



# North Ave Community Roundtable

February 2021



Please mute  
your microphone



# Agenda

1. Welcome
2. North Ave RFP Consultant Introductions
3. Corridor Manager Update
4. RFP Overview
5. Key Dates and Timeline
6. Corridor Review
7. Pioneer Bank Review
8. Community Priorities
9. Next Steps

# Community

Kedar Coleman, Bickerdike Development Corp.  
Lissette Castaneda, LUCHA  
Jose Lopez, Puerto Rican Cultural Center  
Nadya Henriquez, Puerto Rican Cultural Center  
Juan Calderon 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  
Carolos Tortolero, National Museum of Mexican  
American Art  
Myrna Salazar, CLATA

# City

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

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

# North RFP Consultant Team



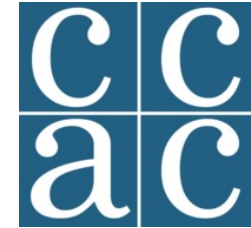
- Danielle Tillman
- Will Erickson
- Jon Gately
- Daniela Sesma
- Phillip Shin



- Vic Howell



- James Mark
- Scott Steffes
- Randy Jardine



- Nira Harikrishnan
- Gregory Hummel



- JC Griffin

McGuire Iglesiaski &  
Associates, Inc.

- Erica Ruggiero
- Sarah Haas



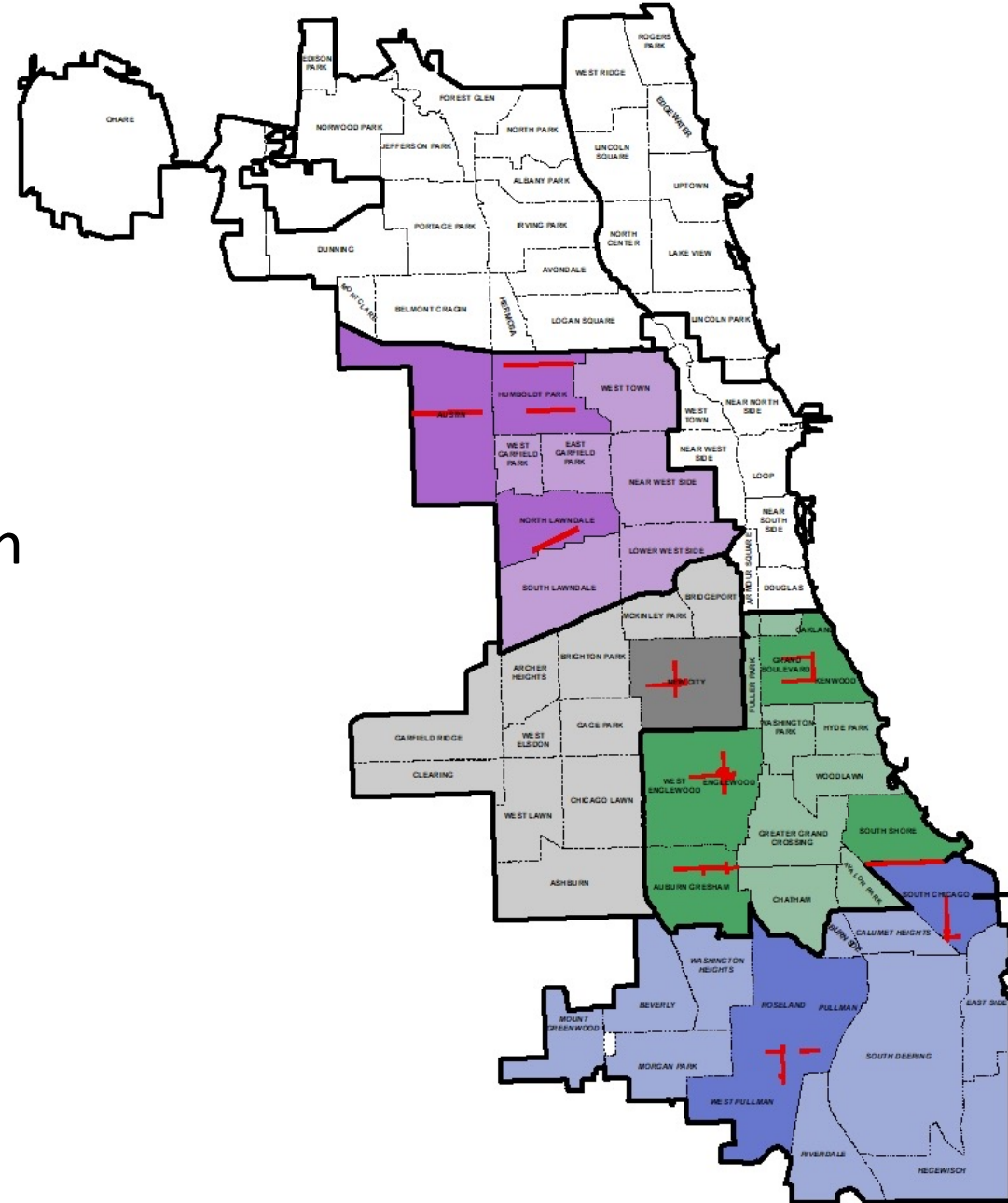
# Corridor Manager Updates

# RFP Update

# 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.

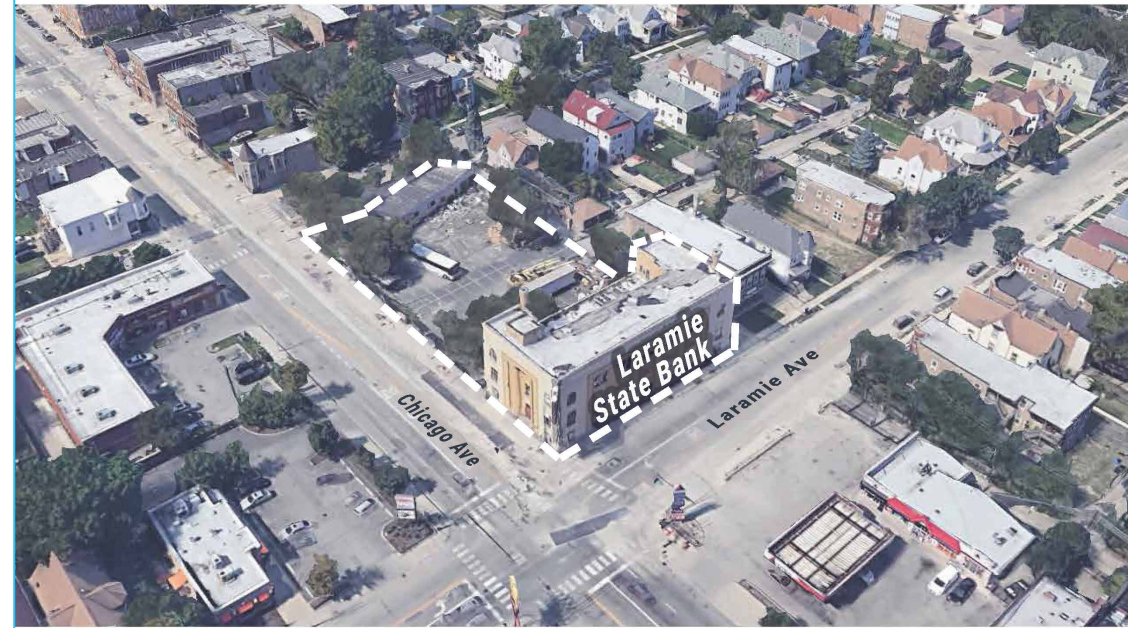
Traditionally, RFPs provide basic details regarding the subject property (e.g. size, zoning, appraised value) and a brief indication of the preferred use.

**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**.



## Request for Proposals **Laramie State Bank**

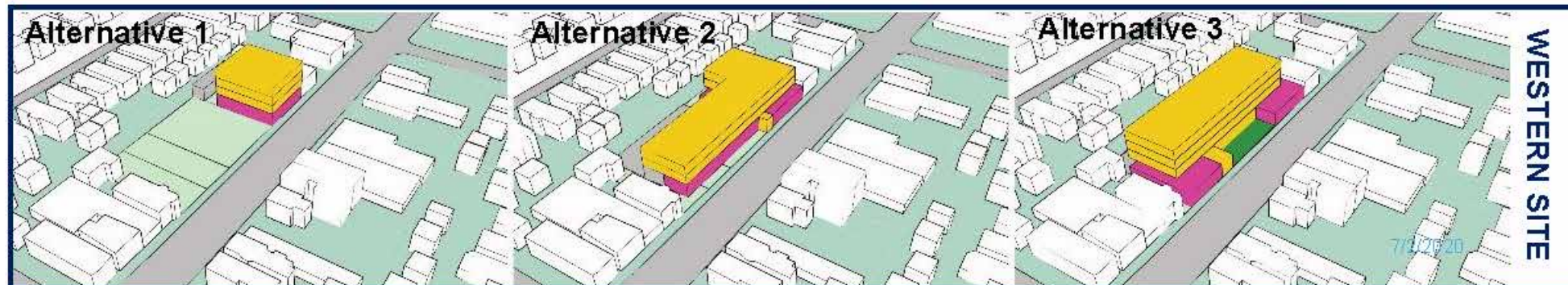
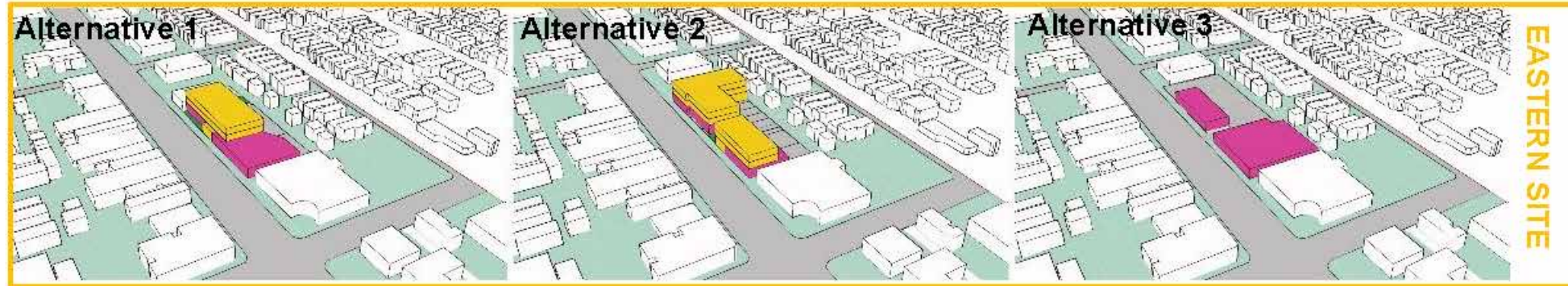
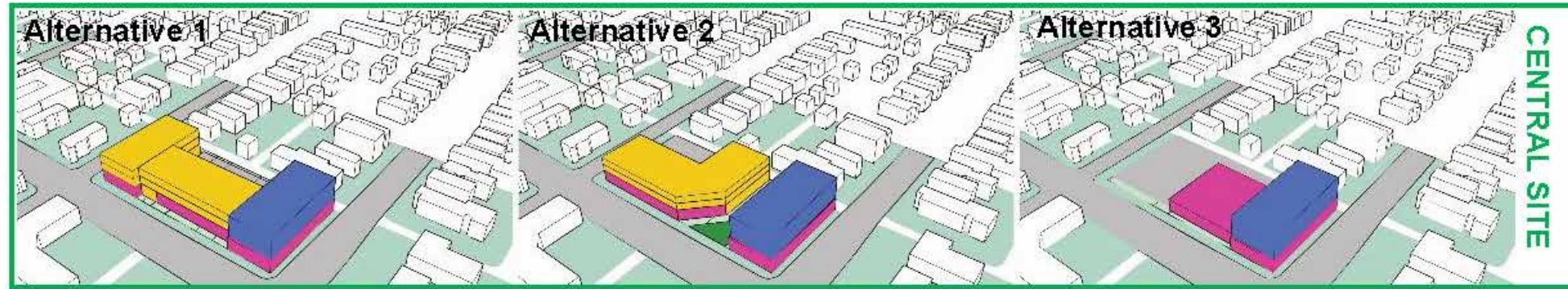




# The RFP is not a Plan

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

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



# Key Dates

## **March 2<sup>nd</sup> @ 10:00am: Community Visioning Workshop**

- Introduce Three Massing and Program Options
- Determine Preferred Development Scenario

**March 3<sup>rd</sup> – 21<sup>st</sup>:** Design, Program & RFP Criteria Refined  
Based on Community Input

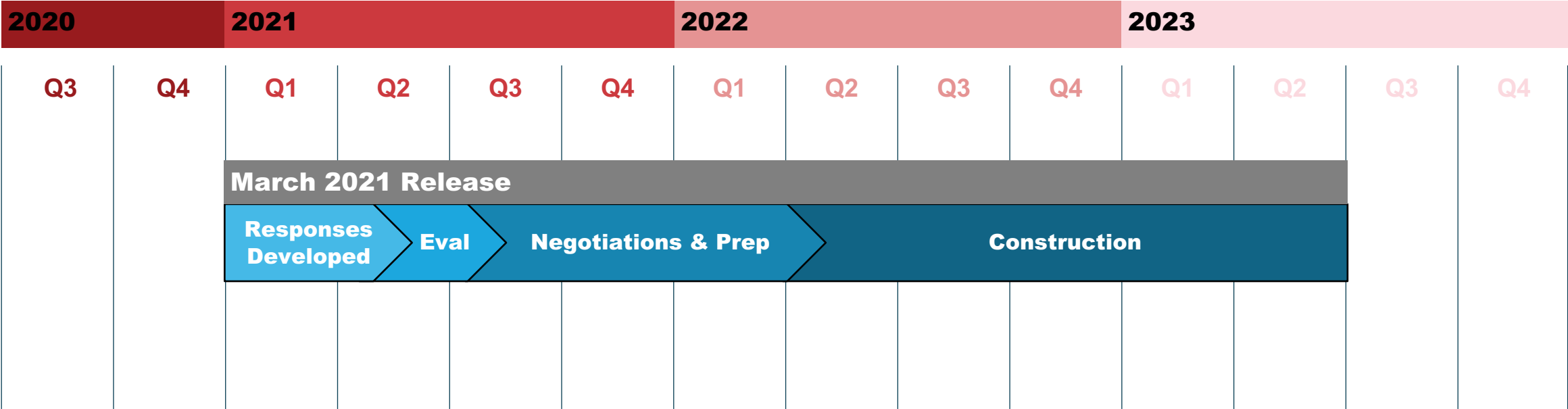
**March 22<sup>nd</sup>:** Stakeholder Roundtable

- Preview final design and programming

**March 30<sup>th</sup>:** RFP Release

**June 30<sup>th</sup>:** RFP Response Due

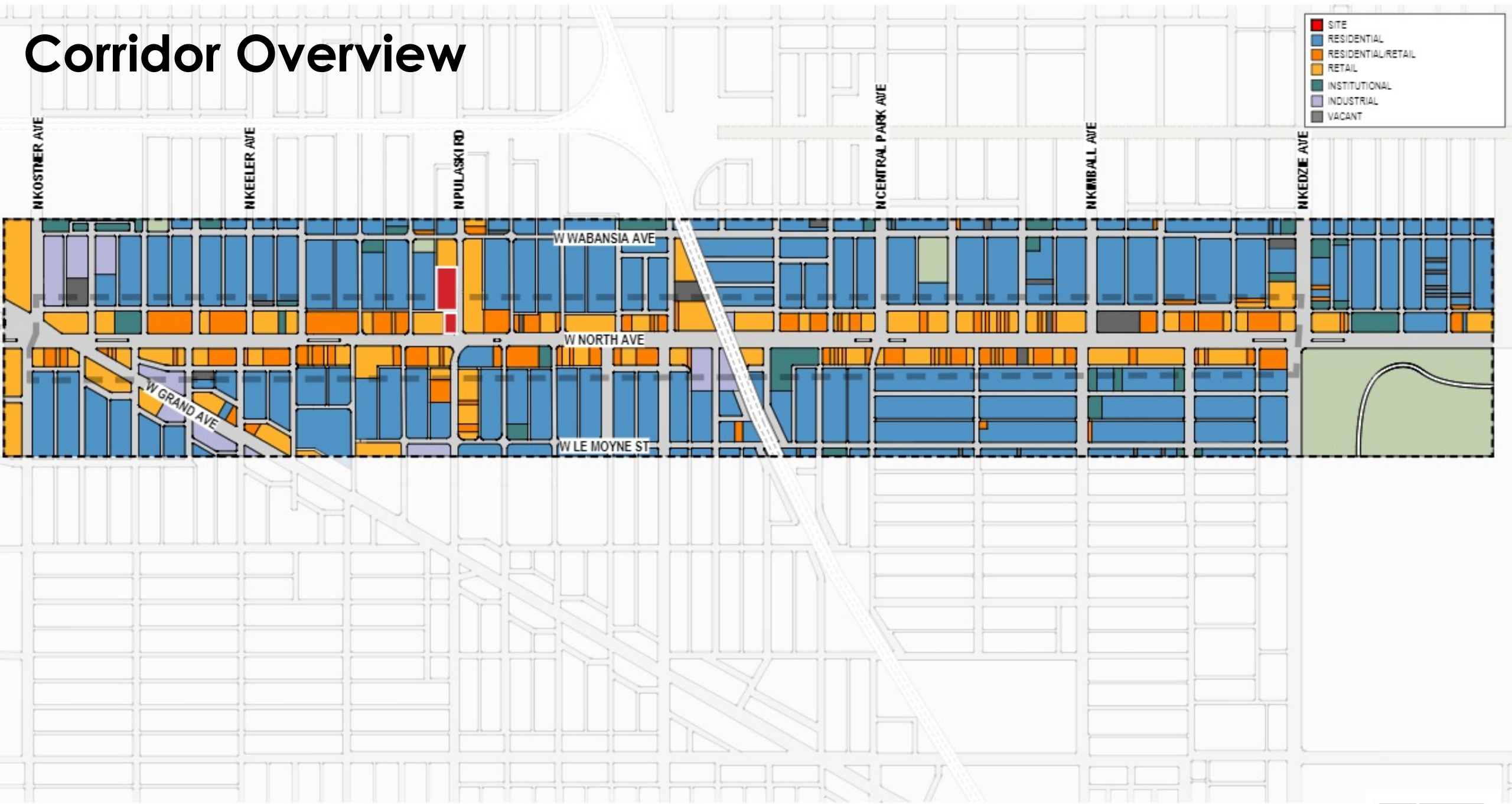
# Release Schedule



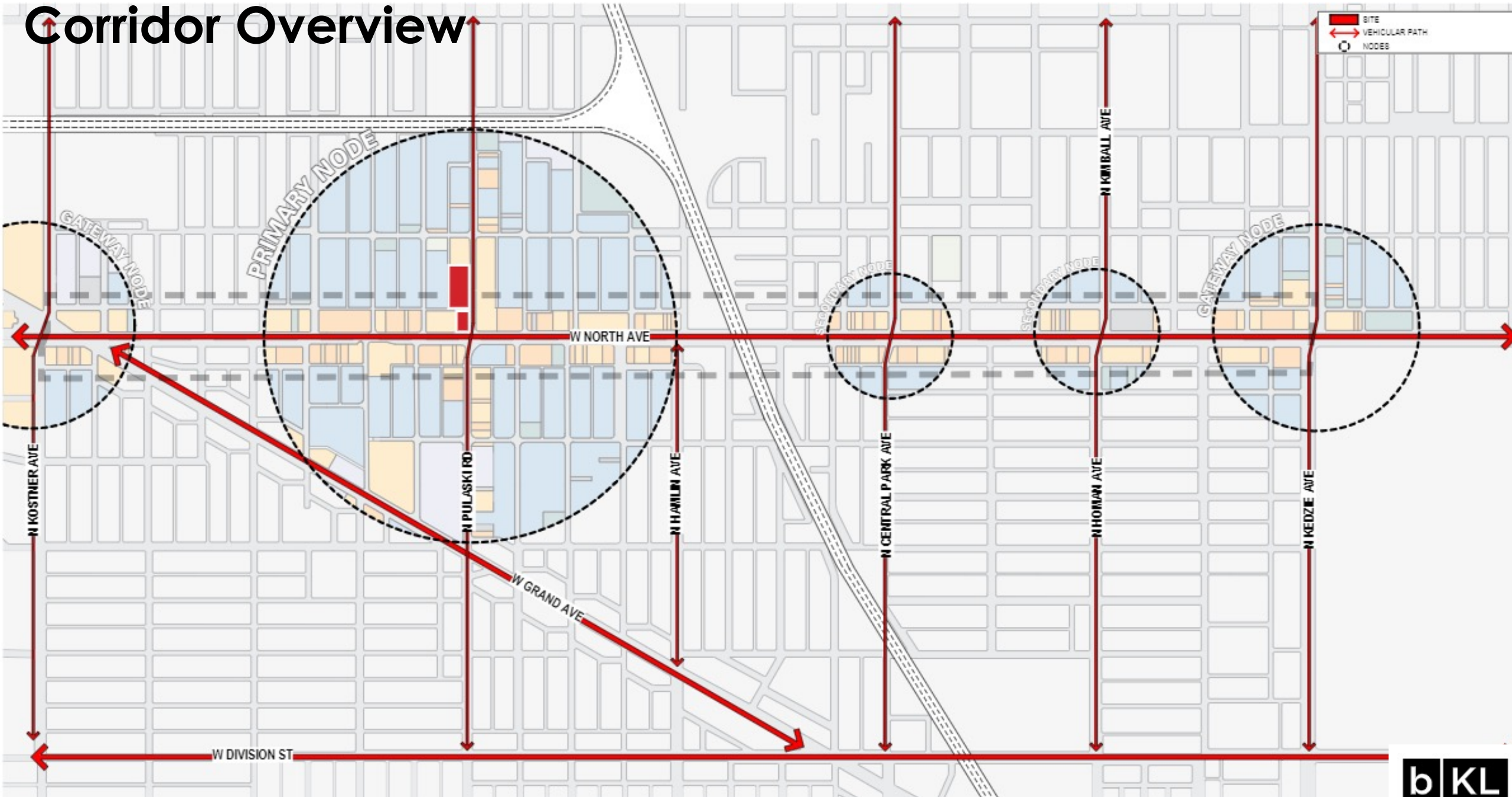
# North Ave Corridor & Pioneer Bank

# Corridor Overview

- SITE
- RESIDENTIAL
- RESIDENTIAL/RETAIL
- RETAIL
- INSTITUTIONAL
- INDUSTRIAL
- VACANT



# Corridor Overview



# Humboldt Park Area Socio-Economic Characteristics

## Population



2010: 79,173

2020 : 69,745

## Housing



### Rent

2019

2011

+59%

### Units



2020: 23,630

2010: 22,595

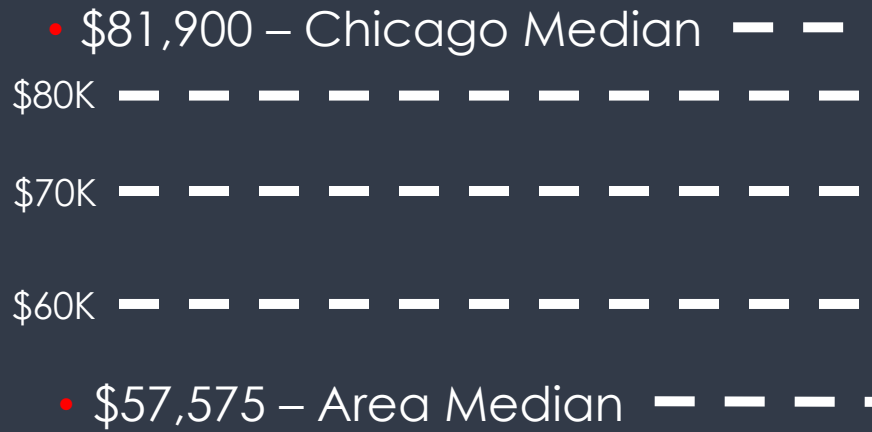
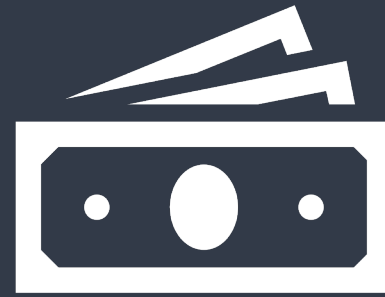
## Household Size



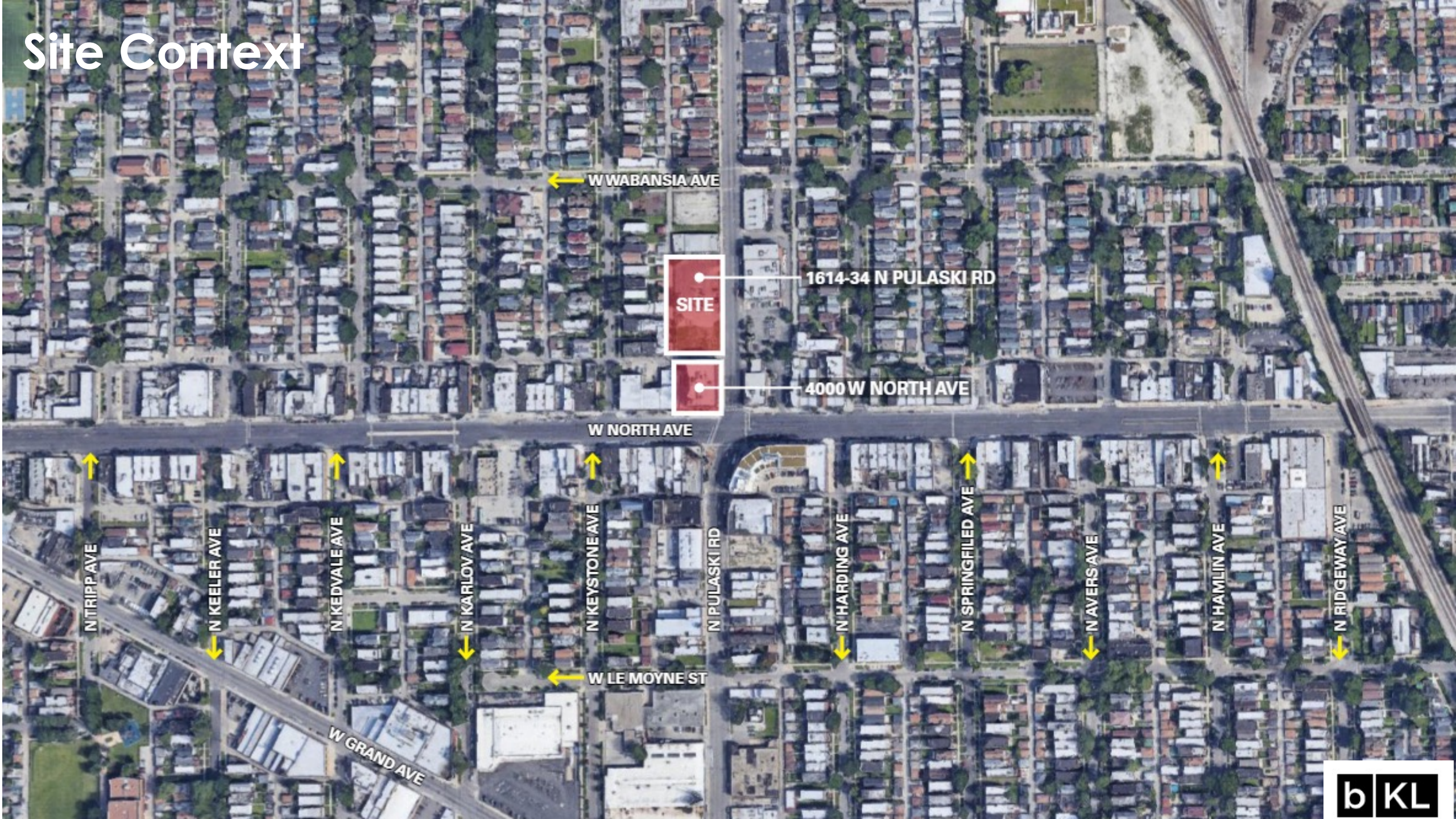
2010: 3.82

2020 : 3.36

## Household Income



# Site Context



WWABANSIA AVE

1614-34 N PULASKI RD

SITE

4000 W NORTH AVE

W NORTH AVE

N TRIPP AVE

N KEELER AVE

N KEDVALE AVE

N KARLOV AVE

N KEYSTONE AVE

N PULASKI RD

N HARDING AVE

N SPRINGFIELD AVE

N AVERS AVE

N HAMLIN AVE

N RIDGEWAY AVE

W LE MOYNE ST

W GRAND AVE



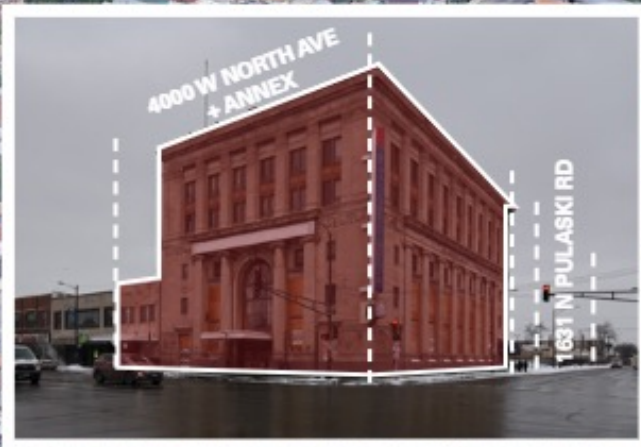
# Site Context



**4000 W NORTH AVE**  
**PIONEER BANK**  
HEIGHT: 70 FT\*  
5 STORY, 1 BASEMENT  
49,474 GSF

**ANNEX BUILDING**  
HEIGHT: 30 FT\*  
2 STORY, 1 BASEMENT  
8,375 GSF

**1614-34 N PULASKI RD**  
**VACANT**  
SITE AREA : 33,500SF



**1535 N PULASKI RD**  
**RESIDENTIAL**  
HEIGHT: XXX FT  
6 STORY, XX UNITS  
PROPOSED

**3949 W NORTH AVE**  
**RESIDENTIAL**  
HEIGHT: 56 FT\*  
5 STORY, 72 UNITS  
BUILT IN 2014



- 1A 4000 W NORTH AVE**  
 EXISTING 5 STORY BUILDING  
 SITE AREA: **10,383 SF**  
 ESTIMATED GROSS FLOOR AREA: **49,474 GSF**
- 1B ANNEX BUILDING**  
 EXISTING 2 STORY BUILDING  
 SITE AREA: **3,125 SF**  
 ESTIMATED GROSS FLOOR AREA: **8,375 GSF**
- 2 1614-34 N PULASKI RD**  
 VACANT  
 SITE AREA: **33,500 SF**

# PIONEER TRUST AND SAVINGS BANK BUILDING

- BUILT IN 1925
- 5 STORY ABOVE GROUND, 1 STORY BELOW GRADE  
FIRST 3FLS - TRIPLE HEIGHT BANK,  
4TH AND 5TH FLS - RENTABLE OFFICE
- 2008 - PRESENT BANK REMAINS VACANT
- 2012 BUILDING ACHIEVES LANDMARK STATUS

## BUILDING STATS

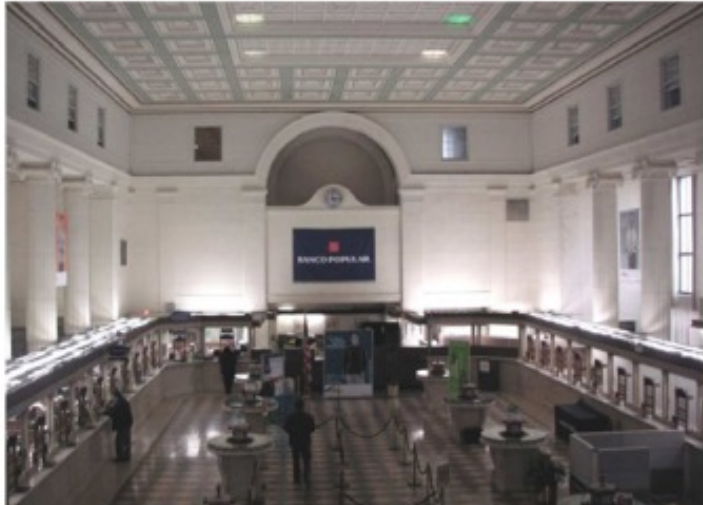
- MAIN BUILDING (5+1 FLS)  
TOTAL GROSS FLOOR AREA: 49,474 GSF
- ANNEX BUILDING (2+1 FLS)  
TOTAL GROSS FLOOR AREA: 8,375 GSF



HISTORIC PHOTO IN 1934



HISTORIC PHOTO IN 1948

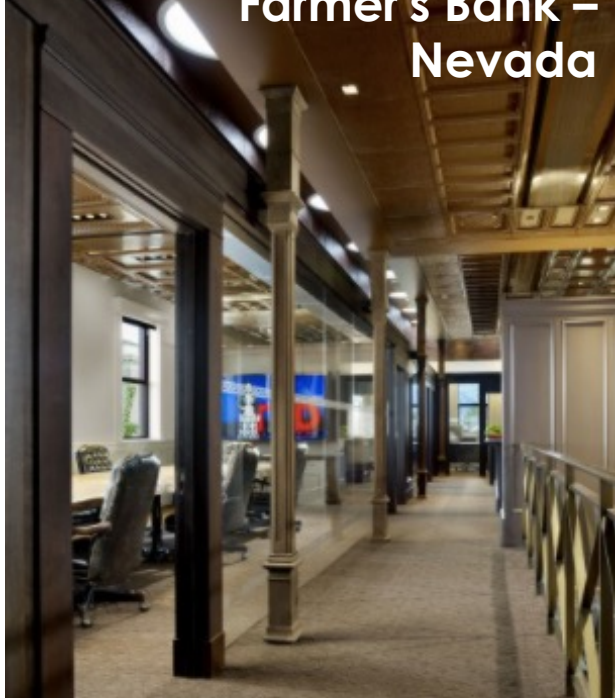


INTERIOR PHOTO

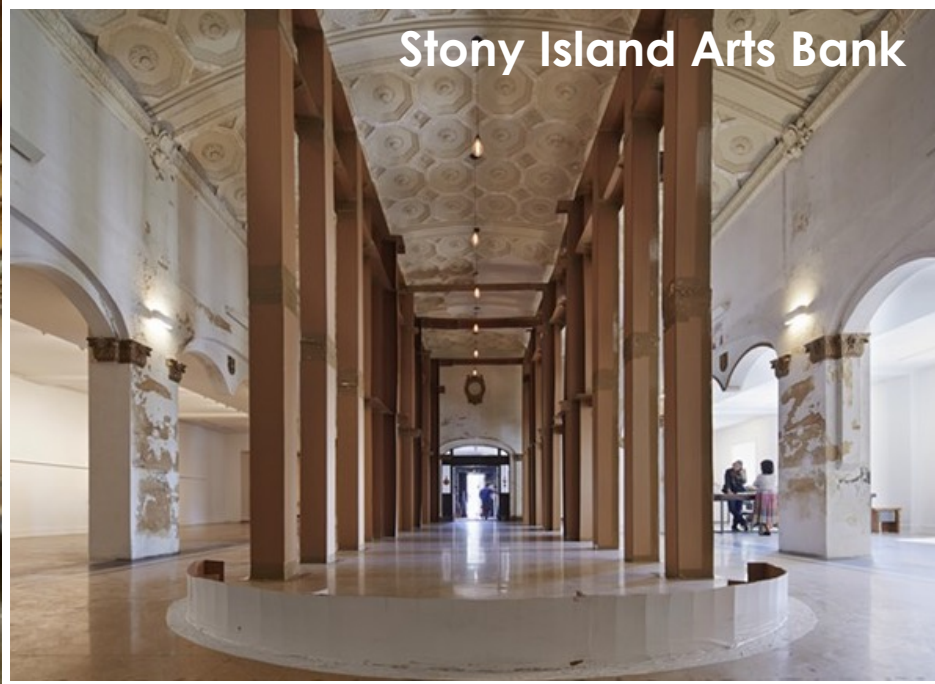


EXTERIOR PHOTO

Farmer's Bank – Nevada



Stony Island Arts Bank

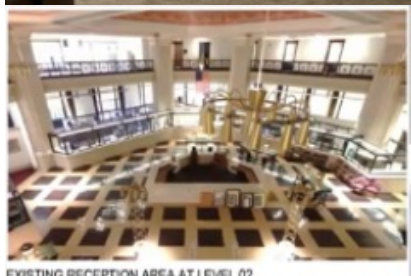


F&M Bank Minneapolis



Sheridan Bank & Trust

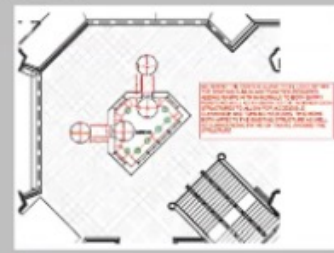
Proposed Modifications to the Second Floor



EXISTING RECEPTION AREA AT LEVEL 02



(E) PROPOSED FURNITURE LAYOUT WITHOUT RECEPTION DESK



Woods Cathedral, Detroit





Landmarked



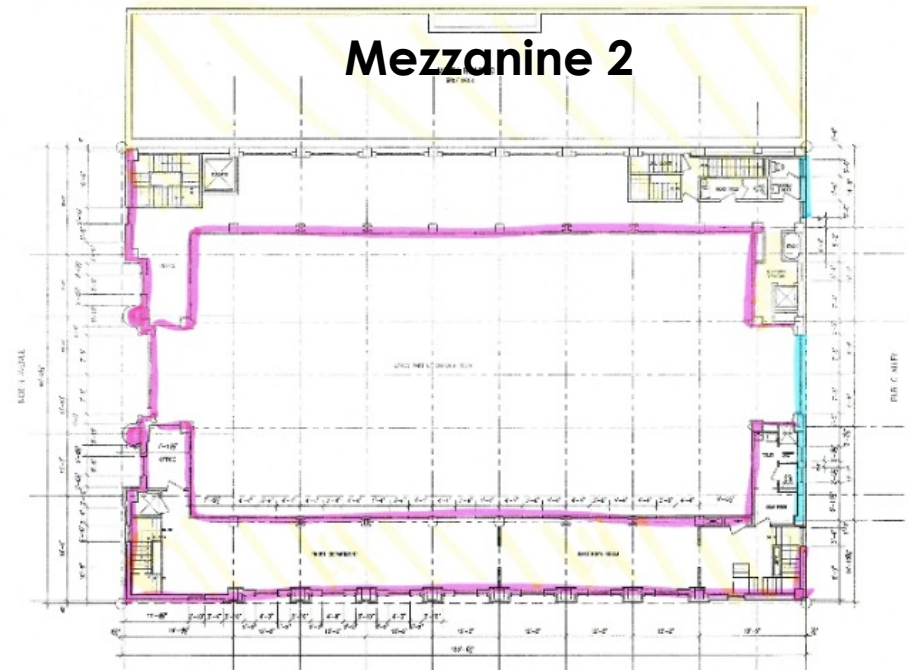
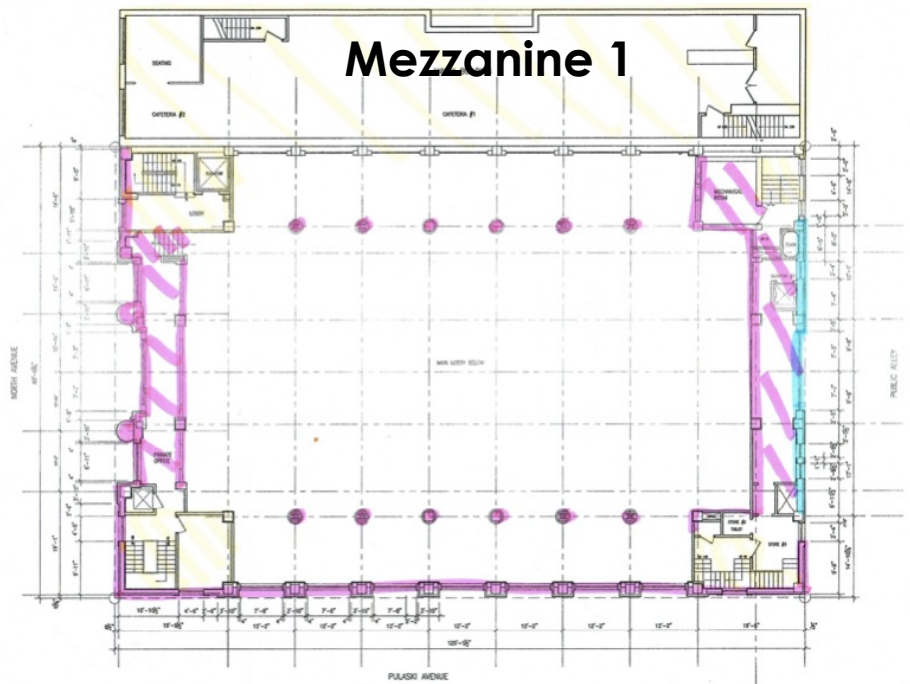
Not Landmarked (Possible Preservation)



Open to Alteration



FIRST FLOOR PLAN



SECOND FLOOR MEZZANINE PLAN

# Neighborhood Priorities

## PRCC

Business Incubator
Affordable Co-working space
Free Indoor Playground
Computer Lab for community members use and computer literacy classes
North Ave Corridor Information Kios/Center
EMPOWERMENT CENTER (two sections ADULT and YOUTH) entrepreneurship and professional development, job search, capacity building, resume preparation, financial literacy.
COMMUNITY SPACE for celebrations, banquets, community meetings, cultural events
Multigenerational Affordable Housing
Art Incubator
Access to Healthy Food
Retail Shopping

## Noble Neighbors

Community collaboration spaces for local non-profits and neighborhood groups
Co-working Spaces
Space for Arts/Local History Exhibits
North-Pulaski Chicago Public Library. A reception hall, a circulation desk, and the reference library, Library Offices, Study rooms
Empowerment Center serving the social service and business development needs of our community.
The roof will provide an outdoor public park for families and longtime residents. An area will be designated for cultural and community celebrations for residents and organizations within the North and Pulaski area of Humboldt Park. The roof will display a sign advertising the library and the cultural organization(s) housed inside the building
Affordable Housing on vacant lot
top floors multiple theater spaces, workshops, and studios
Use the 4006 W. North Ave. Annex building which is part of the Bank .

## Latino Theater Alliance

Latino Theater Alliance office
Multidiciplinary Cultural Center
Rehearsal Space
Community space/reception area
Incubator Artist Residency
2 theaters (black box) 100-150 pp

WISH LIST BY CATEGORY

ART/PERFORMING ARTS	EDUCATION	COMMUNITY/ ENTERTAINMENT	EMPOWERMENT/BUSINESS DEVELOPMENT	RETAIL/SERVICES	Housing
2 theaters (black box) 100-150 pp	Library. A reception hall, a circulation desk, and the reference library, Library Offices, Study rooms, Computer Lab for community members and obtain computer literacy classes	Community Space for celebrations, banquets, community meetings, cultural events	EMPOWERMENT CENTER (two sections ADULT and YOUTH) entrepreneurship and professional development, job search, capacity building, resume preparation, financial literacy.	Retail Shopping	Multigenerational Affordable Housing on vacant lot
Arts Incubator/Artist Residency		Free Indoor Playground	Business Incubator	Access to Healthy Food (no franchise)	
Latino Theater Alliance office		North Ave Corridor Information Kios/Center	Affordable Co-working space		
Multidisciplinary Cultural Center		Community collaboration spaces for local non-profits and neighborhood groups	Spanish Speaking Business Development		
Rehearsal Space		The roof will display a sign advertising the library and the cultural organization(s) housed inside the building			
Space for Art/Local History Exhibits		Use of roof top for outdoors garden or a space to gather			



# Next Steps

# Next Steps

1. Visioning Workshop -- March 2nd @  
10:00am

**Please spread the word!**

2. Roundtable -- March 22th @ 12:00pm

3. RFP Release – March 30th 2021