



Ogden Ave/North Lawndale Community Roundtable

January 25, 2021

Agenda

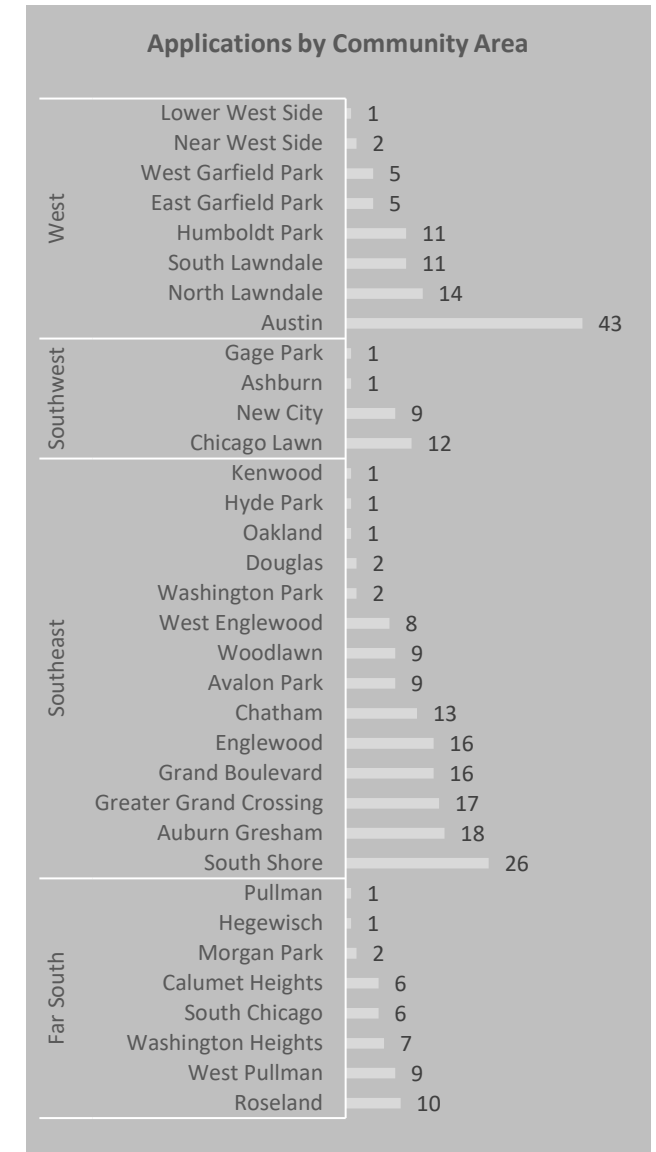
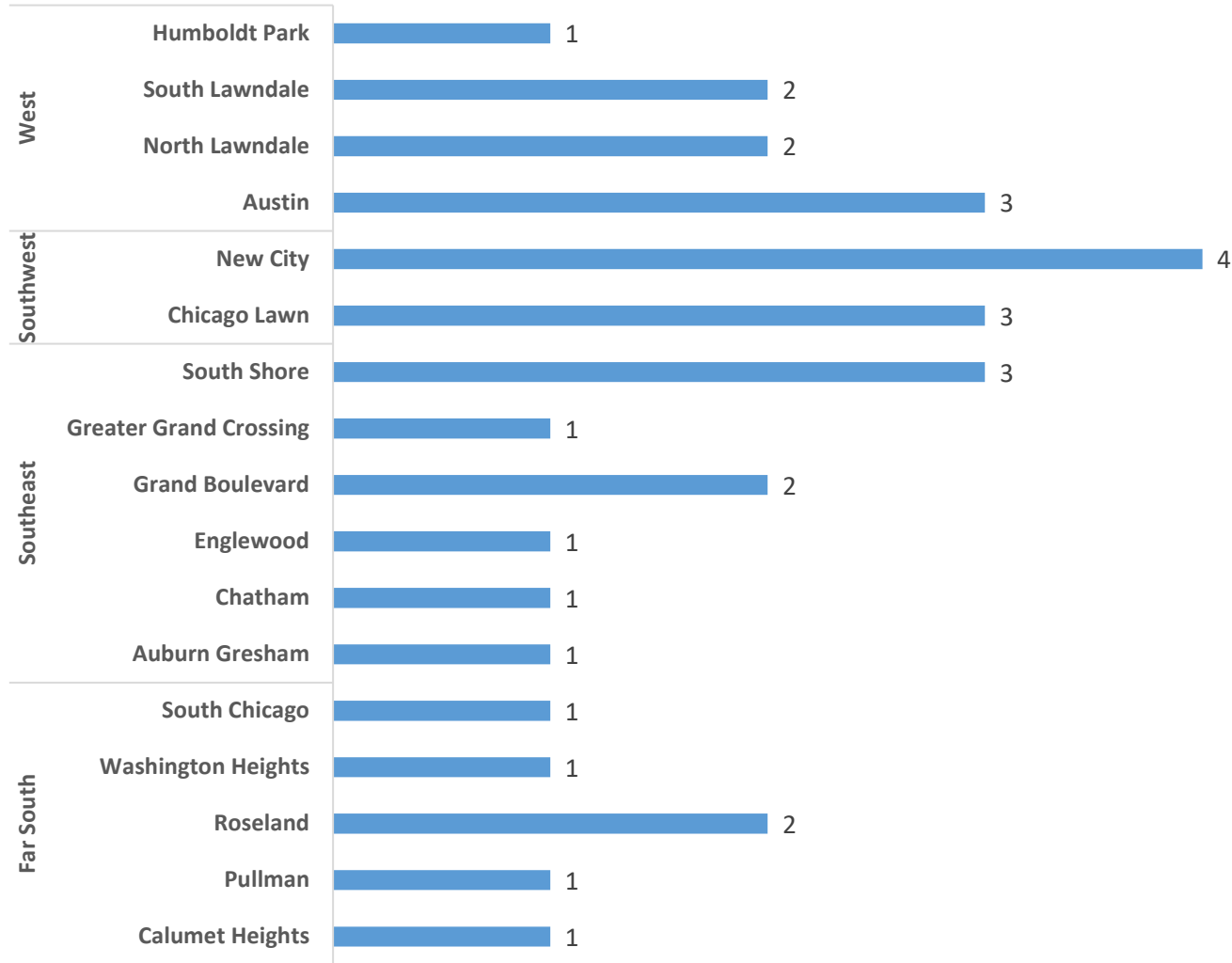
1. Introductions
2. NOF Awards Announcement
3. Roosevelt/Kostner RFP Response
4. Ogden RFP Pre-Bid Conference Summary



Neighborhood Opportunity Fund SMALL GRANT PROGRAM

2020 Round 2 – Grant Applicants and Finalists

Round 2 Finalists by Community Area



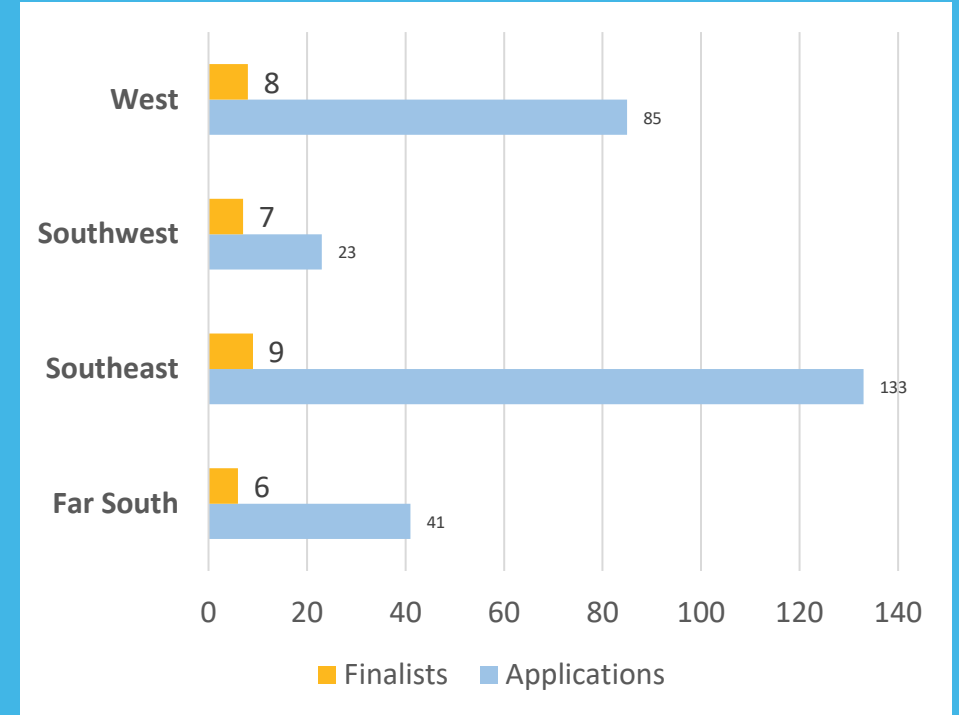
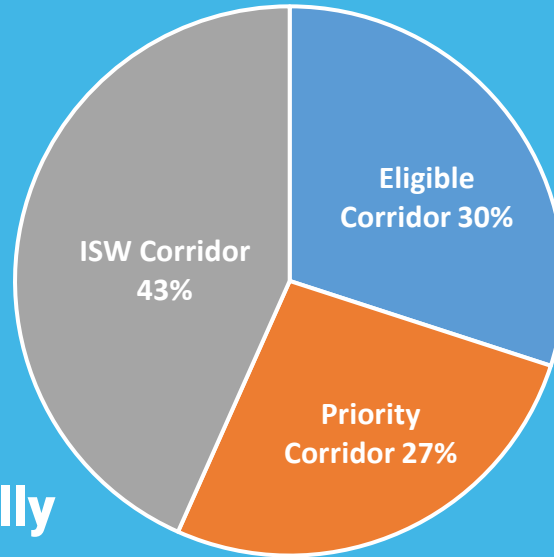
NOF – Small Grants

2020 Round 2 – Applicants and Finalists

Finalists' Profile

30 Projects in 16 Wards

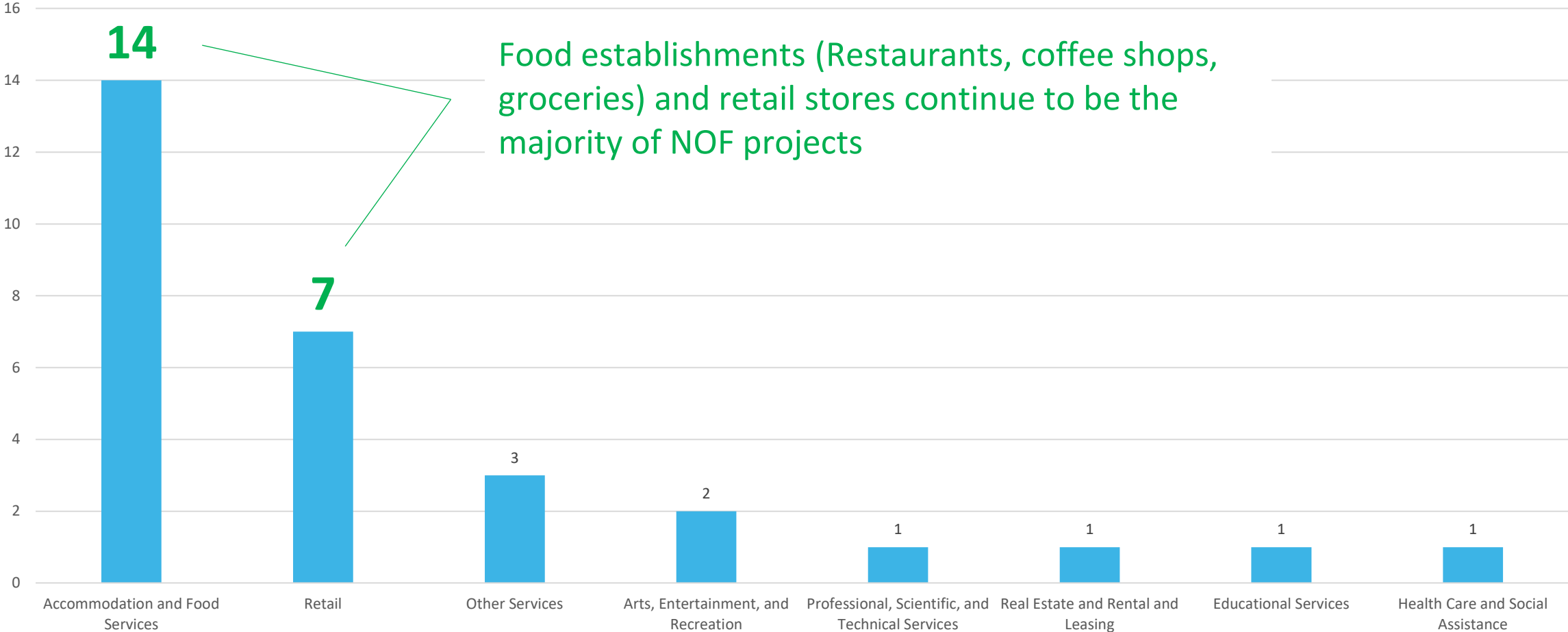
- Total Investment \$9.5m
- Total Grant Amount \$5.6m
- 162,000 SF of development
- 22 finalists reside in NOF QIA
- 29 finalists commit to hire locally



NOF – Small Grants

2020 Round 2 – Applicants and Finalists

Finalists' Businesses



NOF – Small Grants
2020 Round 2 – Applicants and Finalists



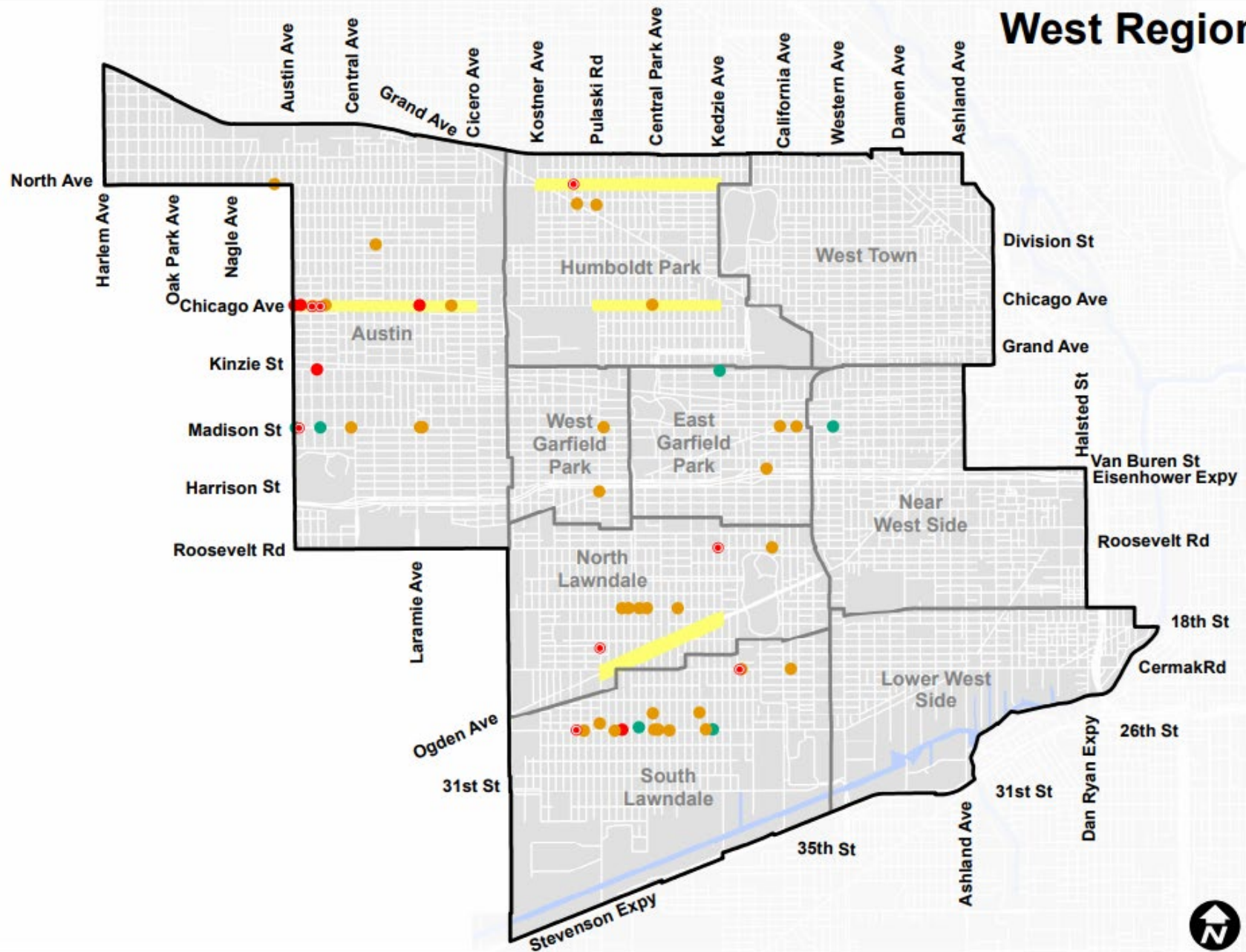
Round 2 Finalists List

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

SOULE' CHICAGO

3210 West Roosevelt Road

Ward 24

Total Project Cost: \$341k

NOF grant: \$250k

Buildout for a family-friendly restaurant in
Lawndale.





THEATRE Y

2006 W Pulaski Rd
Ward 24

Total Project Cost: \$237k
NOF grant: \$185k

Renovations for a theatre company

ROOSEVELT & KOSTNER RFP RESPONSES

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

January 25, 2021



OGDEN AVENUE RFP PRE-BID CONFERENCE

Held on January 20, 2021

Implementing INVEST South/West

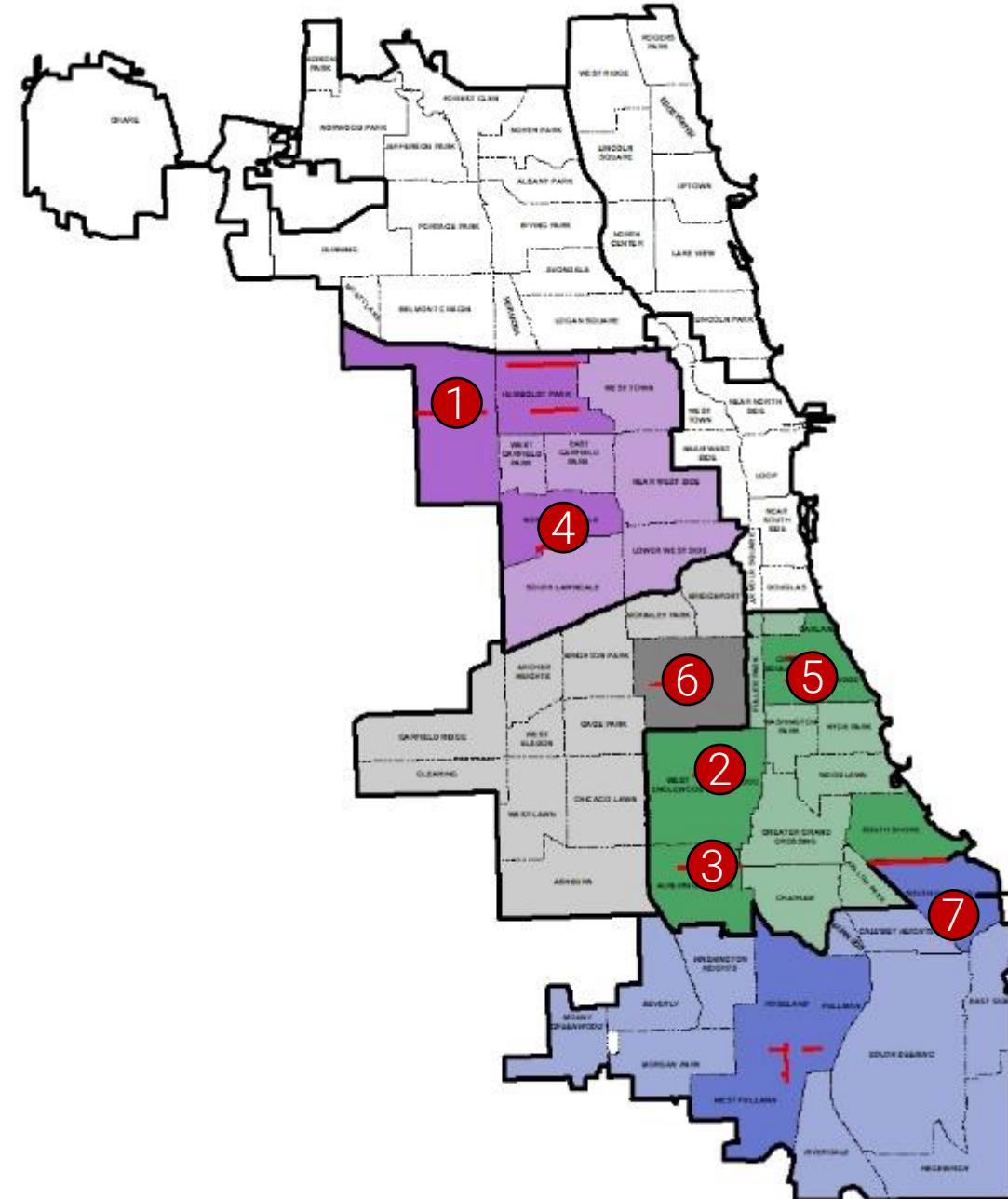
Seven ISW RFPs have been released to date:

August 2020

- | | | |
|----|----------------|----------------------------|
| 1. | Austin | Chicago Ave & Laramie Ave |
| 2. | Englewood | 63 rd & Halsted |
| 3. | Auburn Gresham | 79 th & Halsted |

November 2020

- | | | |
|----|----------------------------|-------------------------------|
| 4. | North Lawndale | Ogden & Homan |
| 5. | Bronzeville | 47 th & Vincennes |
| 6. | New City/Back of The Yards | 47 th & Justine |
| 7. | South Chicago | Commercial & 89 th |



RFP Process and Next Steps



Conference Attendance

Attended by 55 non-City and partner staff:

- Community members
- Developers
- Planning and architecture firms
- General contractors
- Real estate and property management firms
- Non-profit organizations and foundations

3400-18 W. Ogden Ave.



North Lawndale RFP

The approximately 42,900-square-foot development site consists of seven contiguous vacant lots between Homan and Trumbull avenues, all but one of which is owned by the City.

Due 4 p.m., Tuesday, March 30, 2021
[Appendix](#) | [Appraisal](#) | [ESA Phase I](#) | [Forms](#)

Pre-Bid Conference
Jan. 20, 2021 | [Video](#)

Question & Answer

- What is the history of the community and population changes over time? What was previously on the site and what is the future vision?
- Is population decline a threat to the success of the project? Can retail succeed?
- Is the affordable housing development across the street part of the RFP site? How many units are planned? Who is the developer?
- Can the existing alley be vacated to create a larger development site? What utilities are located there?
- Are design firms that are not on the City's pre-qualified list at a disadvantage?
- Will the City conduct a Phase II environmental study for the site?
- Is the amount of commercial vs. residential development flexible?
- What is the potential to rezone with some industrial?
- What is the City doing to capture Route 66 tourism? The site could potentially be home to North Lawndale/Route 66 museum.



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