



North Ave Community Roundtable

January 2021



Please mute
your microphone



Agenda

- 1. Welcome**
- 2. Department Updates**
 - a. NOF Program
 - b. Corridor Manager Program
- 3. RFP Update**
- 4. Opportunity Sites Discussion**
 - a. 4000 W North Ave
 - b. 1535 N Pulaski
- 5. Neighborhood Priorities**
- 6. Open Discussion**

Community

Kedar Coleman, *Bickerdike Development Corp.*
Lissette Castaneda, *LUCHA*
Jose Lopez, *Puerto Rican Cultural Center*
Paul Roldan, *Hispanic Housing*
Cristina Pacione-Zayas, *The Puerto Rican Agenda*
Jessie Fuentes, *The Puerto Rican Agenda*
Pete Schmugge, *Northwest Connect Chamber of Commerce*
Bill Smiljanich, *Nobel Neighbors*
Josie Pacheco, *First Midwest Bank*

City

Alderman Maldonado (26th Ward)
DPD
CDOT
Mayor's Office
LISC
Saving Places (NTHP)

*If information is missing, please email mike.parella@cityofchicago.org

Department Updates

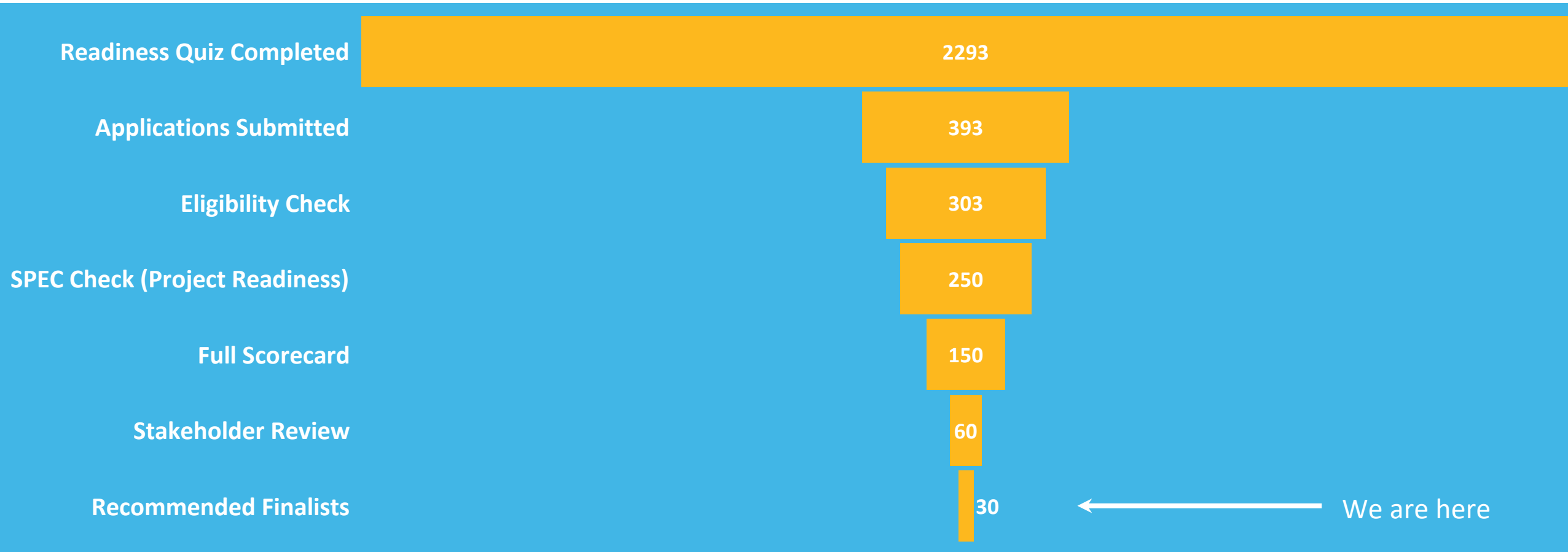


Neighborhood Opportunity Fund

SMALL GRANT PROGRAM

2020 Round 2 – Grant Applicants and Finalists

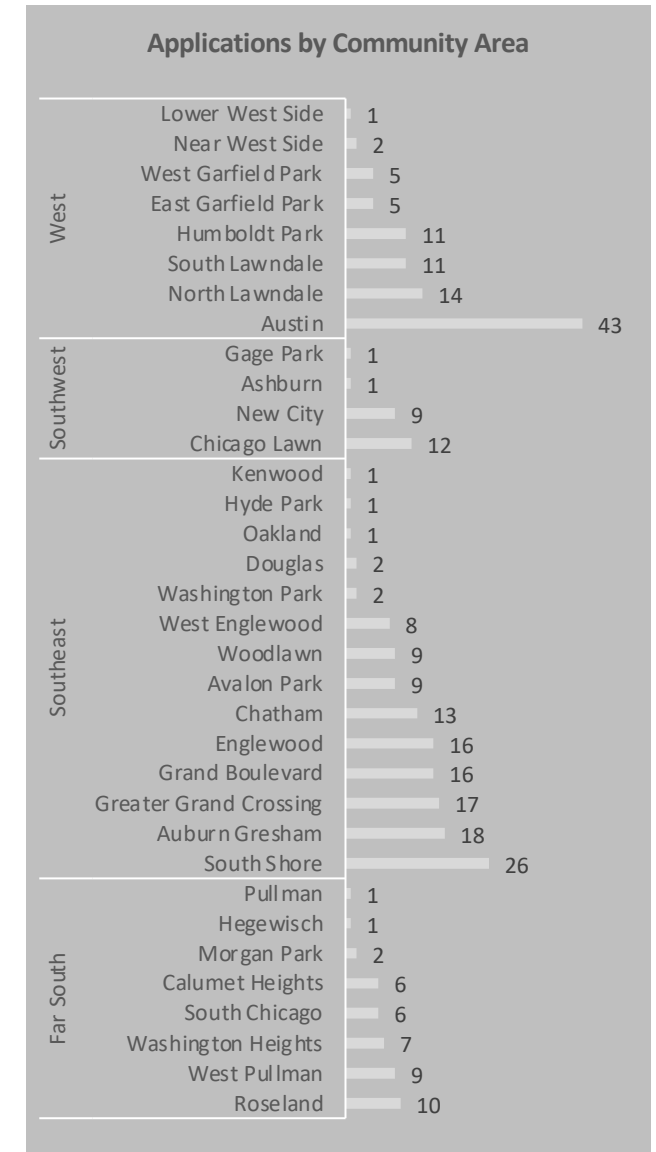
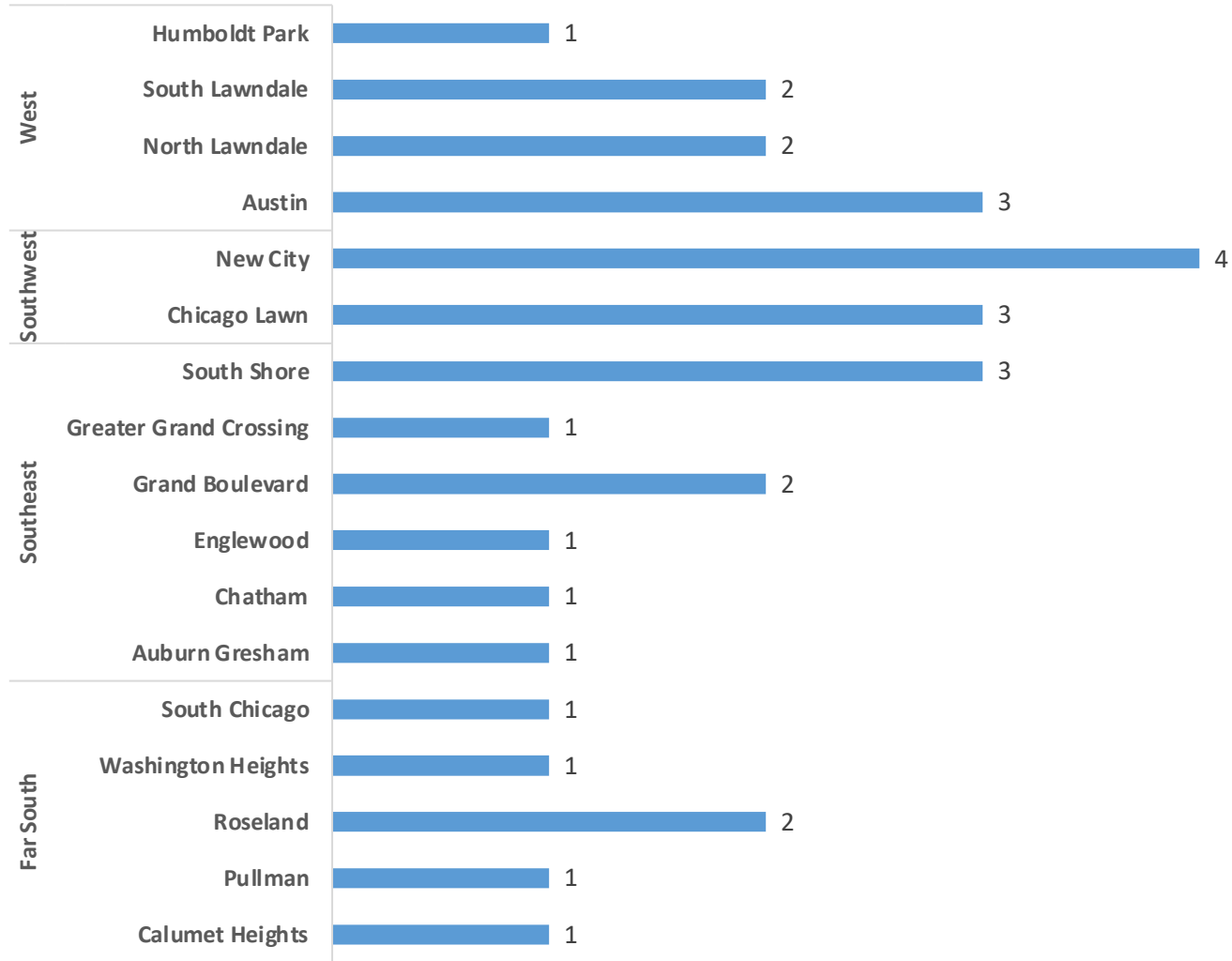
Application Review & Selection



NOF – Small Grants

2020 Round 2 – Applicants and Finalists

Round 2 Finalists by Community Area



NOF – Small Grants

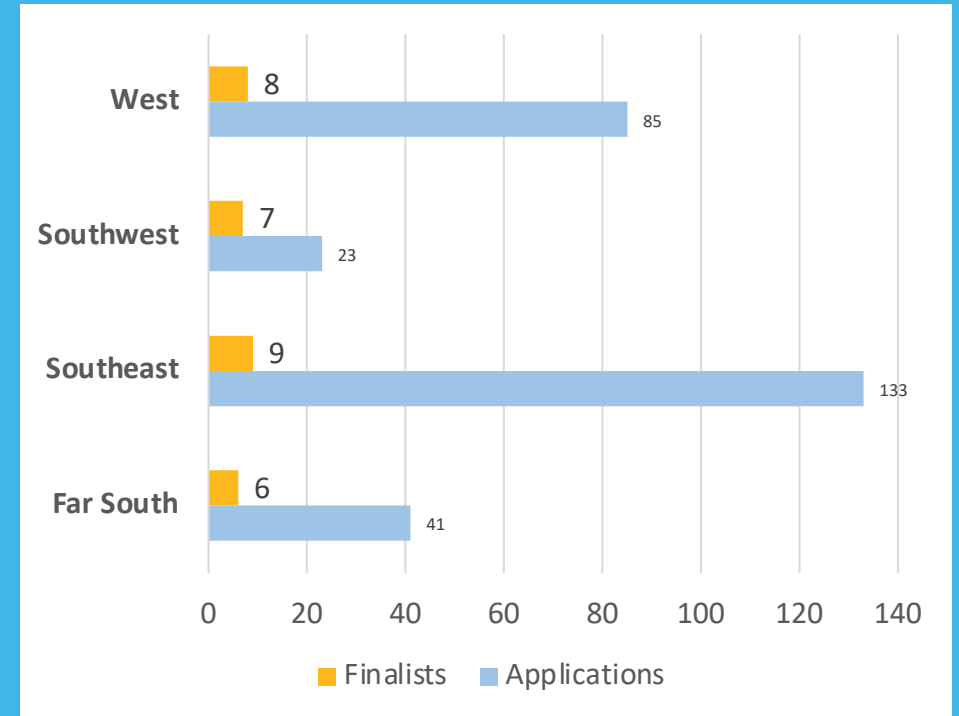
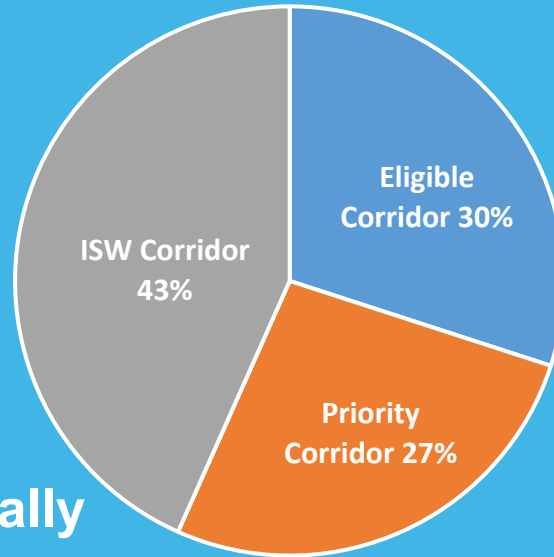
2020 Round 2 – Applicants and Finalists



Finalists' Profile

30 Projects in 16 Wards

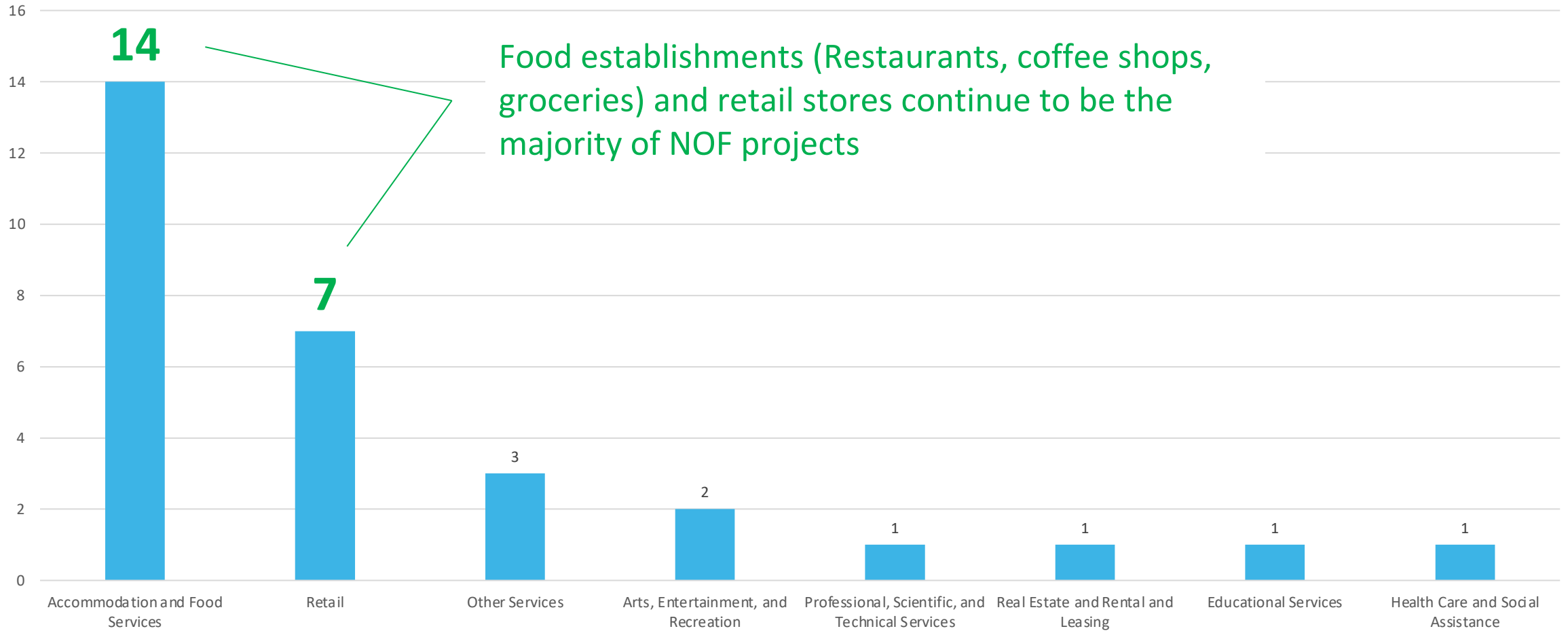
- Total Investment \$9.5m
- Total Grant Amount \$5.6m
- 162,000 SF of development
- 22 finalists reside in NOF QIA
- 29 finalists commit to hire locally



NOF – Small Grants

2020 Round 2 – Applicants and Finalists

Finalists' Businesses



NOF – Small Grants

2020 Round 2 – Applicants and Finalists

Round 2 Finalists List

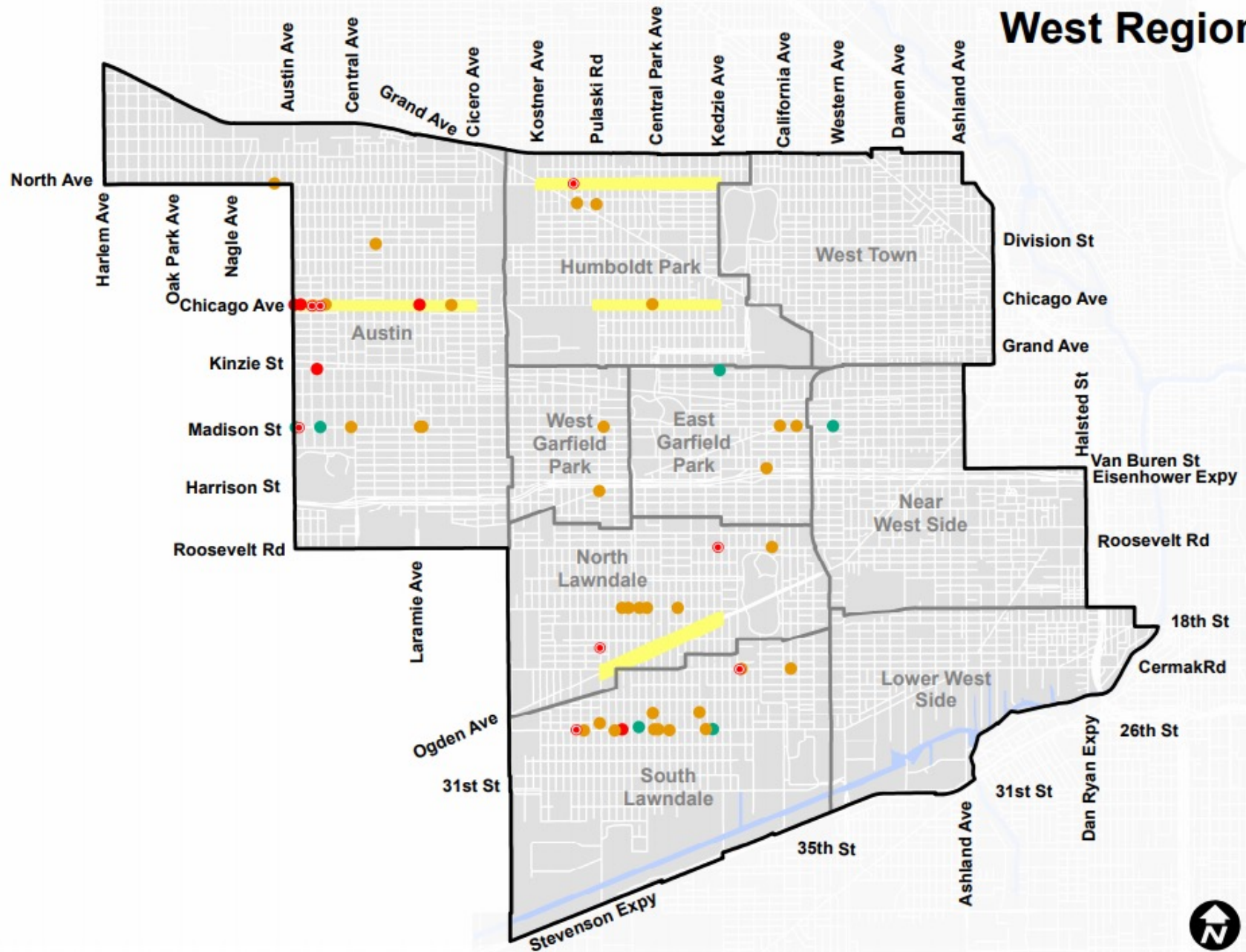
Planning Region	Business/Applicant	Project Address (Site)	ISW Corridor	Ward
Far South	Burst Into Books	11001 S. Michigan Avenue	Michigan Ave	9
	One Florence Boulevard	605 E. 111th Street	111th St	9
	JJJ Burgers	8904 S. Commercial Ave	Commercial Ave.	10
	Natural Roots Kids Hair, LLC	1851-55 E. 87th Street	--	8
	Rosie's Donuts	7 E. 111th Street	--	9
	Lior's Cafe	10500 S. Halsted	--	34
Southeast	Fletcher Laundry II - New Laundry World	6049 S. Halsted	63rd / Halsted	16
	Sarah Kuenyefu Collection	4410-4412 S. Cottage Grove	Cottage Grove	4
	Shrimp and More	2320 E. 79th Street	79th / Stony	7
	Cookie's Cocktail Lounge Inc	1024 W. 79th street	79th / Ashland	17
	SOAJ LLC	2313 E. 71st street	--	5
	Hattie Marie BBQ	825 E. 87TH Street	--	8
	Justice of the Pies Location	2025 E. 75th Street	--	8
	Front Yard Jerk Grille	74 E. 71st Street	--	6
Bronzeville Wingz	4547 S. State Street	--	3	
Southwest	Granados	1845 W. 47th st Chicago Il 60609	47th / Ashland	15
	StockYards DreamCatcher Café	1824 W. 47th Street	47th / Ashland	15
	Wolf Den	1924 W. 47th Street	47th / Ashland	15
	Thrift, LLC	2517 W. 59th St.	--	16
	The Joint, Inc.	6902 S. W.ern Avenue	--	17
	Pantano's Restaurant	2523 W. 63rd Street	--	16
	star farm chicago	5256 S. Ashland	--	16
West	Soul City Studios	5851 W. Chicago Ave.	Chicago Austin	29
	Tasa Coffee	4136 W. North Avenue	North	26
	POTLUC	5811 W. Chicago Ave	Chicago Austin	29
	Delar's Unisex	4132 W. 26th Street	--	22
	Theatre Y	2006 S. Pulaski Rd.	--	24
	Quintana, Inc.	3050 W. Cermak Rd.	--	24
	Heritage Club	5951 W. Madison St	--	29
	Soule' Chicago	3210 W. Roosevelt	--	24

NOF – Small Grants

2020 Round 2 – Applicants and Finalists



West Region



Completed	6
Under Construction	33
Previous Finalists	5
New Finalists (2020 Round 2)	8
ISW	10

- New Finalist
- Completed
- INVEST South/West Corridors
- Finalist
- Under Construction
- Community Areas

Finalist Profiles

NOF – Small Grants
2020 Round 2 – Applicants and Finalists



West Region

NOF – Small Grants
2020 Round 2 – Applicants and Finalists



TASA Coffee

4136 W. North Ave.

Ward 26

Total Project Cost: \$308k

NOF grant: \$231k

Buildout for a family-friendly restaurant in Humboldt Park.



RESERVED
PARKING
PERMIT 95282

d'aprile properties
FOR
RA NIMCHAIYONG 773-575-2779
2,346 SQF

4136

d'aprile properties
LEASE
ADAM ZAGATA 773-732-3
2,34

RFP Update



- Consultants Selected for North Ave Corridor RFP



- Kick-off Meeting – Next week!

- March RFP Release









**RETAIL
SIGNAGE**
STREET NUMBER
NORTH CLARK STREET

 FOCUS



 FOCUS



 FOCUS



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.

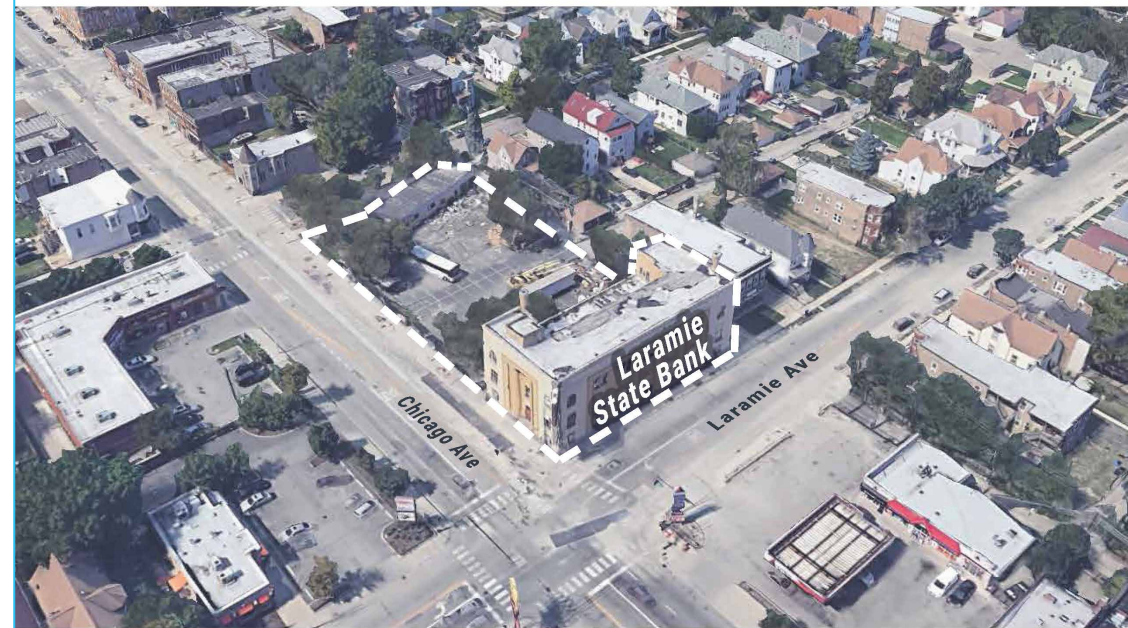
ISW RFPs go one step further, and **illustrate the desired urbanism** of the site as well as a more robust description of **uses desired by the community**.

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**



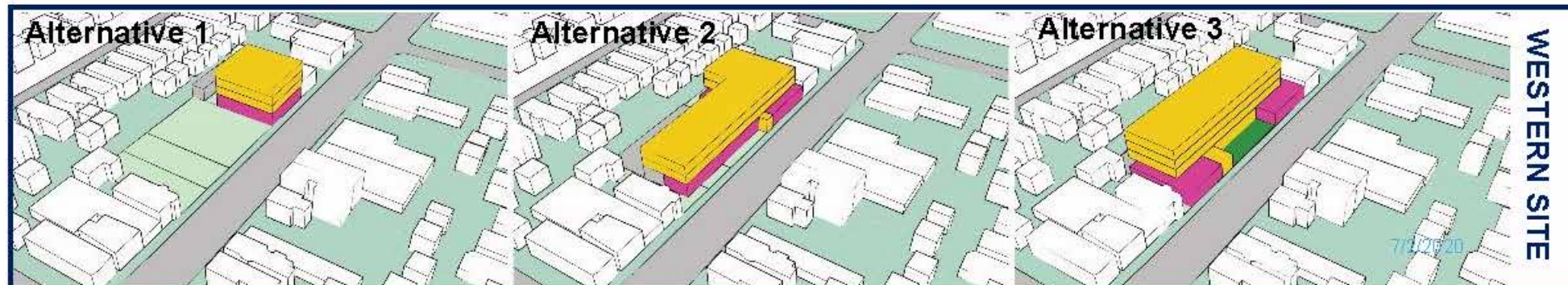
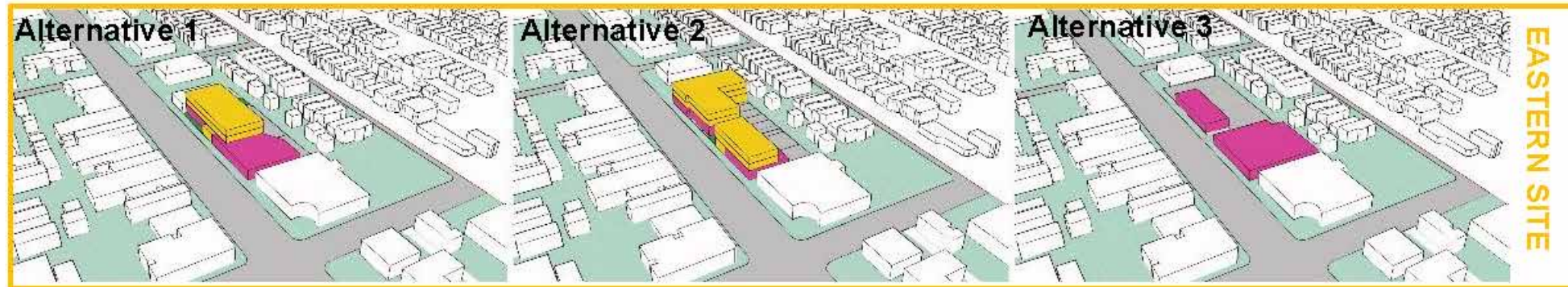
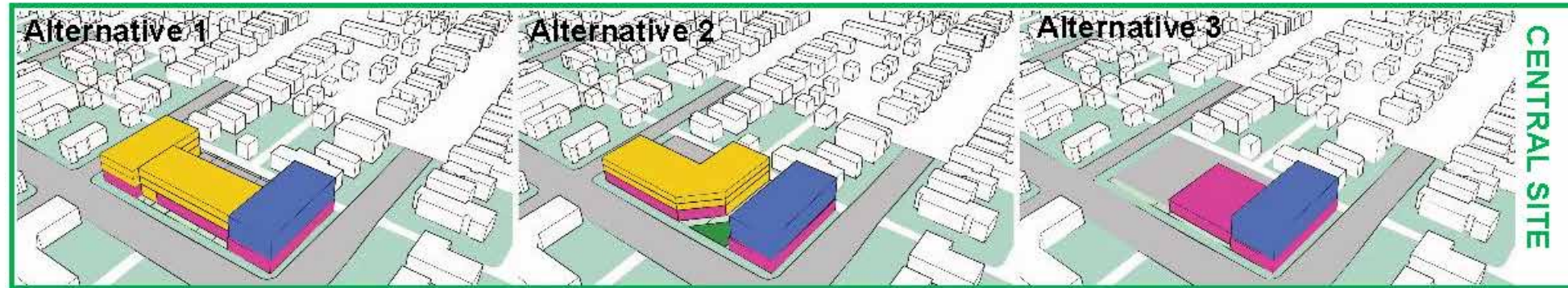
Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT April 2020

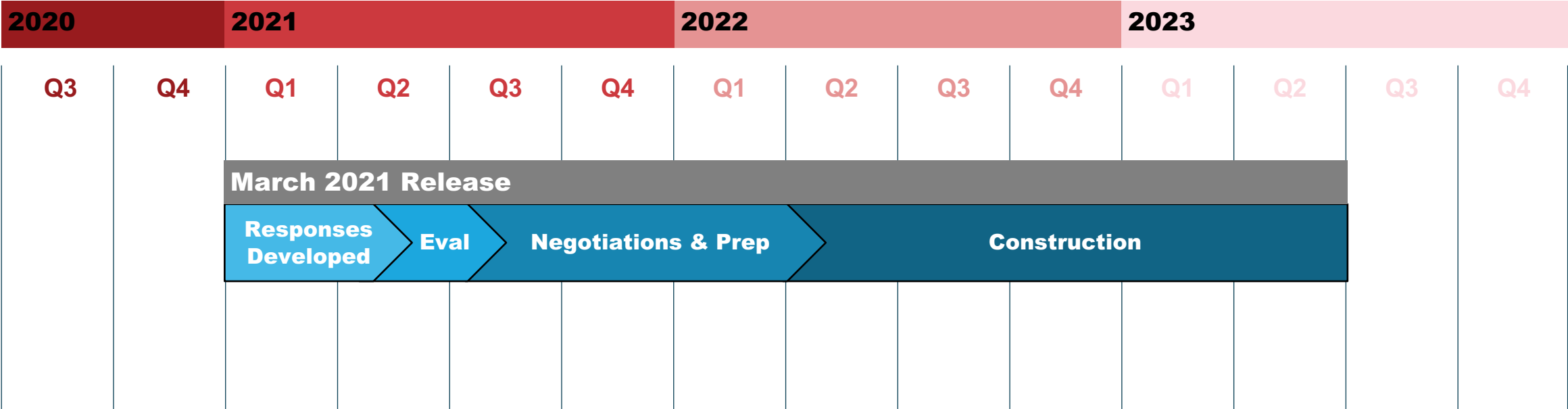
The RFP is not a Plan

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

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



Release Schedule



Opportunity Sites



N KEystone AVE

N PULASKI RD



N 1st AVE

Legend

-  North INVEST South/West Corridor
-  Site 1a
-  Site 1b

	Main SF	Annex SF
LL	11,371	3,125
1	11,371	3,125
Mezz (1)	2,128	3,125
Mezz (2)	4,430	
3	10,087	
4	10,087	
Total (incl. LL)	49,474	9,375



TIF	SBIF	SSA	Enterprise Zone	Opportunity Zone	Ward	Community Area	Zoning	NOF	NMTC	Lot Size
Pulaski Corridor	Y	N/A	N/A	N/A	26	Humboldt Park	PD 1205	Y	Y	23,905 sq ft



Legend

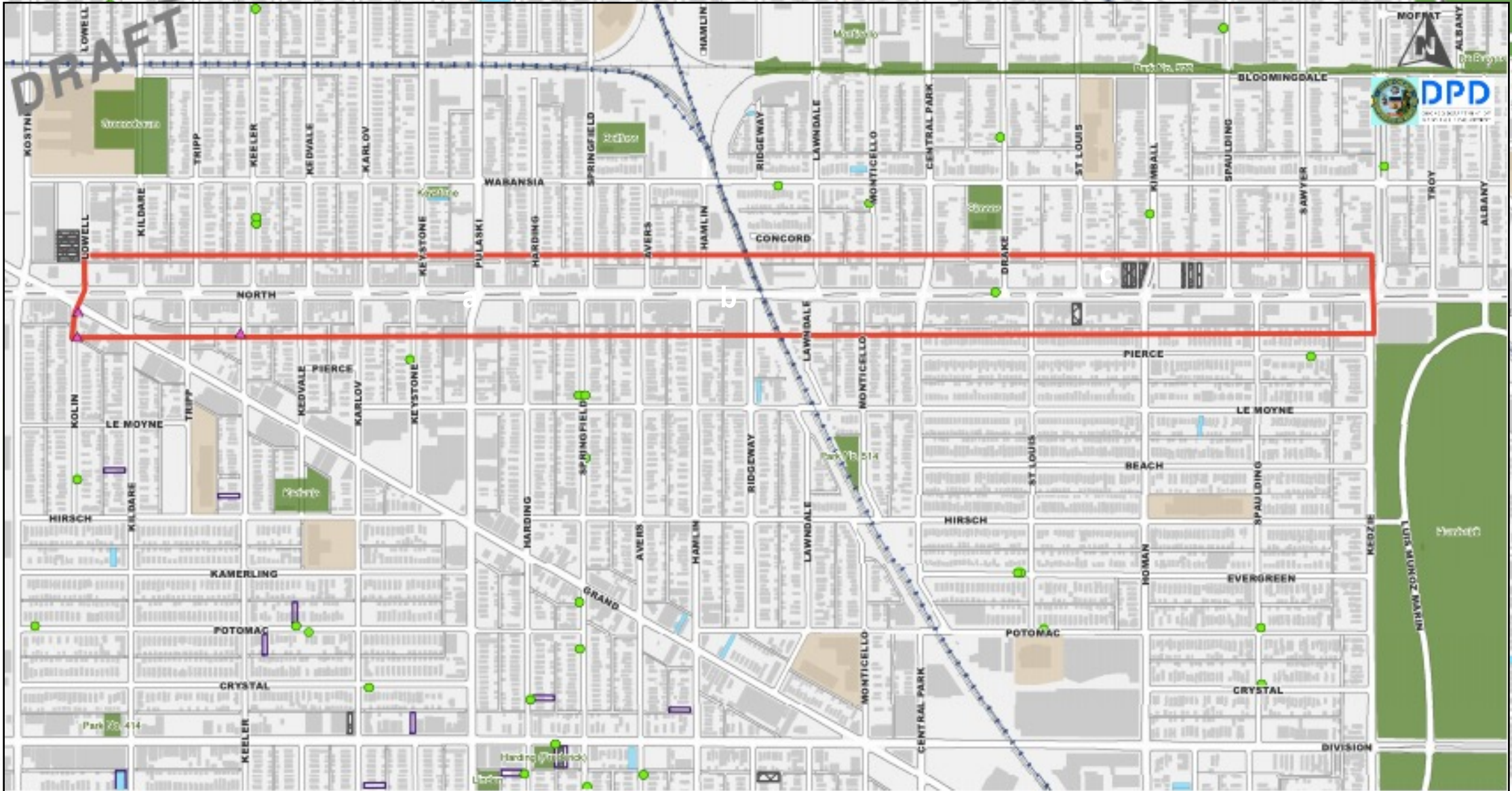
North INVEST South/West Corridor
 Site 2





Neighborhood Priorities

DRAFT



- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved-Not Exempt
- Cook County Land Bank Controlled
- Buildings
- Closed CPS Schools
- Resilient Corridor Project
- 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 COLS inventory through 2018
 Resilient Corridor Project - Michael Berkshin, 2020
 Demo-Lien - City of Chicago Law Department, January 2020
 Buildings Layer - DoIT, partially maintained, 2017

NORTH AVENUE

CITY OF CHICAGO
INVEST
SOUTH WEST
 WALKER LOR & LIGHTFOOT

Next Steps

Next Steps

1. Kick-off Meeting – 1st week in February
 2. Visioning Workshop -- TBD
 3. Next Neighborhood Roundtable
-- February 22th @ 12:00pm
-
1. RFP Release – March 2021