Fears, *YMCA, Kelly Hall*  
Cathy Krieger, *The Children's Place*  
KD Muhammad  
Franklin Williams  
Francis Simmons-Ellis  
Ken Johnson  
Alicia Ivy

# City

Alderman Water Burnett Jr.  
(27th Ward)  
Alderwoman Emma Mitts  
(37th Ward)  
DPD  
Mayor's Office

\*If information is missing, please email: [ernest.bellamy@cityofchicago.org](mailto:ernest.bellamy@cityofchicago.org)

# Department Updates

# NOF Program Update



# Neighborhood Opportunity Fund SMALL GRANT PROGRAM

March 8th

# Further NOF Questions

**Sophia Carey** DPD Neighborhood Development  
Sophia.Carey@cityofchicago.org

# JPSTC Phase 1A

Joint Public Safety Training Campus – Out Parcel Development





**Workshop 8**  
**Thursday, Feb. 24<sup>th</sup>**  
**4:30 – 5:30pm**

- LD presents design updates
- CMM leads discussion for community input

# Engagement Workshop Dates



# Further Youth Engagement Workshop Questions

**Ernest Bellamy** DPD City Planner | West Region

Project Manager: INVEST South/West Chicago Avenue – Humboldt Park Corridor

[Ernest.Bellamy@cityofchicago.org](mailto:Ernest.Bellamy@cityofchicago.org)

# ISW Corridor RFP Update



- Pro bono Consultants via Chicago Central Area Committee



Juan Gabriel Moreno Architects  
Architecture Advisor



Development Advisor



Integra Realty Resources  
Market Analysis Advisor



Construction Advisor

# PROJECT EXAMPLES



**KLEO Art Residences, Washington Park**

# PROJECT EXAMPLES



**Esperanza Wellness Center, Brighton Park**

# PROJECT EXAMPLES belgravia group



**Triangle Square, Bucktown**

# PROJECT EXAMPLES belgravia group



**CA6, West Loop**



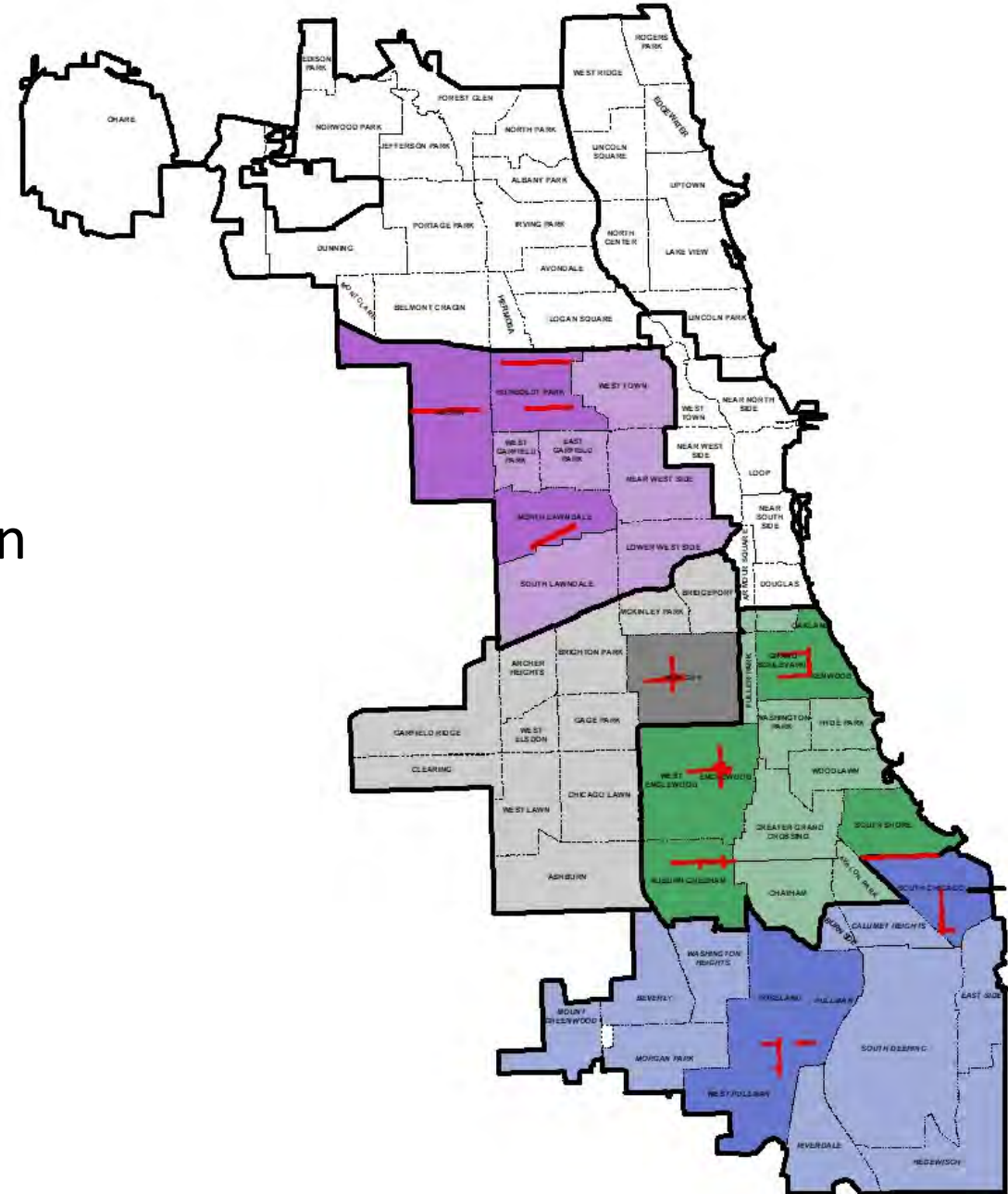
# HUMBOLDT PARK – CHICAGO RFP RELEASE SCHEDULE

<b>February 18, 2021</b>	Select Stakeholder interviews
<b>February 24, 2021</b>	Humboldt Park – Chicago Avenue INVEST S/W Neighborhood Roundtable Meeting: CCAC Consultant Team introduced
<b>February 26, 2021</b>	Visioning Workshop with Community
<b>Early March 2021</b>	Continued engagement & draft presentation to Community Development Commission
<b>March 24, 2021</b>	Humboldt Park – Chicago Avenue INVEST S/W Roundtable Meeting
<b>March 31, 2021</b>	RFP released for developers to apply
<b>Summer 2021</b>	RFP responses due to the City

# Implementing Invest South/West

## Goal of Invest South/West

Re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for residents.



# What are the ISW RFPs?

The INVEST South/West (ISW) Request for Proposals (RFPs) solicit development proposals.

Traditionally, RFPs provide basic details regarding the subject property (e.g. size, zoning, appraised value) and a brief indication of the preferred use.

ISW RFPs go one step further, and **illustrate the desired urbanism** of the site as well as a more robust description of **uses desired by the community**.

ISW RFPs are also built on available **incentives** and partner the incentives with the proposed development to **ensure high-level financial feasibility**.



City of Chicago  
Lori Lightfoot, Mayor

Request for Proposals

## Laramie State Bank



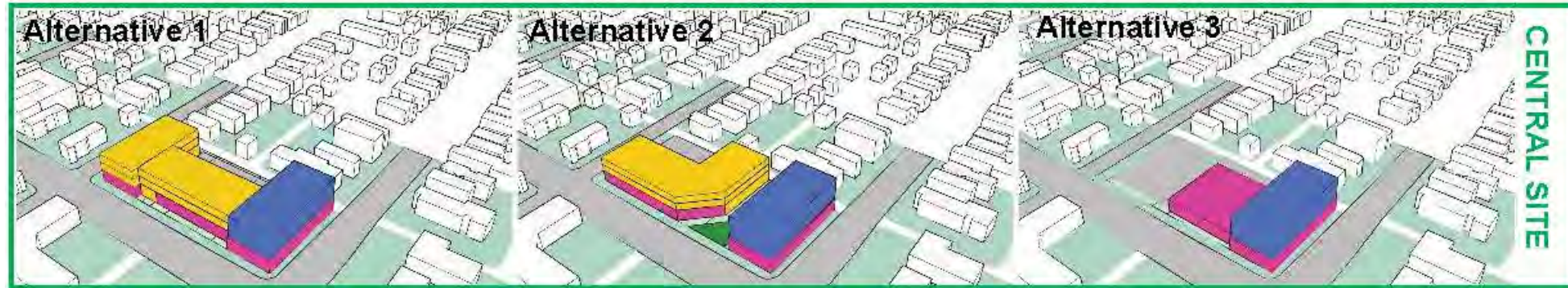
Department of Planning and Development  
Maurice Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle Street  
Chicago, IL 60602

DRAFT April 2020

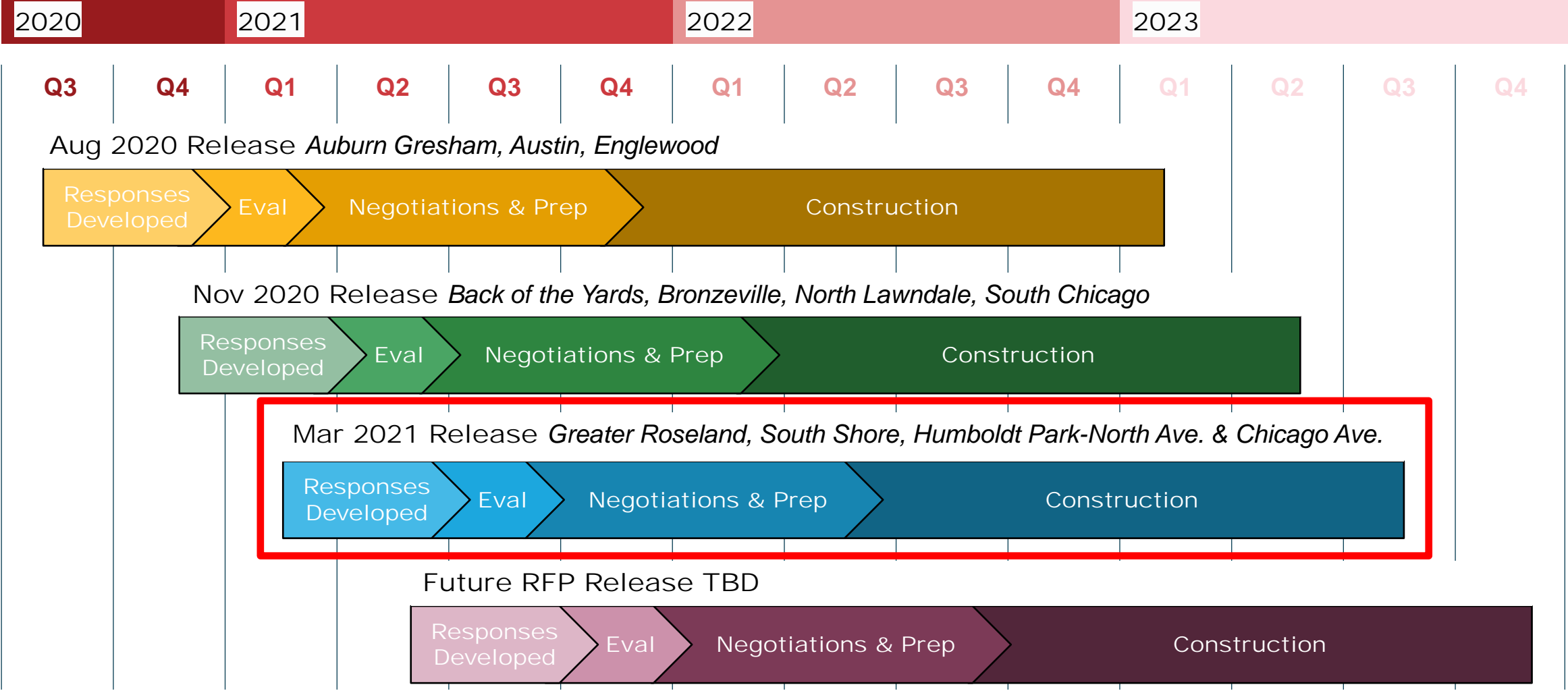
# The RFP is not a Plan

RFPs help **shape** the **responses** DPD will receive from developers.

The respondent **developers** will **propose their own designs** and programs.

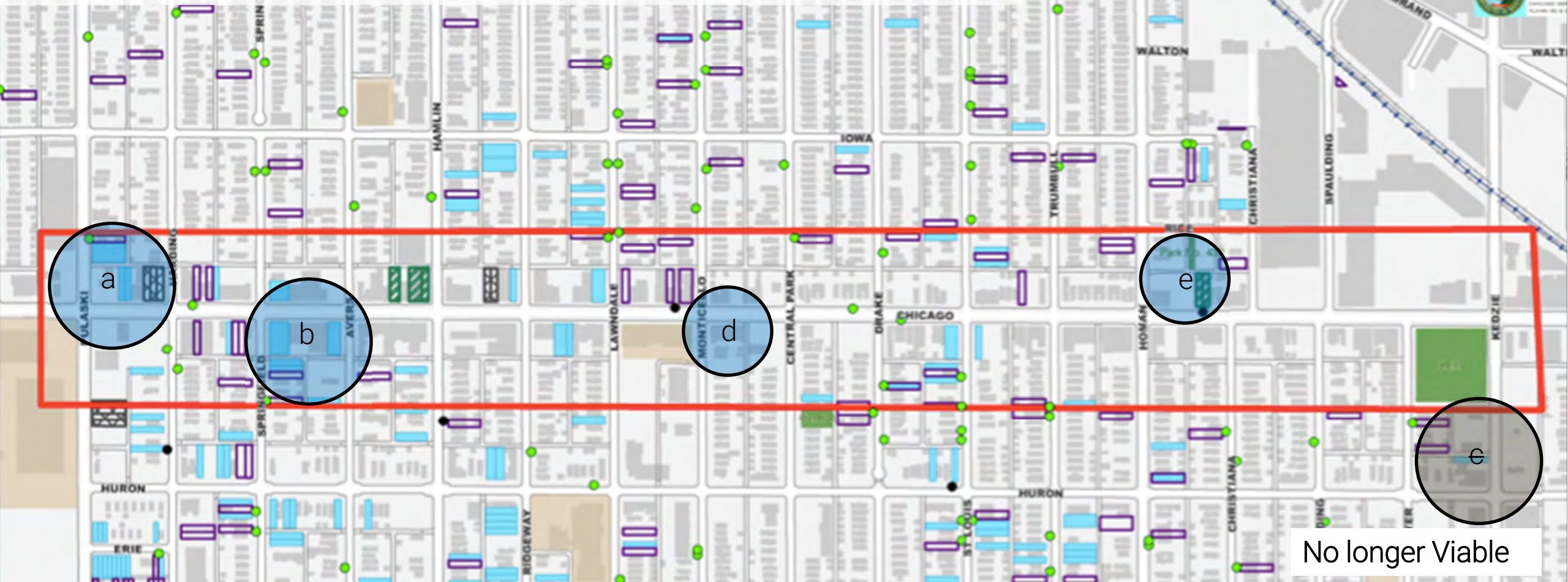


# THE INVEST S/W RFP RELEASE SCHEDULE



# Opportunity Sites: Opportunity Sites, where we stand

# Chicago Ave Opportunity Sites



No longer Viable

- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved--Not Exempt
- Metra
- Closed CPS Schools
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor

Sources:  
 City Owned Parcels - COLS Data, displaying only PINs with no managing organization, February 2020  
 Vacant Improved -- Not Exempt - Cook County Assessor  
 Cook County Land Bank Controlled - Vacant and improved land in CCLB inventory through 2018  
 Resilient Corridor Project - Michael Berkshire, 2020  
 Demo-Lien- City of Chicago Law Department, January 2020  
 Buildings Layer - DoIT, partially maintained, 2017

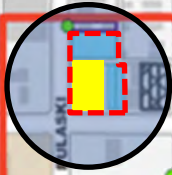
## CHICAGO AVE HUMBOLDT PARK



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801 N Pulaski Rd



- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved-Not Exempt
- Metra
- Closed CPS Schools
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- Buildings
- Demo Lien

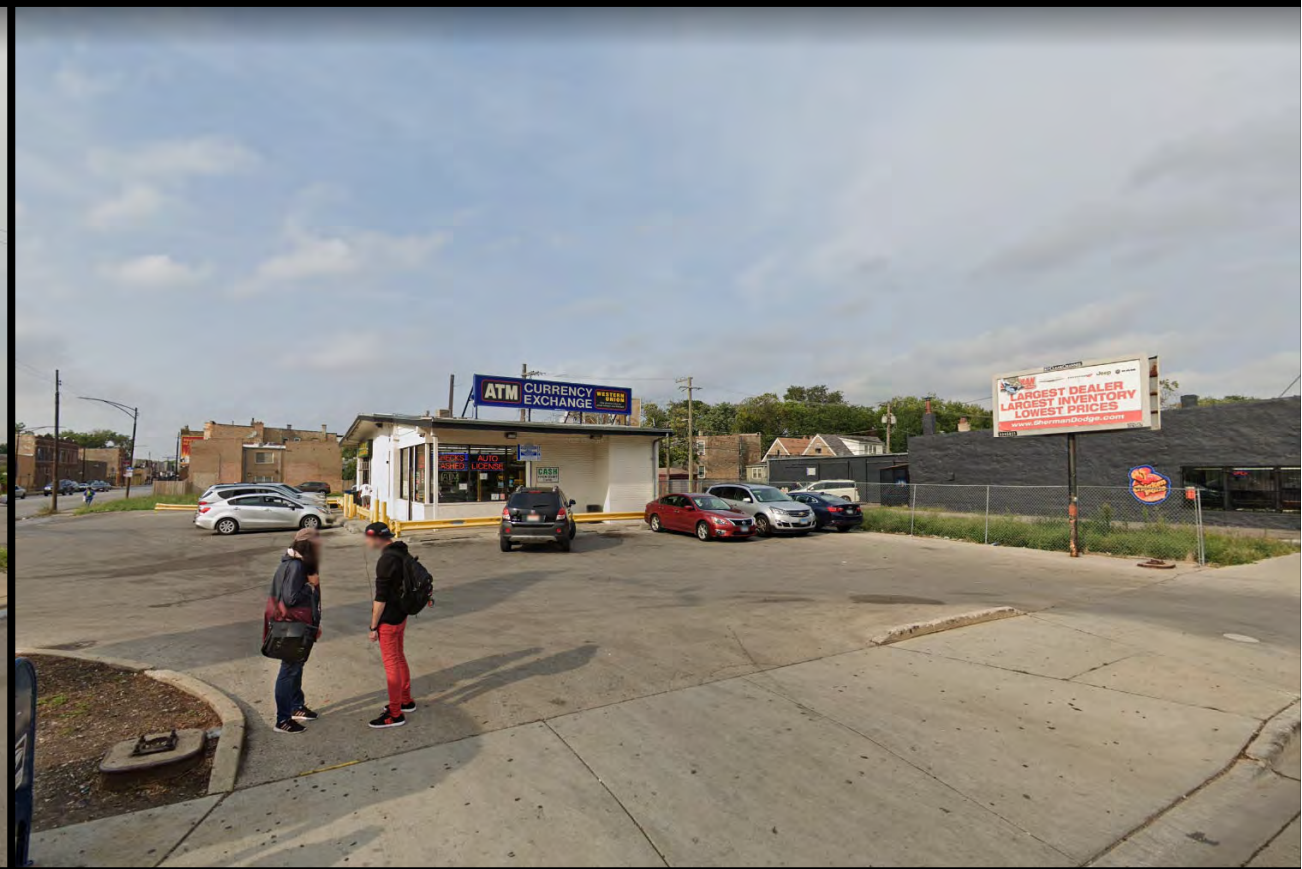
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# CHICAGO AVE HUMBOLDT PARK

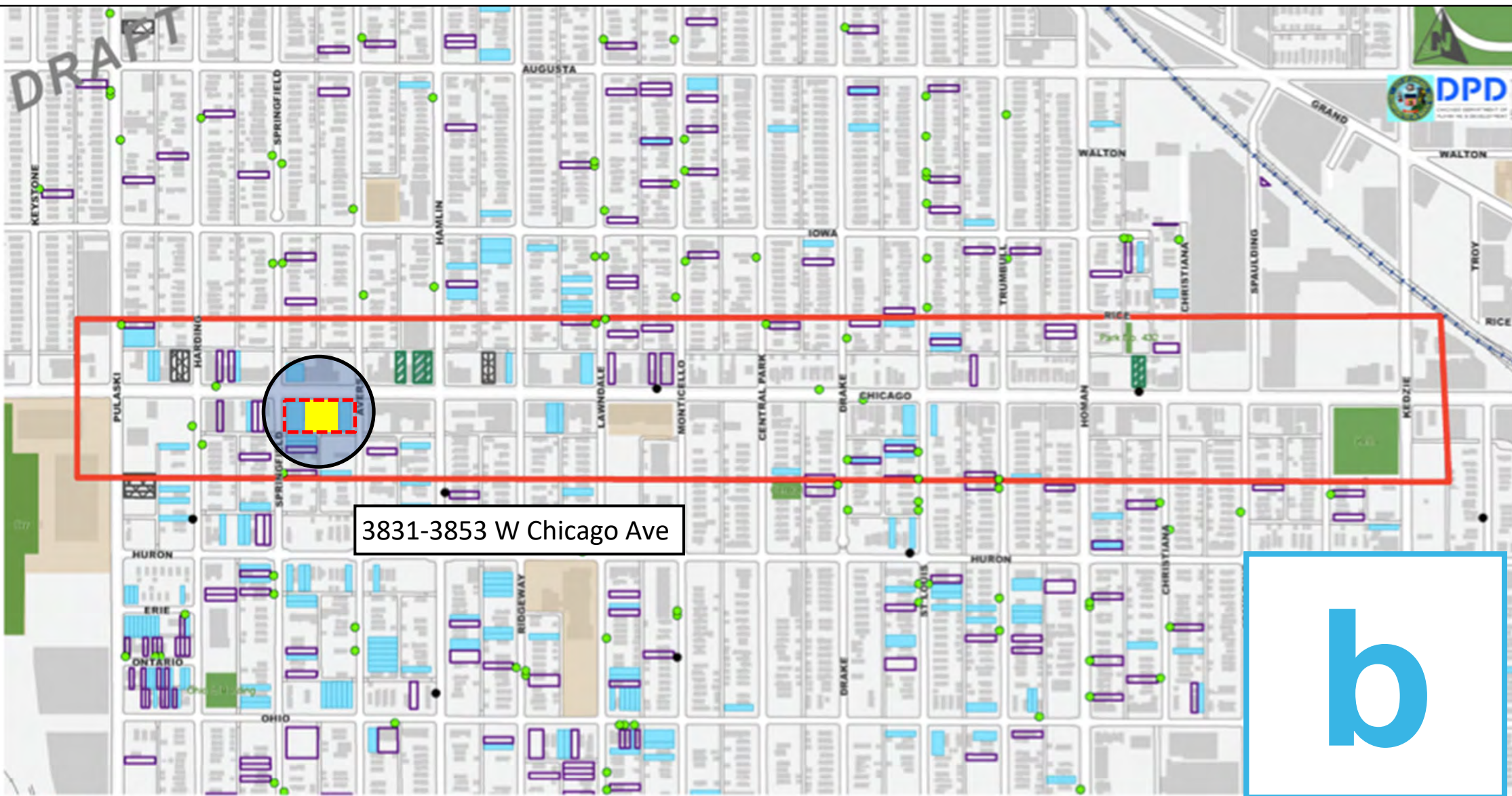




# 801 N Pulaski Rd



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3831-3853 W Chicago Ave



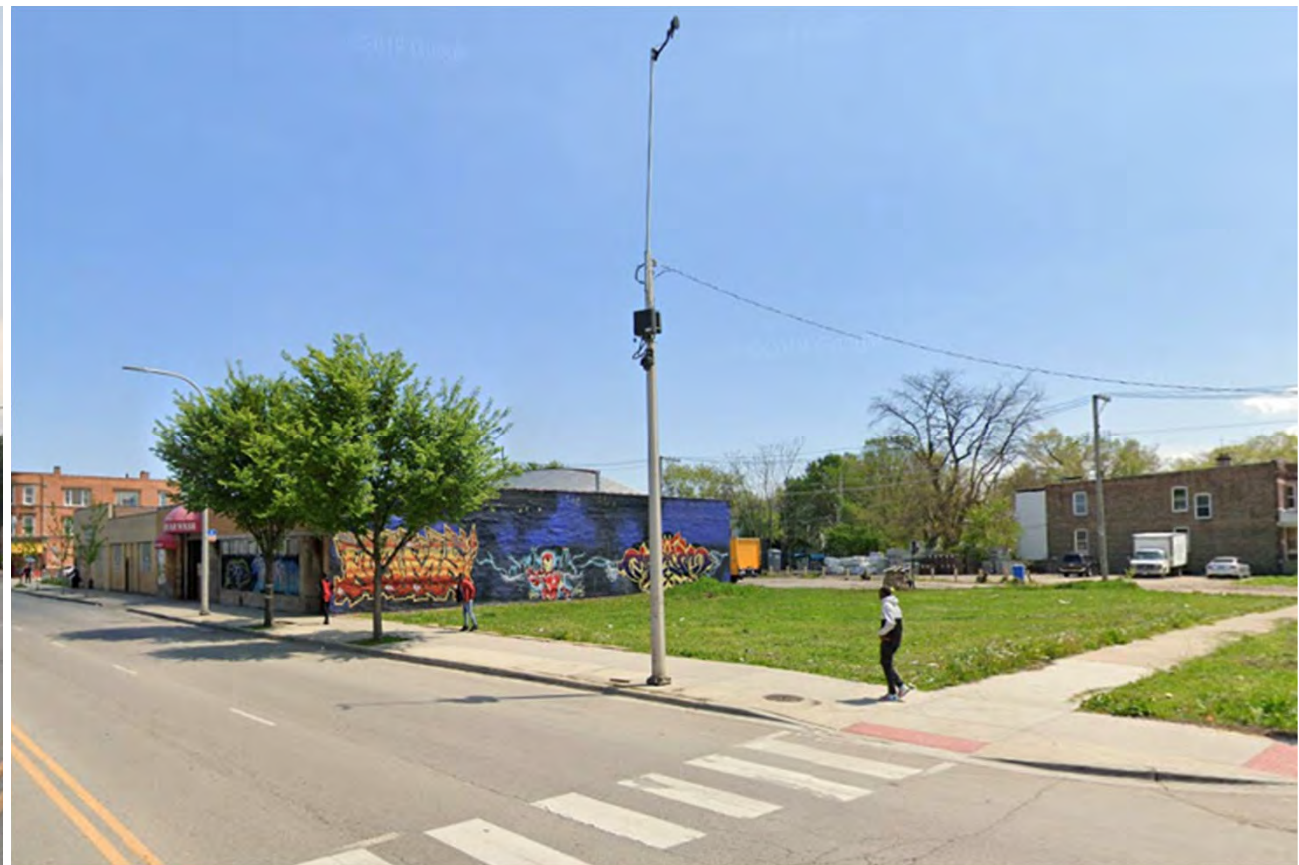
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# CHICAGO AVE HUMBOLDT PARK



# 3831 — 3853 W Chicago Ave

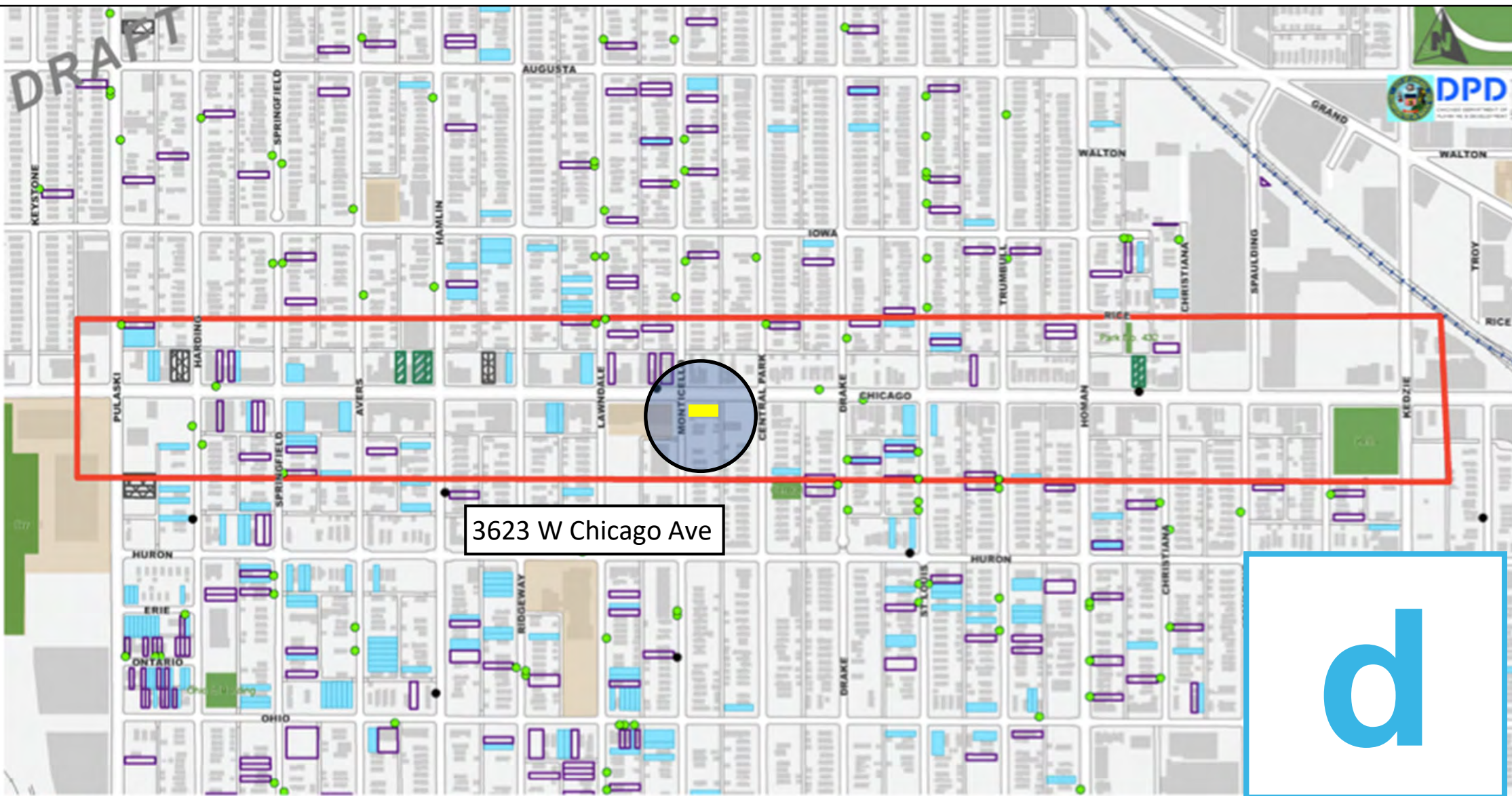


# Site Amalgamation Options

Options that may be to explore further



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3623 W Chicago Ave



- Invest South & West Corridor
- CTA
- Metra
- Parks and Boulevards
- School Grounds
- Closed CPS Schools
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# CHICAGO AVE HUMBOLDT PARK



# 3623 W Chicago Ave



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3342-3344 W Chicago Ave



# CHICAGO AVE HUMBOLDT PARK



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# 3342-3344 W Chicago Ave

Adjacent private lots:  
3345 W Rice Street  
3340 W Chicago Ave

3346 W Chicago Ave





# Visioning Workshop

# Visioning Workshop Agenda

## Agenda

1. Welcome
2. Workshop Goals
3. Previous Planning Efforts
4. Market Conditions
- 5. Opportunity Sites**
- 6. Breakout Groups**
- 7. Full Group Discussion**
8. Next Steps

# Chicago Ave Community Priorities

- Make investments in student and youth; social spaces (i.e. café, library, communal space)
- Improve communication between neighborhood partners, City departments, and elected officials
- Developments and Initiatives that increase a sense of Public Safety along corridor sought
- Interest in Health/Wellness services coming to Corridor
- Interest in Corridor Signage banners/markers and streetscape improvements
- Housing development on the corridor as a catalyst for economic development along Chicago Ave.

# Next Steps

# Next Steps

- 01 Humboldt Pk Chicago Ave ISW RFP Visioning Workshops
- **Community Visioning Workshop 1**  
**February 26<sup>th</sup> 1-2:30pm**
  - **Community Visioning Workshop 2**  
**Week of March 15<sup>th</sup> (Time/Date TBD)**
- 03 Next Neighborhood Roundtable
- **March 24<sup>th</sup> @ 12:00pm**

Project Manager: Ernest Bellamy  
City Planner V, DPD West Region  
[Ernest.Bellamy@cityofchicago.org](mailto:Ernest.Bellamy@cityofchicago.org)

Corridor Manager: Adrienne Whitney-Boykin  
West Humboldt Park Development Council  
[Adrienne@whpdevelopmentcouncil.net](mailto:Adrienne@whpdevelopmentcouncil.net)