

**INVEST SOUTH/WEST**

**NEIGHBORHOOD ROUNDTABLE**  
***MESA REDONDA DEL VECINDARIO***

**NEW CITY / BACK OF THE YARDS**

FEBRUARY 15, 2023 | 15 DE FEBRERO 2023



# Agenda

Welcome | *Bienvenidos*

## United Yards Update

*Actualización sobre United Yards*

## Neighborhood Opportunity Fund + Chicago Recovery Plan: Updates

*Actualizaciones*

## DCASE: Project Updates

*Actualización de Proyectos*

## CDOT: Streetscape Update

*Actualización sobre el Embellecimiento de las Calles*

**Q&A / Announcements | P&R / Anuncios**



# Ground Rules for this Meeting

## *Reglas para la Reunión*

- ✓ Please stay muted while others are speaking  
*Por favor, mantenga silencio cuando otras están hablando*
- ✓ Please raise your hand to speak  
*Levante la mano para hablar*
- ✓ Feel free to use the chat feature  
*Puede usar la función de “chat”*
- ✓ This meeting is being recorded and will be posted online in two weeks  
*Estamos grabando esta reunión y será publicada en la página web en dos semanas*

**UNITED YARDS UPDATE**

***Actualización sobre United Yards***

# UNITED YARDS & BACK OF THE YARDS WORKS

**Back of the Yards  
Community Roundtable**

**February 15, 2023**

 **BLACKWOOD GROUP**  
General Contracting - Design Builder - Developer

 **CeladonPartners**

**BACK OF THE  
YARDS WORKS** 



\* NEW CITY \*

**UNITED YARDS**

# KEY UPDATES

- United Yards and Back of the Yards Works have updated MOU.
- Team presented to Community Planning Team and completed the 20<sup>th</sup> Ward community input process and received support for City Council presentation.
- The Goldblatts Building space will include a Friend Health center on Ashland Ave.
- Back of the Yards Coffee has moved to temporary space in Goldblatts building.
- Construction will begin in March/April 2023 with businesses opening in late 2023.
- Community event to be planned with more information, groundbreaking, and booths featuring small businesses in March 2023.

\* NEW CITY \*

# UNITED YARDS

**United Yards IA**  
45 Units of Housing  
Opportunity Hub

**United Yards IC**  
Additional Housing  
Rainbow Store  
Service/Community Space

**United Yards IB**  
Back of the Yards Works  
Friend Health

**United Yards IA & IB**  
6 Units of Housing  
New Retail  
Event Space



# UNITED YARDS PHASE IA

47<sup>TH</sup> & JUSTINE





# UNITED YARDS PHASE IB

**GOLDBLATT'S BUILDING &  
BACK OF THE YARDS WORKS**

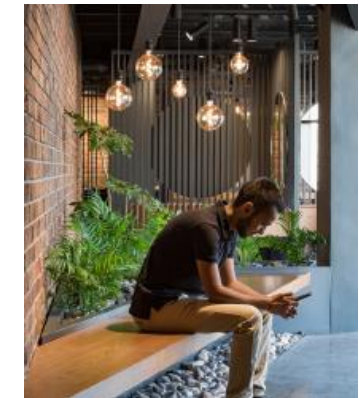
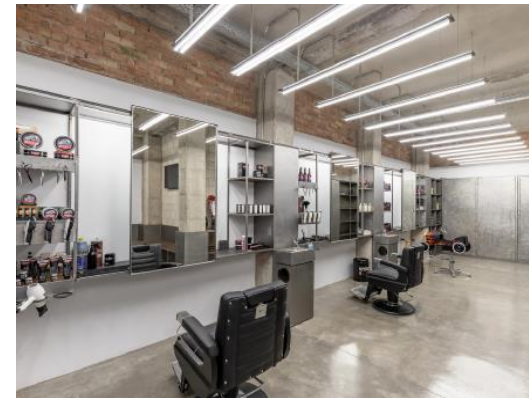
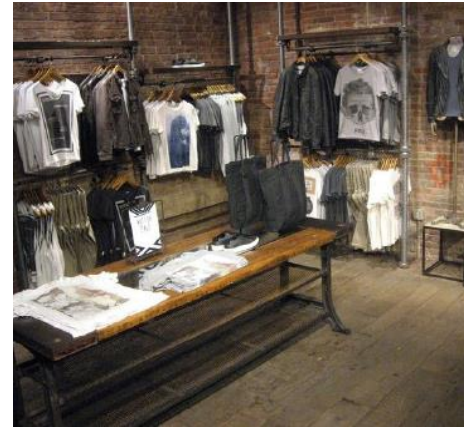


• NEW CITY •

**UNITED YARDS**

# UNITED YARDS PHASE 1B

## BACK OF THE YARDS WORKS VISION



**NOF + CRP: UPDATES**

***NOF y CRP: Actualizaciones***



# Neighborhood Opportunity Fund (NOF)

Open application period from December 19 to February 24

**NEIGHBORHOOD OPPORTUNITY FUND**

[www.NeighborhoodOpportunityFund.com](http://www.NeighborhoodOpportunityFund.com)

★ ★ ★ ★

The graphic features a green header with the title "NEIGHBORHOOD OPPORTUNITY FUND" in white. Below the header is a collage of colorful, stylized buildings and storefronts, including a yellow building, a pink coffee shop with a "COFFEE" sign, a green door with an "OPEN" sign, an orange building, and a teal building with a window display. At the bottom, there is a purple bar with the website URL and a light blue bar with four red stars.

- **Support** Local entrepreneurs and small businesses
- **Attract** Commercial businesses and cultural amenities
- **Provide** Resources to ongoing economic development



# History

2017  
2018

Program launched as  
**financial tool**  
Leveraging **downtown  
investment into the  
neighborhoods**

2019

**Program Enhanced**  
✓ **Added Bonuses**  
✓ **Added Technical  
Assistance**  
✓ **Added Escrow option**

2020  
2022

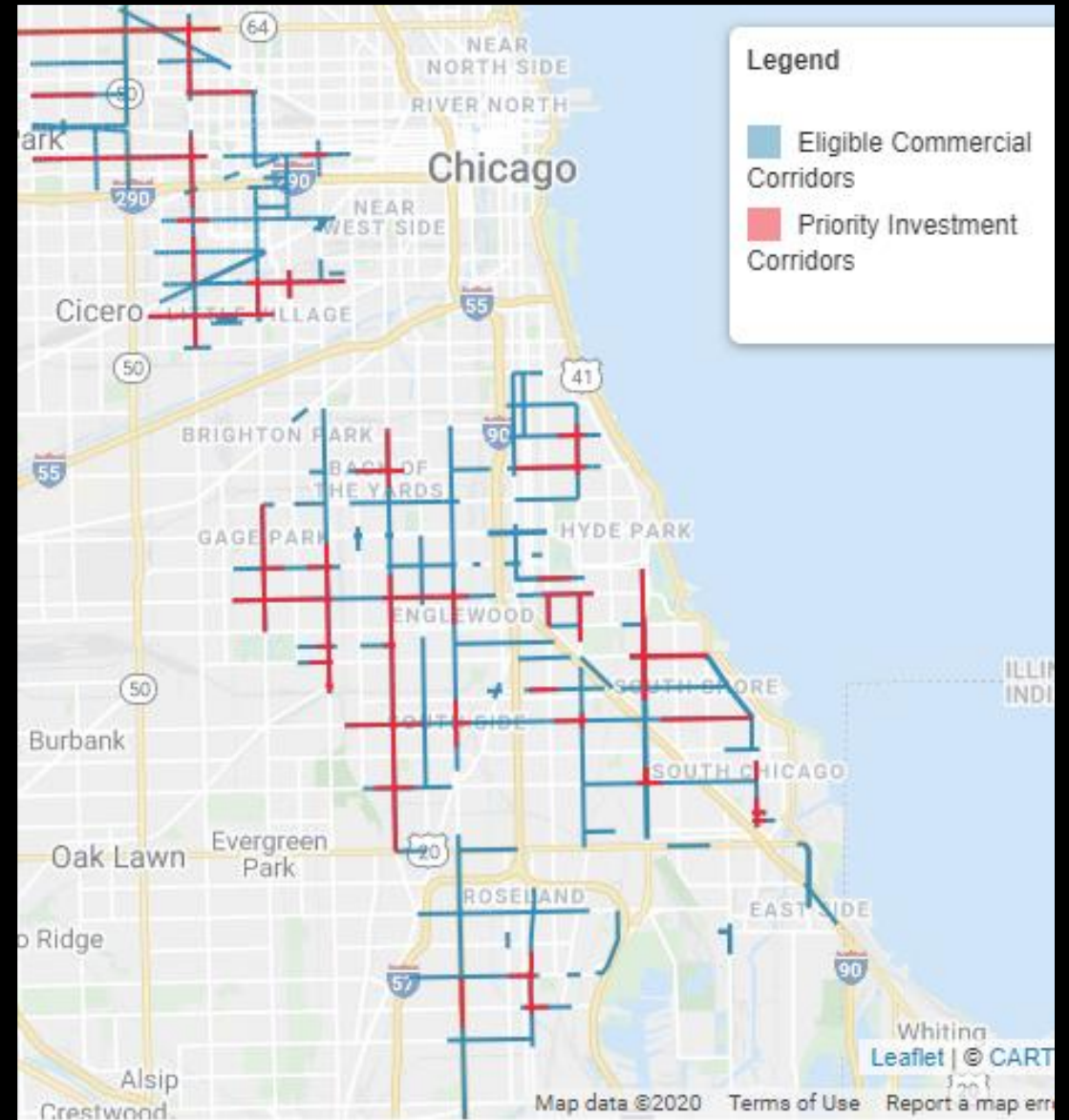
**2 rounds a Year:**  
- 62 selected projects 8M  
- 54 Selected projects 10M  
- \$18+ million in awarded

2023

**Focus on Finalist Support**  
35 selected projects  
Project Management  
Design Support

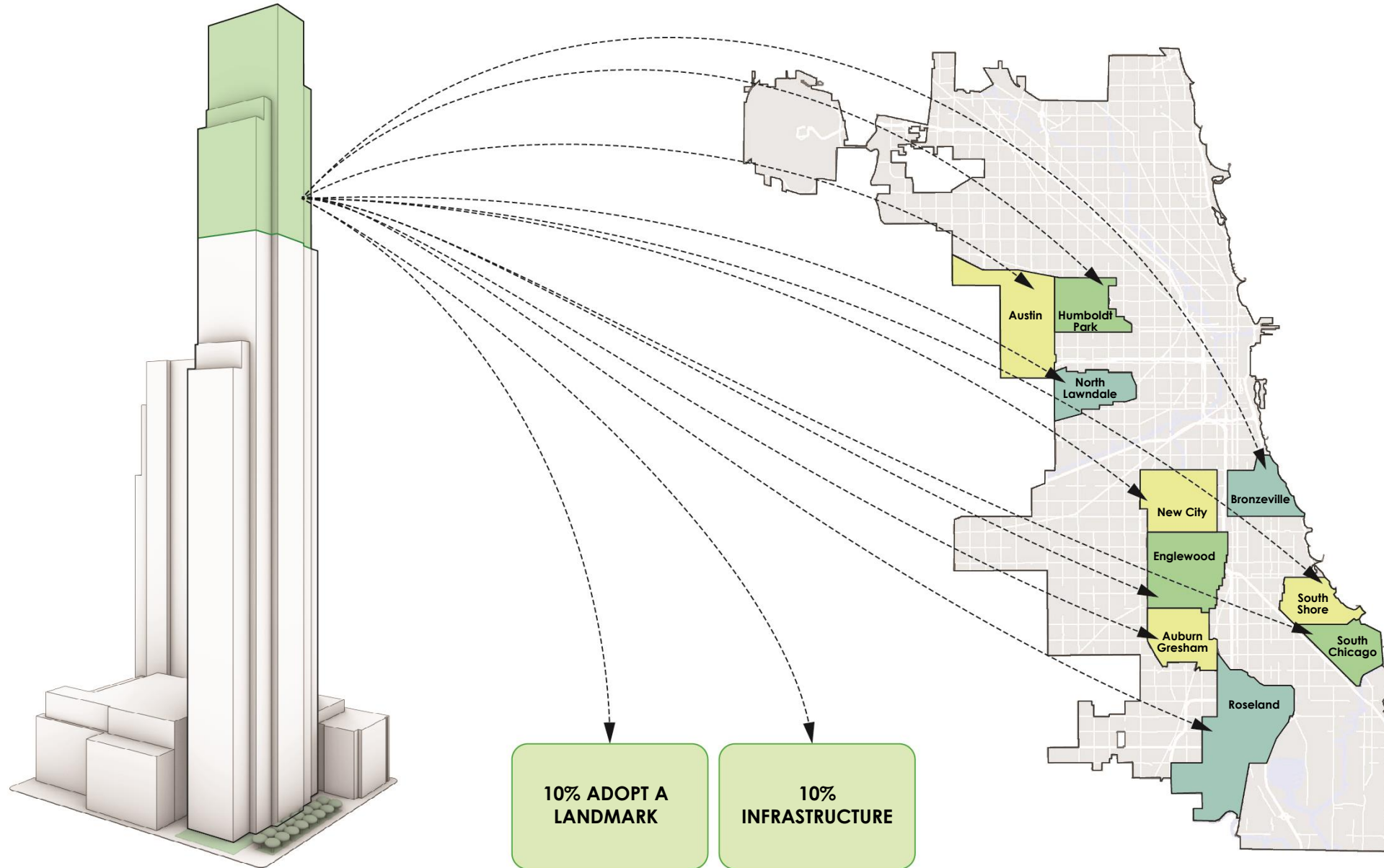
# Eligible, Priority and Invest South/West Corridors

- NOF Small Grant projects must be located on an eligible, priority or Invest South/West corridors.
- Corridors provide a strategic focus on location and ensure collective impact on commercial corridors.
- To verify whether a project is on one of these corridors, visit <http://Chicago.gov/nof>



DOWNTOWN PROJECT \$25 MILLION

INVEST SOUTH | WEST NEW PROJECTS







**Expansion or Renovation of existing businesses**



**New location for start-ups**



**New construction**



**Specialized Equipment**

# Ineligible



Residential properties including home-based businesses and live/workspaces



Manufacturing or industrial businesses or properties



Social services organizations including schools and daycare



Churches or places of worship

# Who

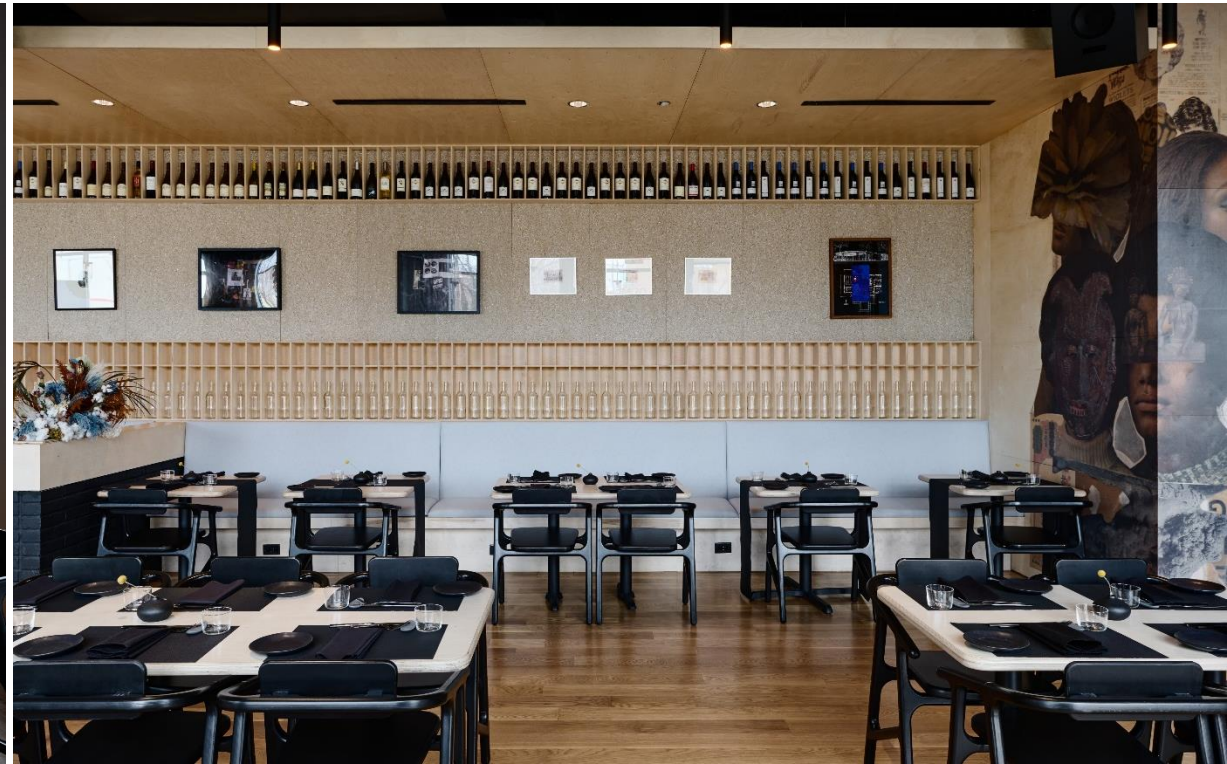
- ✓ Commercial Property Owners
- ✓ Commercial Tenants
- ✓ Non-Profit organizations
- ✓ Businesses in qualified investment area (QIA)



*Shawn Michelle's Homemade Ice Cream, 46 E. 47th St., in Bronzeville, Feb. 11, 2021. (E. Jason Wa / Chicago Tribune)*



# 2022 Projects: Bronzeville Winery



# La Floreria on 26<sup>th</sup> St - Little Village



# Claretian Associates on 91<sup>st</sup> - South Chicago



# How To Apply



City of Chicago – City Hall  
121 N. La Salle Street, 10<sup>th</sup> FL  
Chicago, IL 60602

[Chicago.gov/ChiRecoveryGrant](https://chicago.gov/ChiRecoveryGrant)

# Chicago Recovery Plan Community Development Grant

Open Application

- December 19, 2022
- February 24, 2023



# Chicago Recovery Plan

**\$1.2 billion**  
in new investments in our residents and their future

## Equitable Economic Recovery

- ★ Community Development
- ★ Small Business & Workforce Support
- ★ Community Climate Investments
- ★ Arts & Culture
- ★ Tourism & Industry Support
- ★ Parks & Infrastructure



## Thriving and Safe Communities

- ★ Affordable Housing
- ★ Assistance to Families
- ★ Violence Prevention & Reduction
- ★ Health & Wellness
- ★ Youth Opportunities
- ★ Homelessness Support Services
- ★ Environmental Justice

# Eligibility

## **This application is open to:**

- ✓ Commercial, mixed-use, or light manufacturing projects
- ✓ Business owners and entrepreneurs, property owners, and community developers
- ✓ Applicants from all areas of Chicago

## **Eligible expenses include:**

- ✓ Major exterior and interior renovations to existing businesses
- ✓ Build-outs for incoming businesses
- ✓ Acquisition, site preparation, demolition
- ✓ Architectural and engineering fees
- ✓ Roofing, masonry, façade, windows, doors
- ✓ Mechanical systems, such as HVAC, electrical, and plumbing
- ✓ Security systems, ADA accessibility improvements

*Only eligible expenses can be covered by the Community Development Grant.  
Other items can be included in the total project cost, but those will not be reimbursable.*



## Chicago Recovery Plan expands eligibility beyond current programs

- Not limited to specific corridors
- Light manufacturing and **mixed-use residential projects** are all eligible
- “Vanilla box” projects (where the tenant is not yet known) with a strong community impact are eligible

# Project Selection

Priority will be given to applications that incorporate these components:



Catalytic projects with a strong local impact (job creation, amenities and services that benefit the community, alignment with local community plans, community wealth building, etc.)



Projects located in historically disinvested areas that build upon existing efforts, such as INVEST South/West and community safety initiatives



Projects that demonstrate momentum and are expected to break ground in 2022



Feasibility - Site control. Liquidity, Due Diligence



**Application  
Period Closes  
February 24**



# How To Apply



City of Chicago – City Hall  
121 N. La Salle Street, 10<sup>th</sup> FL  
Chicago, IL 60602

[Chicago.gov/ChiRecoveryGrant](https://chicago.gov/ChiRecoveryGrant)

**DCASE: PROJECT UPDATES**

*Actualización de Proyectos*

# PARTY

PUBLIC

ART

REIMAGINING

TOUR

with

YOU!

[ISWpublicart.org](http://ISWpublicart.org)



**INVEST**  
SOUTH \* WEST



**DCASE**

**BORDERLESS**

**port**



# PUBLIC ART VISIONING + PLANNING

## VISIONANDO Y PLANEANDO ARTE PUBLICA

**The Public Art Reimagining Tour with You (P.A.R.T.Y.)** is a planning process organized by Chicago's Department of Cultural Affairs and Special Events (**DCASE**) to support **Public Art Vision Plans** for INVEST South/ West neighborhoods as part of the City's Five-Year Capital Plan.

Funding is **committed** by the City for Public Art Projects **implementation**.  
~\$1 Million per neighborhood

**P.A.R.T.Y. will result in public art Requests for Proposals (RFP) that are:**

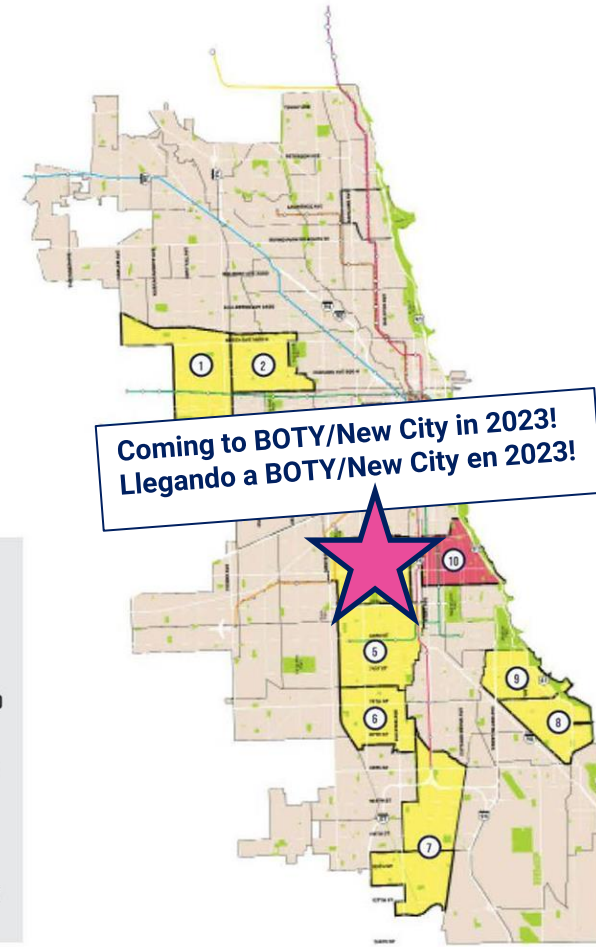
- Aligned with CDOT Streetscape Projects
- Building on existing cultural assets
- Informed by themes & cultural narratives identified through artist-led community engagement

**El Public Art Reimagining Tour with You (P.A.R.T.Y.)** es un proceso planeado por el Departamento de Asuntos Culturales y Eventos Especiales (**DCASE**) de la Ciudad para apoyar **Planes de Vision para el Arte Publico** en las comunidades INVEST South / West como parte del Plan Capital de Cinco Anos de la Ciudad.

Fondos están **comprometidos** por la Ciudad para la **implementación** de Proyectos de Arte Publico.  
~\$1 Millón por comunidad

**P.A.R.T.Y. resultara en Requests for Proposals (RFP) para arte publico que son:**

- Alineados con proyectos CDOT del embellecimiento de las Calles
- Aprovechar los bienes culturales existentes
- Informado por temas y narrativas culturales identificadas por participación comunitaria dirigida por artistas



# PUBLIC ART + BACK OF THE YARDS 2023

*ARTE PUBLICA + BACK OF THE YARDS 2023*



**OPEN YOUR HEART**, George Berlin Studios, Laiji Village Taiwan



**WROUGHT, KNIT, LABORS, LEGACIES**, Olalekan B. Jeyifous / Alexandria, VA



**TRIBUTE TO THE PAST**, Roman Villareal, Chicago, IL



**SECOND LINE**, Jamex / Einar De La Torre - Los Angeles, CA



**SOUND STOPS**, SYMPHORIA + CONNECTIVE CORRIDOR, Syracuse, NY



**IRON HOOKS, CENTER PINS & MASTER**, Bernard Williams / Michigan City, IN



**WE ARE LIGHT**, Alfonso "Piloto" Ruiz, Chicago, IL

# **CDOT: STREETSCAPE UPDATE**

*Actualización sobre el  
Embellecimiento de las Calles*

# ISW NEW CITY / BACK OF THE YARDS

## 47<sup>TH</sup> + ASHLAND CORRIDOR IMPROVEMENTS

### Roundtable Presentation, February 15, 2023



# PROJECT OVERVIEW

## ISW New City/Back of the Yards

47<sup>th</sup> St, Loomis to Hoyne and Ashland, 43rd Street to 49th Street

### Scope

- Roadway geometry and intersection improvements
- Full width resurfacing
- Drainage improvements
- New sidewalk, curb, and gutter
- Pedestrian safety improvements
- ADA ramps and crosswalks
- Street lighting
- Traffic signal upgrades
- Pavement markings and signage
- Paver parkways
- Side street improvements to the alleys as needed
- Site furniture and seating areas

- Light pole identifiers
- Gateway identifier
- Tree planting and landscaping
- Plaza space on the northeast corner of 47th & Ashland and McDowell and various locations

### CORRIDOR SECTIONS

#### SECTION 1 (Ashland Ave)



- 49<sup>th</sup> to north of 48<sup>th</sup>
- south of 46<sup>th</sup> to 43<sup>rd</sup>
- Construction Spring 2023

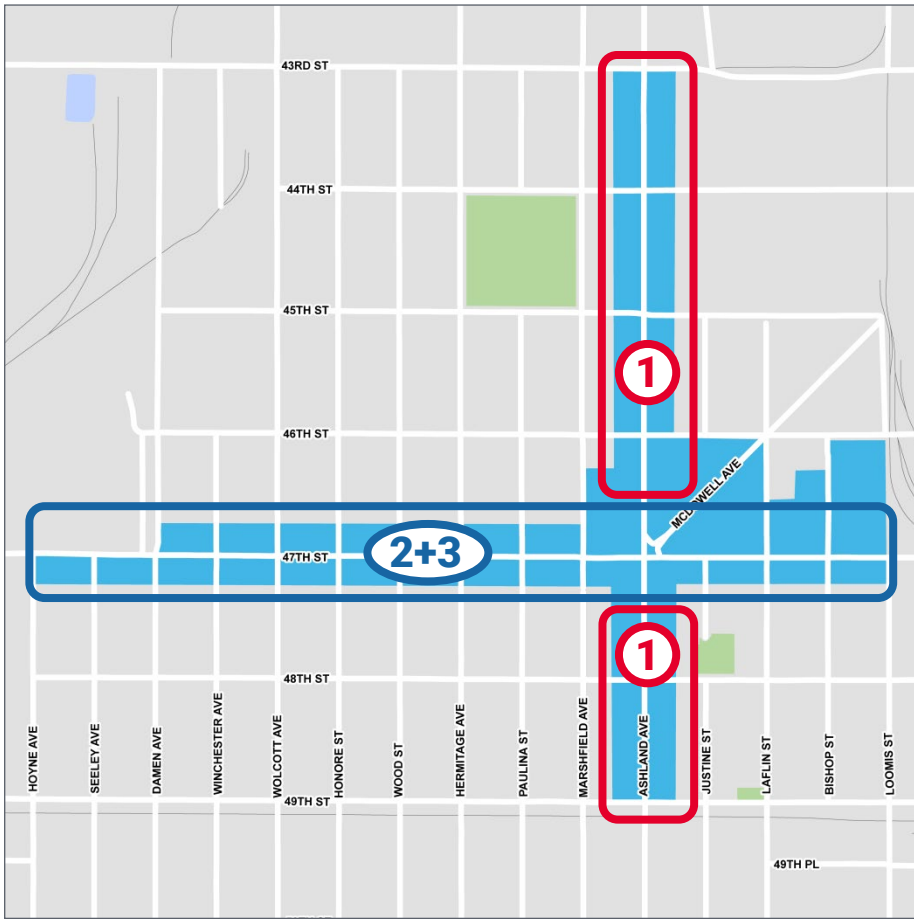
#### SECTION 2 (47<sup>th</sup> St – west)

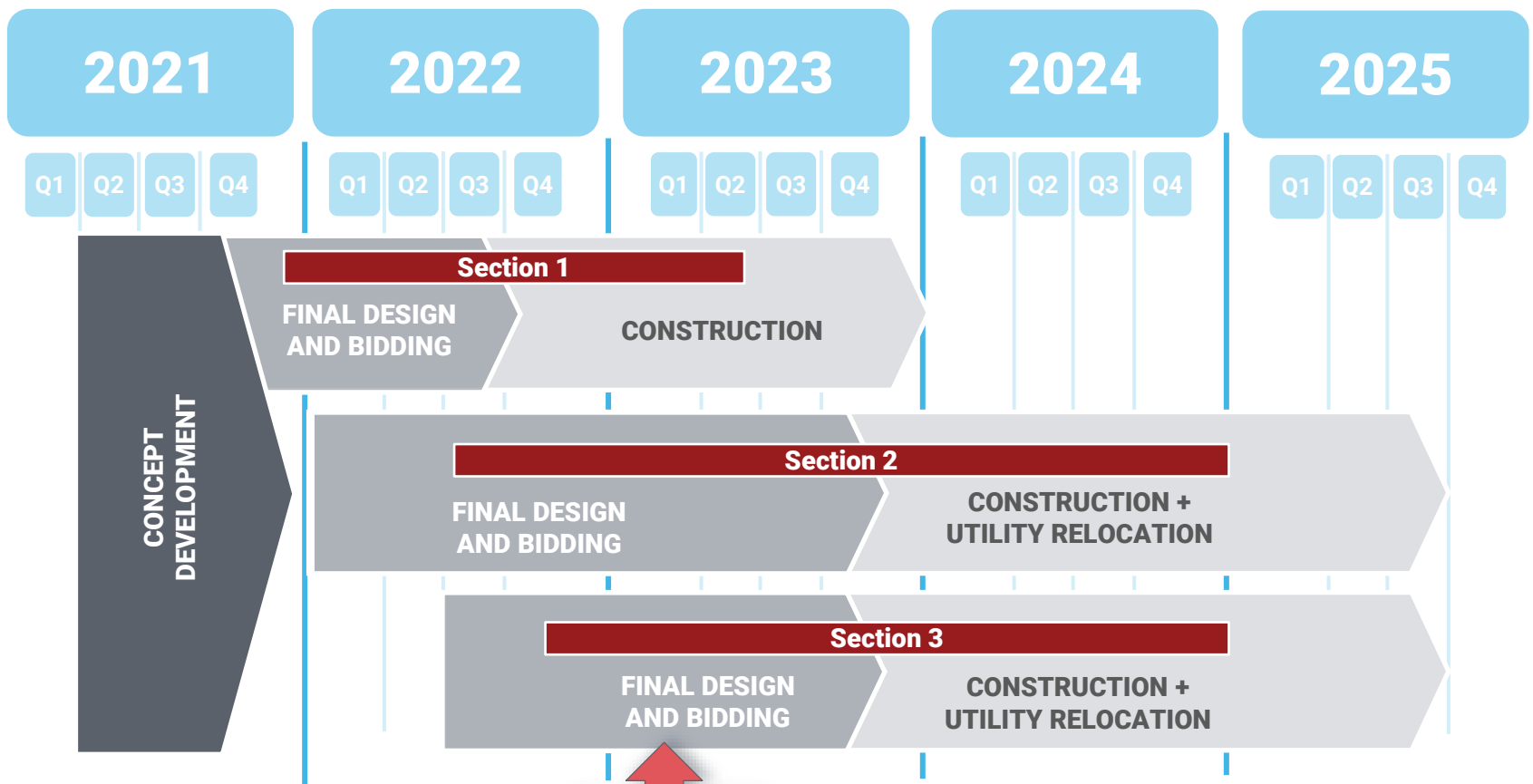


- Hoyne to Marshfield

#### SECTION 3 (47<sup>th</sup> St – east)

- 47<sup>th</sup> / Ashland to Loomis
- McDowell Plaza





WE ARE  
HERE





## Spring 2021

- Project Start-Up
- ISW Roundtable #1
- Existing Conditions Analysis

## Summer / Fall 2021

- ISW Roundtable #2
- Public Meeting #1
- Online Survey #1
- Stakeholder Interviews
- Preliminary Concepts

## Winter – Fall 2022

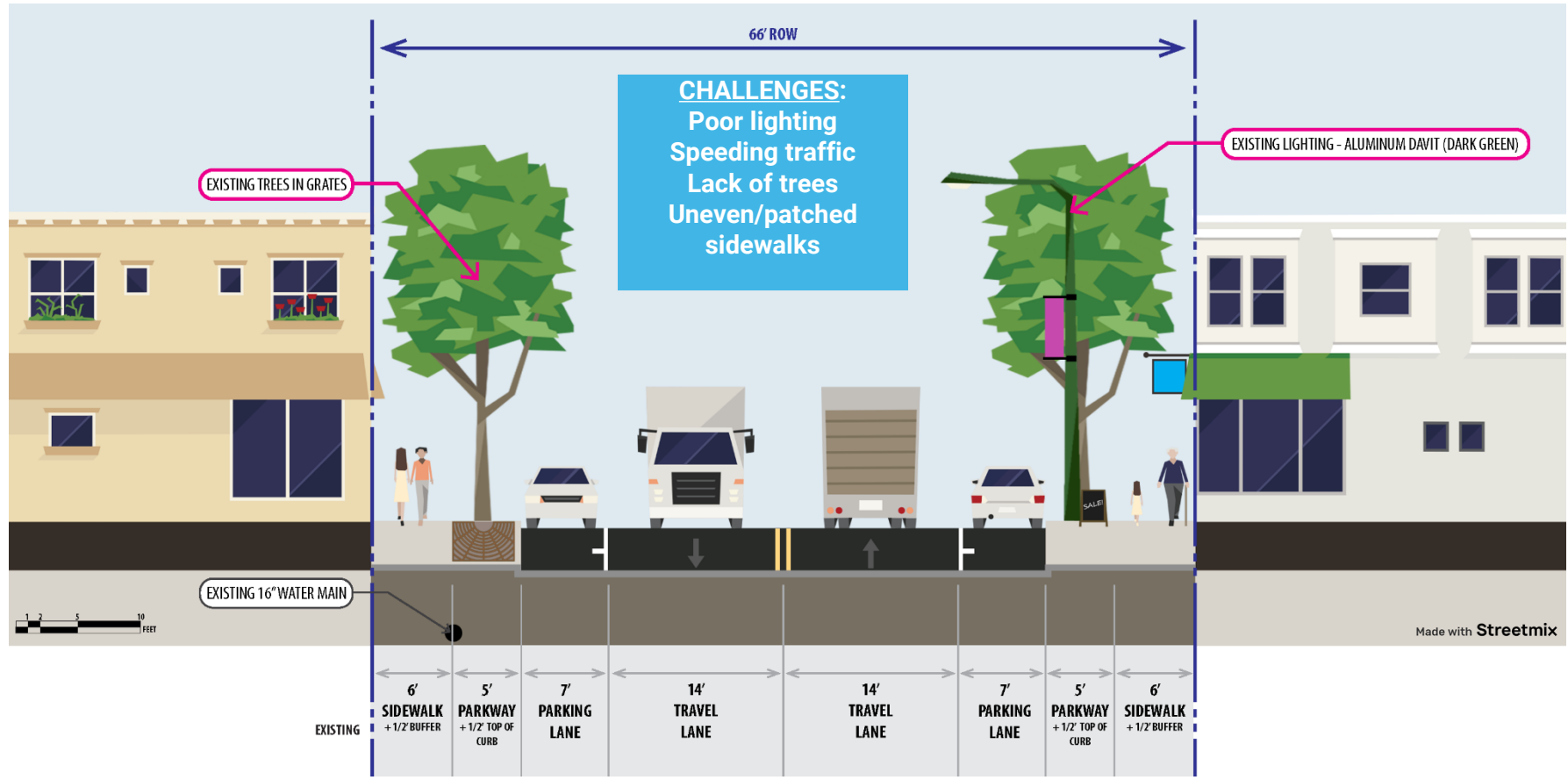
- ISW Roundtable #3, #4, #5
- Public Meeting #2
- Online Survey #2
- Preferred Concepts

## Winter / Summer 2023

- ISW Roundtable #6
- Sections 2 & 3 Design Development
- Public Meeting #3



## 47<sup>th</sup> STREET – EXISTING SECTION LOOKING WEST





# 47<sup>TH</sup> STREET – PROPOSED SECTION

## 47<sup>TH</sup> STREET – PROPOSED MID BLOCK SECTION

NORTH

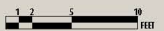
PROTECT AND MAINTAIN EXISTING TREES

OPPORTUNITIES FOR AMENITIES SUCH AS BENCHES, PLANTERS, AND BIKE RACKS

WIDENED SIDEWALK PROVIDES SPACE FOR OUTDOOR DINING AND ALLOWS FOR OFFSET FROM WATER MAIN FOR STREET LIGHT FOUNDATIONS

DECORATIVE LIGHT POLES

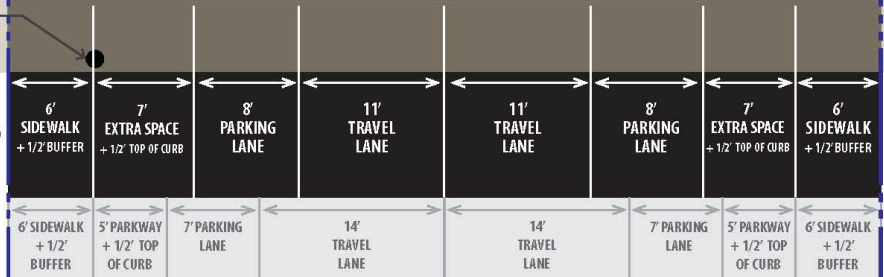
66' ROW



EXISTING 16" WATER MAIN

ILLUSTRATED ALTERNATE

EXISTING

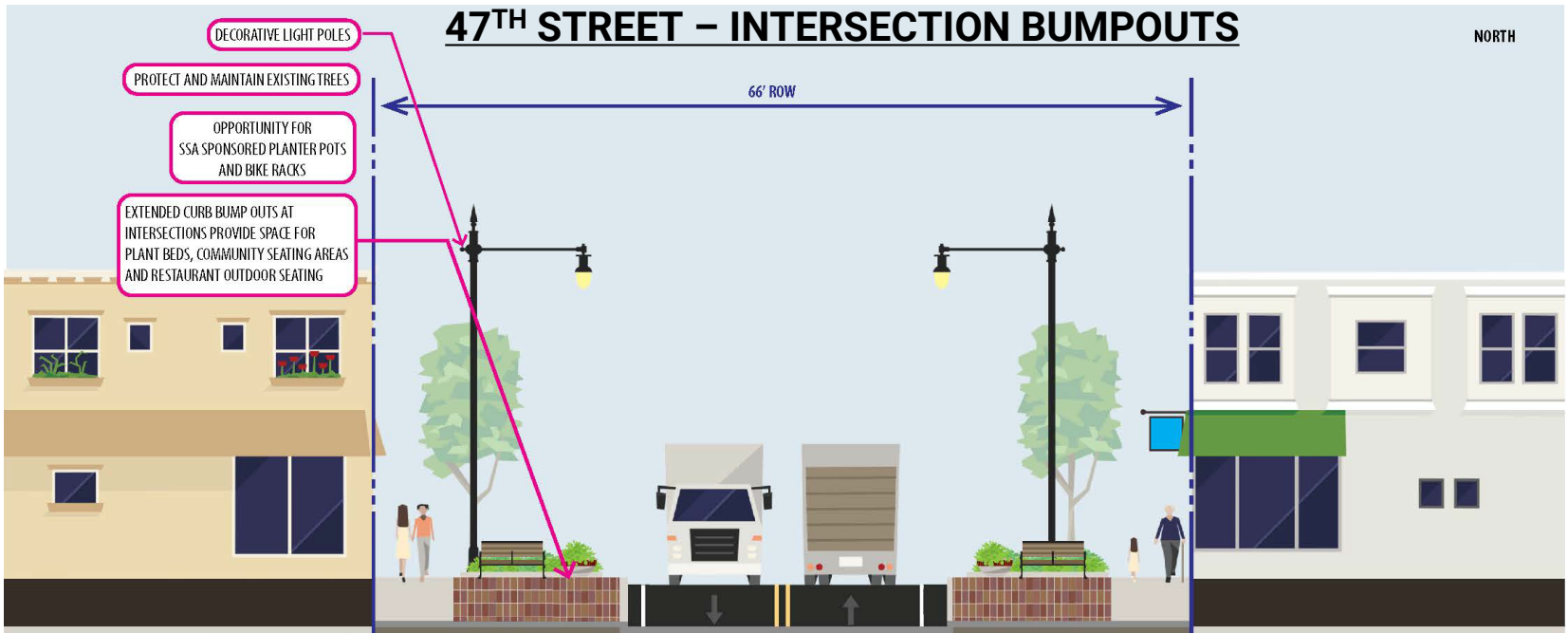


**PROPOSED IMPROVEMENTS:**  
 New lighting  
 Reduced lane widths  
 Enhanced sidewalk bumpouts  
 Replace + widen sidewalks at north and south  
 Install new trees, furnishings and decorative paving



## 47TH STREET – INTERSECTION BUMPOUTS

NORTH



- DECORATIVE LIGHT POLES
- PROTECT AND MAINTAIN EXISTING TREES
- OPPORTUNITY FOR SSA SPONSORED PLANTER POTS AND BIKE RACKS
- EXTENDED CURB BUMPOUTS AT INTERSECTIONS PROVIDE SPACE FOR PLANT BEDS, COMMUNITY SEATING AREAS AND RESTAURANT OUTDOOR SEATING

EXISTING 16" WATER MAIN



ILLUSTRATED ALTERNATE

EXISTING

6' SIDEWALK + 1/2' BUFFER	12' EXTRA SPACE + 1/2' TOP OF CURB	14' TRAVEL LANE + BUFFER	14' TRAVEL LANE + BUFFER	12' EXTRA SPACE + 1/2' TOP OF CURB	6' SIDEWALK + 1/2' BUFFER
6' SIDEWALK + 1/2' BUFFER	12' PARKWAY AND PARKING LANE + 1/2' TOP OF CURB	14' TRAVEL LANE	14' TRAVEL LANE	12' PARKWAY AND PARKING LANE + 1/2' TOP OF CURB	6' SIDEWALK + 1/2' BUFFER

**PROPOSED IMPROVEMENTS:**  
 New lighting  
 Enhanced sidewalk bump outs  
 Replace sidewalks  
 Install new trees, furnishings and decorative paving



## Back of the Yards Community Branding + Marketing, (October 11, 2012)

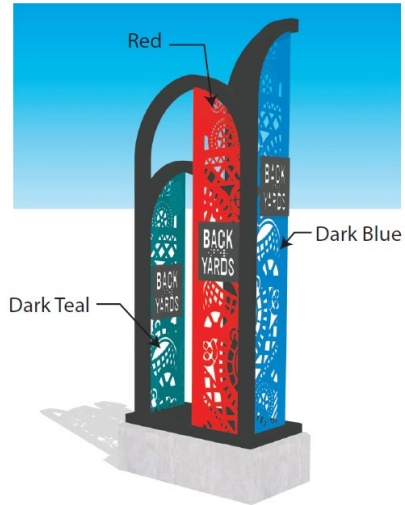
- provided by Back of the Yards Neighborhood Council



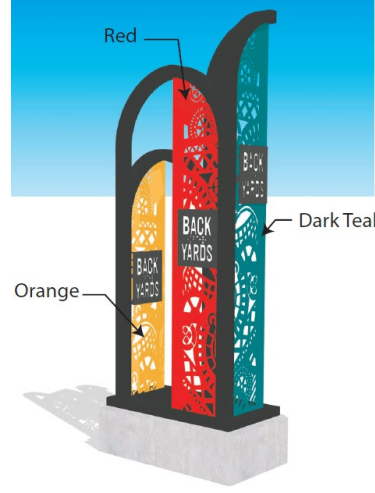
### COOL COLOR PALETTE SELECTED



# DESIGN PALETTE SELECTION



**NEIGHBORHOOD IDENTIFIER A**



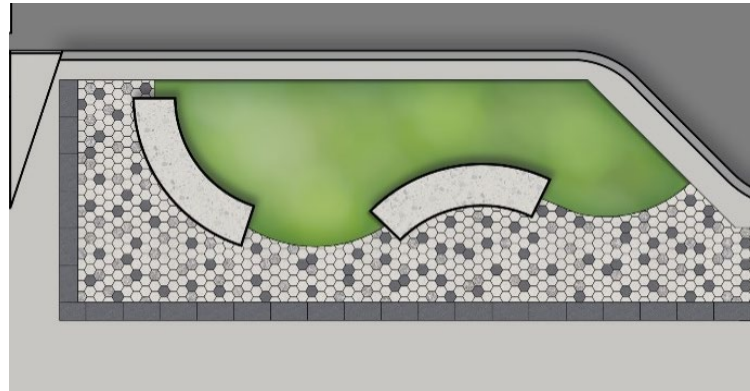
**NEIGHBORHOOD IDENTIFIER B**



**BENCHES**



**PAVERS**



**LIGHT POLE IDENTIFIER**



PLAZA DESIGN



BUMPOUT SEATING AREA DESIGN



## PLACEMAKING FEATURES + OPPORTUNITIES

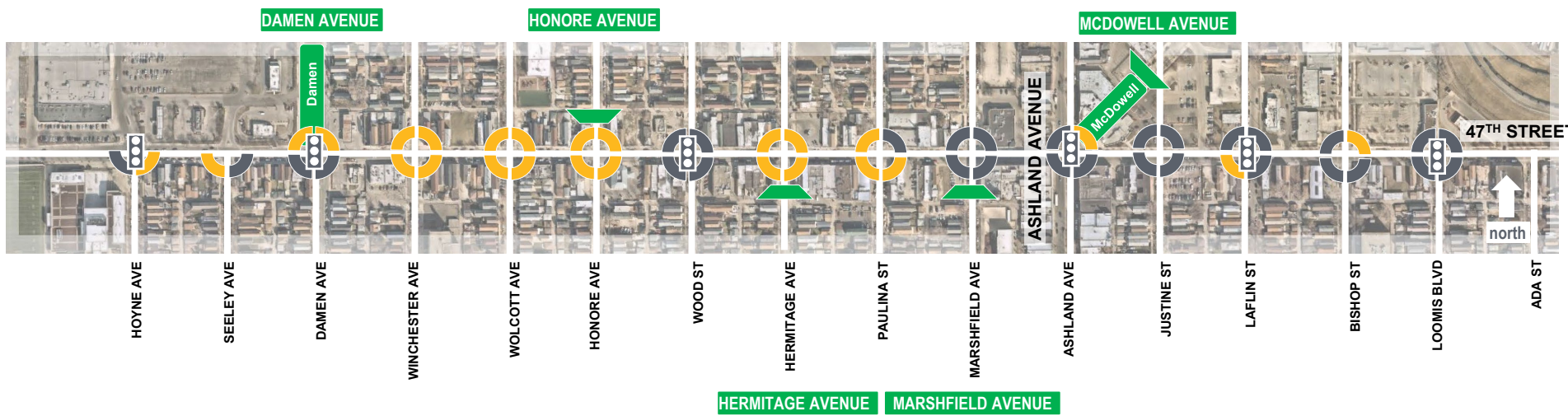
### Intersection Treatments:

Gray = concrete sidewalks + ADA improvements; Yellow = decorative pavers, seating, + landscaping

**Plaza Areas:** McDowell Plaza; Damen Plaza / Open Space

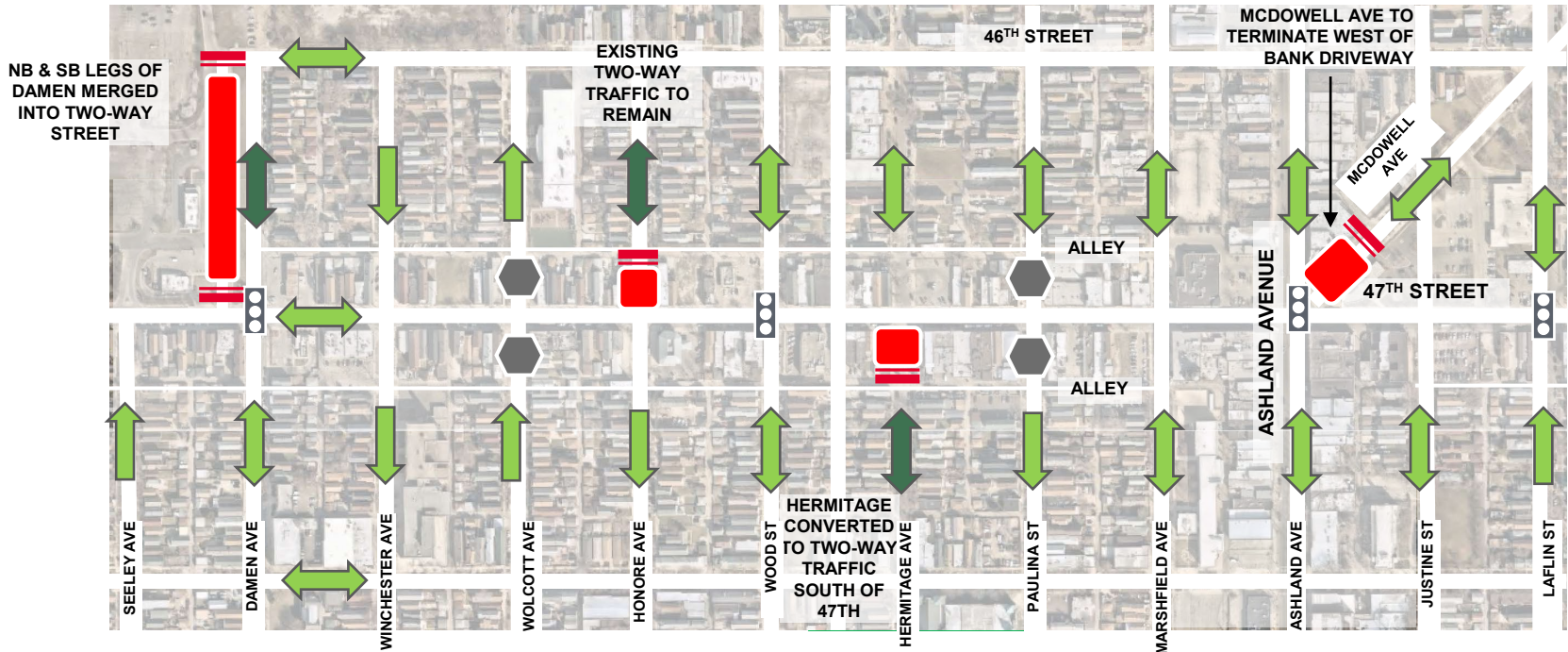
### Public Open Space Opportunities:

Green = Recommended



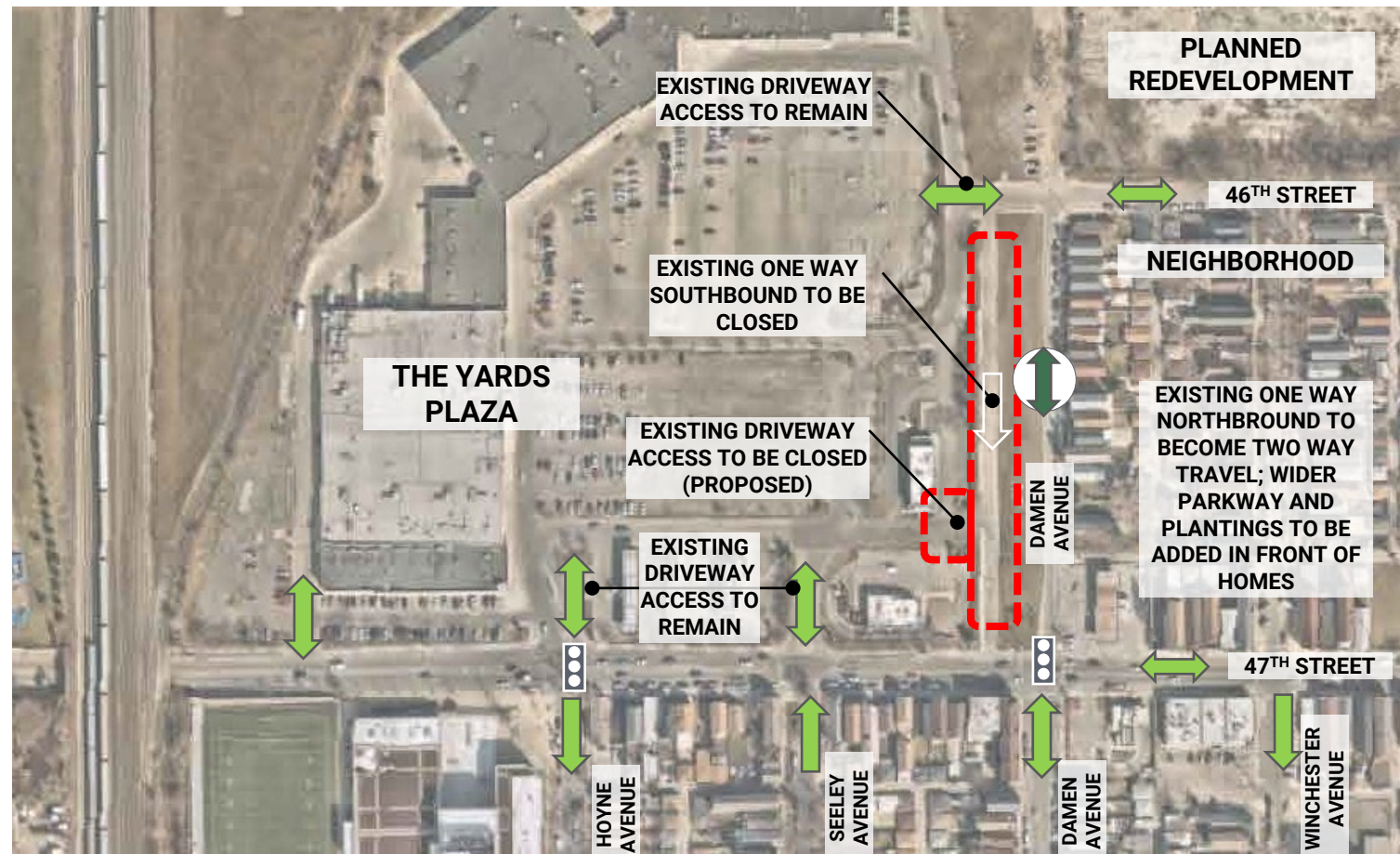
### TRAFFIC CIRCULATION

- Existing Travel Direction to Remain
- Proposed Two-Way Traffic
- Proposed Road Closure for Plaza / Open Space

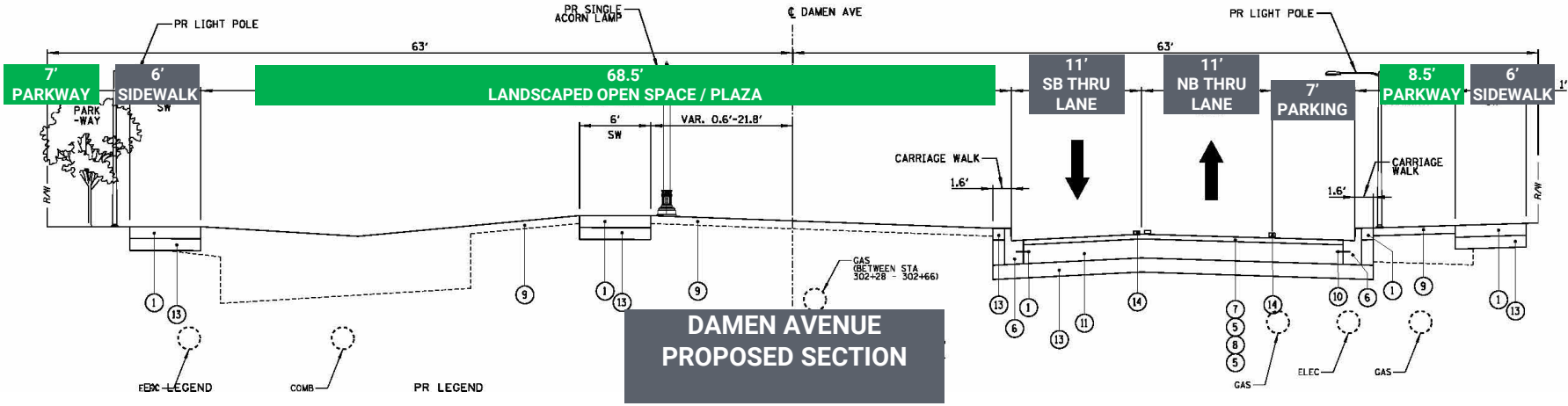
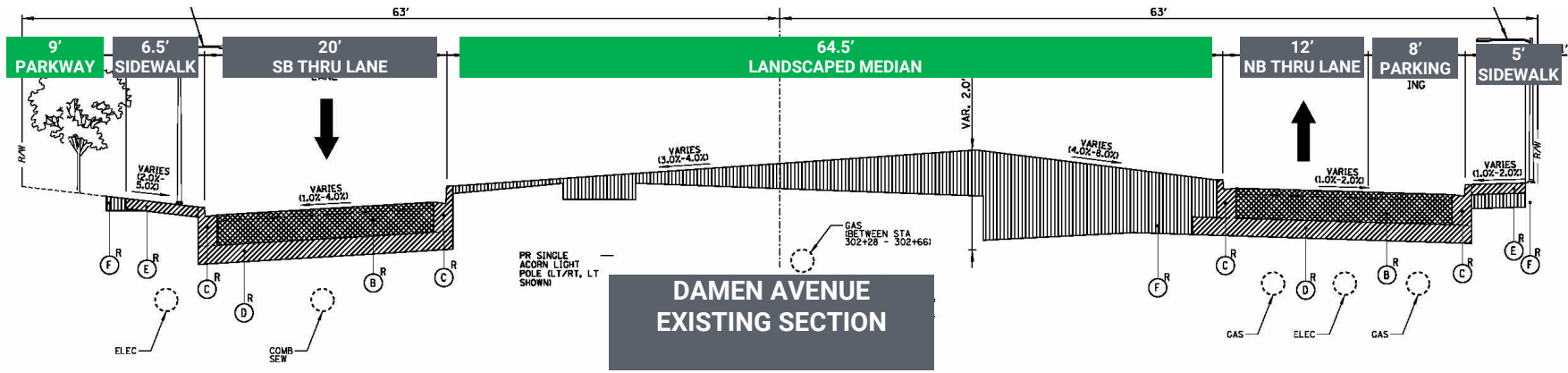




# DAMEN AVENUE OPEN SPACE + PLAZA



TRAFFIC CIRCULATION	
Existing Travel Direction to Remain	
Proposed New Travel Direction	
Proposed Road / Driveway Closure for Open Space	

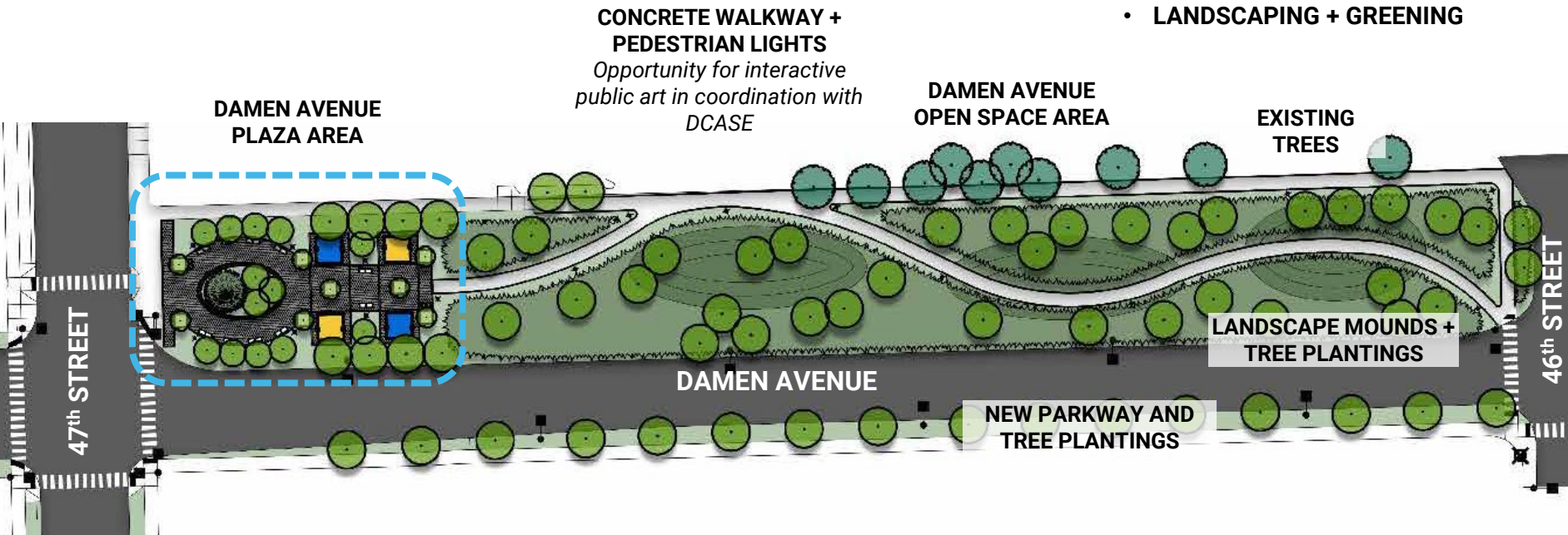


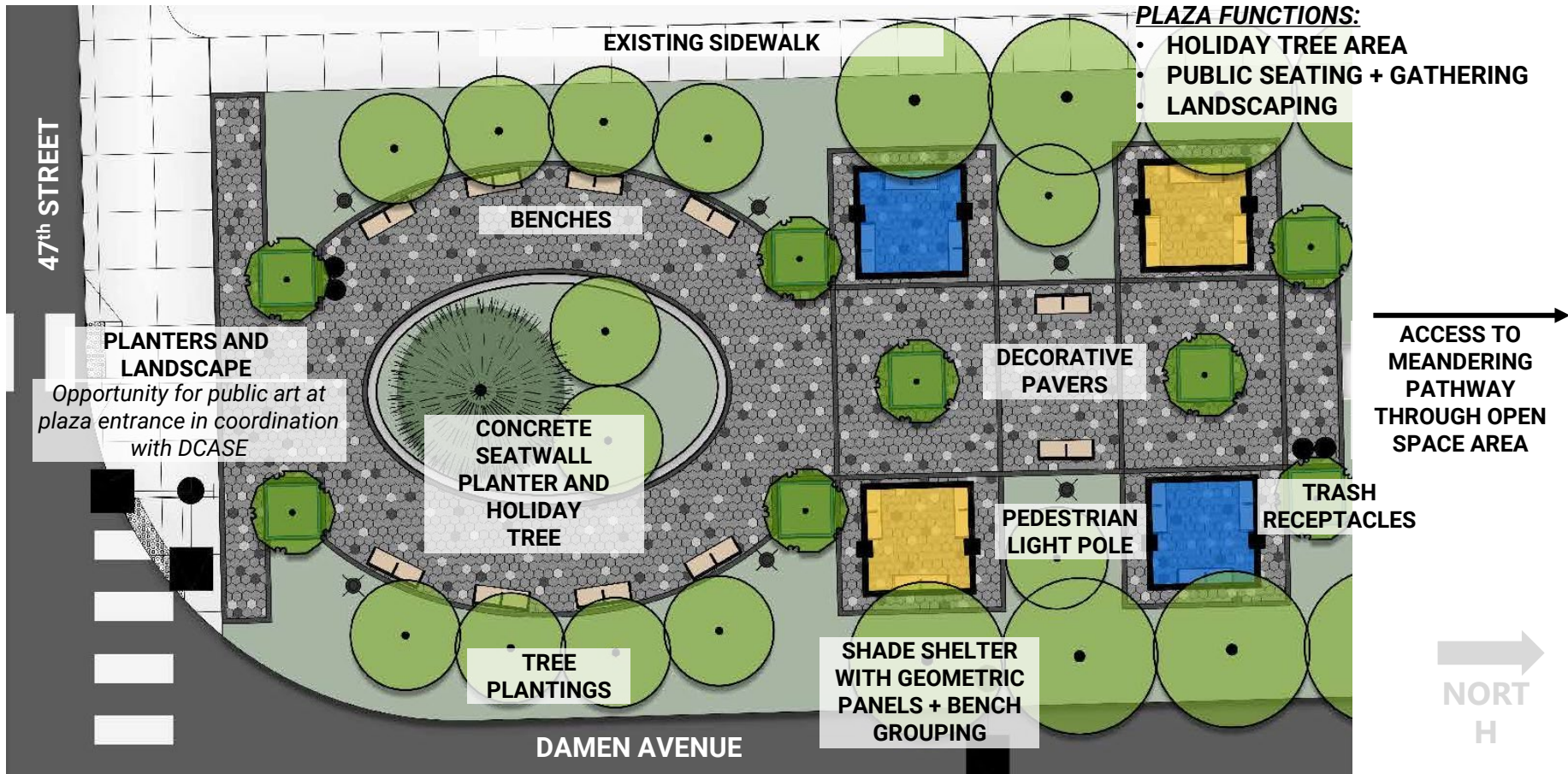


- **ADJACENT LAND USES:** RESIDENCES (EAST), SHOPPING CENTER (WEST), + 47TH STREET CORRIDOR (SOUTH), PLANNED REDEVELOPMENT (NORTH)
- **PARKING:** EXISTING DAMEN AVENUE PARKING TO REMAIN..



- OPEN SPACE FUNCTIONS:**
- PASSIVE RECREATION + STROLLING
  - LANDSCAPING + GREENING

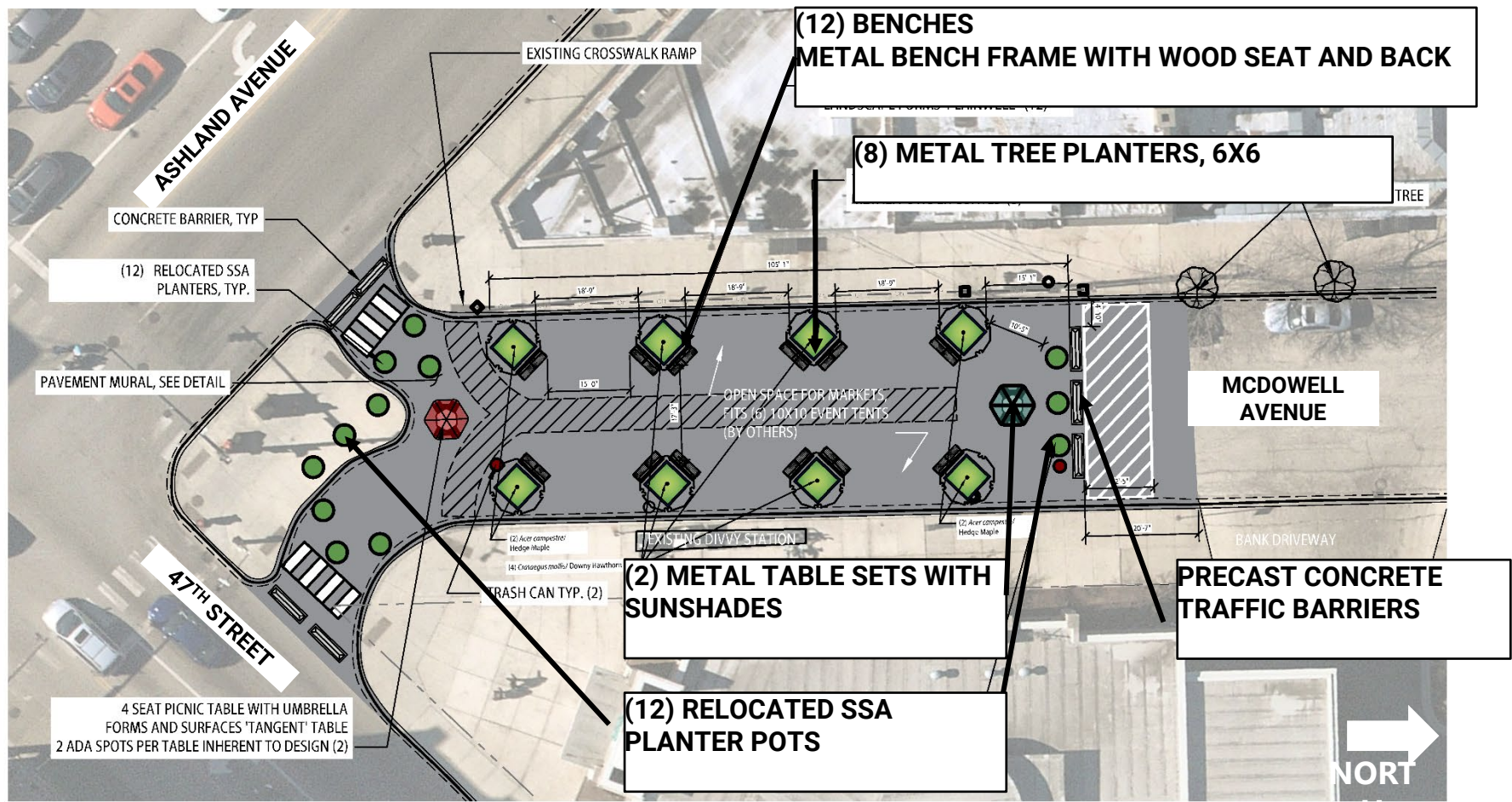






- **ADJACENT LAND USES:** BACK ENTRANCES TO BUSINESSES (NORTH) AND BANK (SOUTH).
- **TRAFFIC:** REDUCE CONGESTION AND CONFLICTS AT 47<sup>TH</sup> ST / ASHLAND AVE.
- **PARKING:** (8) UNDERUTILIZED ON-STREET SPACES IMPACTED. ADDITIONAL ON STREET PARKING LOCATED ALONG 47<sup>TH</sup> ST AND ASHLAND AVE, INCLUDING 65+ SPACES WITHIN A 4-MINUTE WALK.





**(12) BENCHES**  
METAL BENCH FRAME WITH WOOD SEAT AND BACK

**(8) METAL TREE PLANTERS, 6X6**

**(2) METAL TABLE SETS WITH SUNSHADES**

**(12) RELOCATED SSA PLANTER POTS**

**PRECAST CONCRETE TRAFFIC BARRIERS**

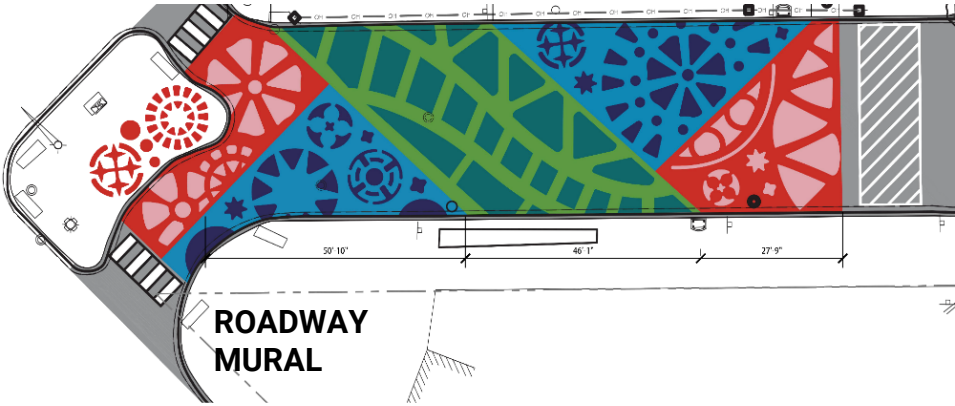
**(12) RELOCATED SSA PLANTERS, TYP.**

PAVEMENT MURAL, SEE DETAIL

4 SEAT PICNIC TABLE WITH UMBRELLA  
FORMS AND SURFACES 'TANGENT' TABLE  
2 ADA SPOTS PER TABLE INHERENT TO DESIGN (2)



**BENCH**



-  **NAVY BLUE #2f2a5a**  
CMYK 93-93-35-28  
RAL 5022
-  **SKY BLUE #0089b6**  
CMYK 83-34-14-0  
RAL 5012
-  **PINK #e1a6ad**  
CMYK 9-39-20-0  
RAL 3015
-  **DARK TEAL #02696a**  
CMYK 90-41-54-20  
RAL 5021
-  **GRASS GREEN #61993b**  
CMYK 68-20-100-4  
RAL 6018
-  **RED #cc2c24**  
CMYK 14-96-100-4  
RAL 3028

**MURAL COLORS**



**TABLE + CHAIRS WITH SUNSHADE**

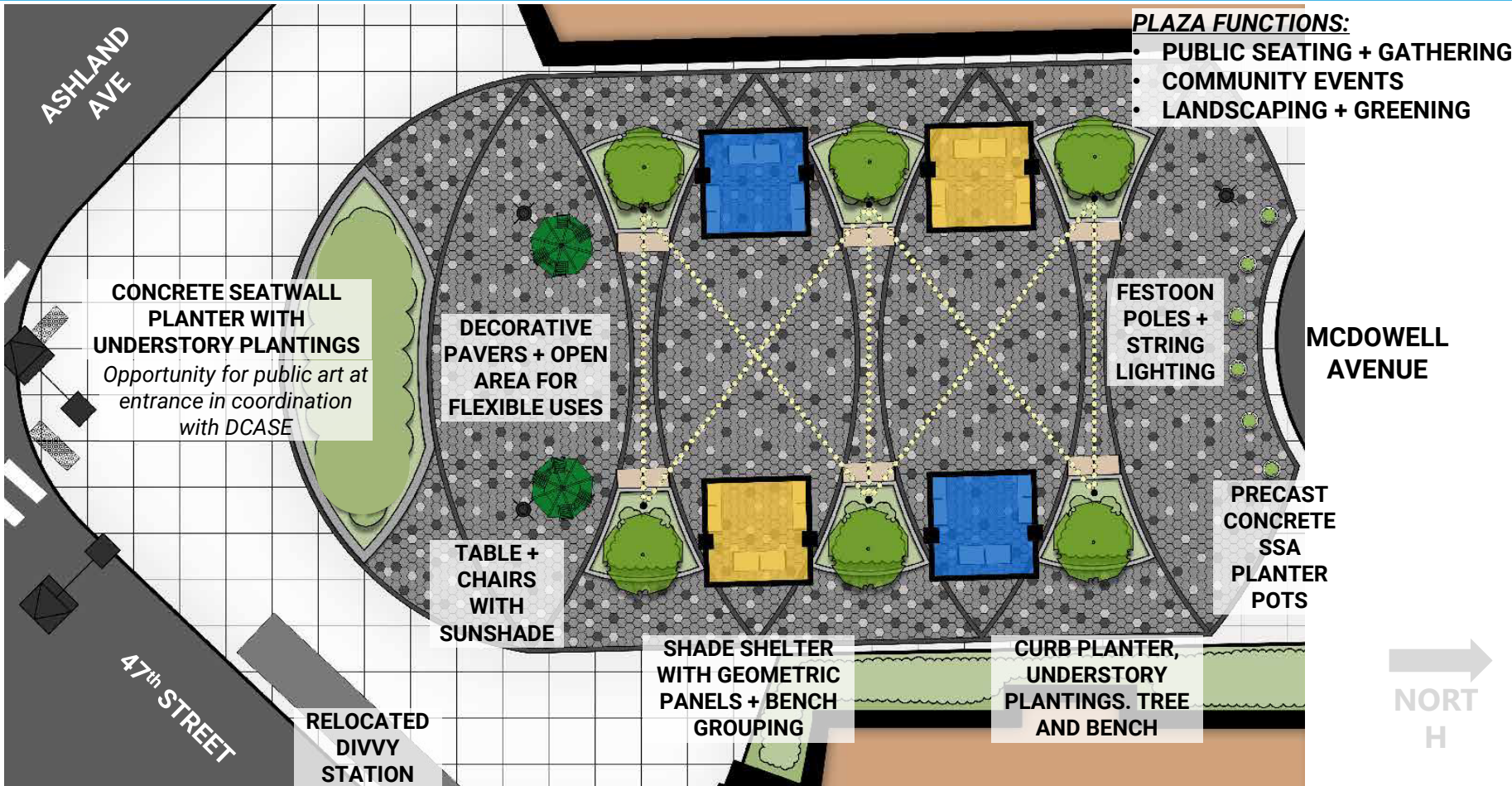


**PRECAST CONCRETE SSA PLANTER**



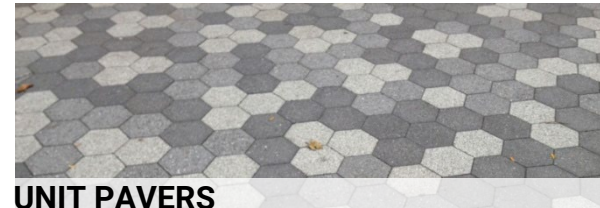
**METAL PLANTER**







**CONCRETE SEATWALL**



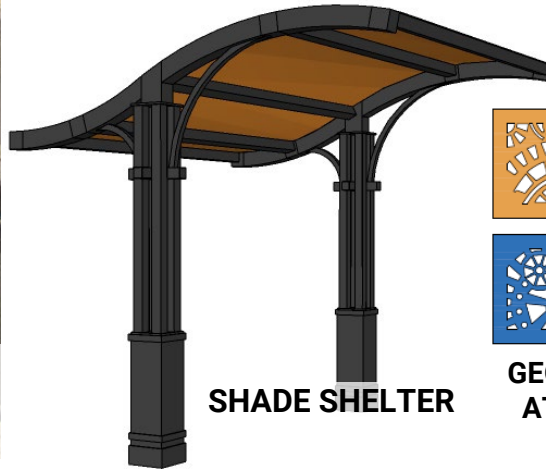
**UNIT PAVERS**



**TABLE + CHAIRS WITH  
SUNSHADE**



**PRECAST  
CONCRETE  
SSA PLANTER**



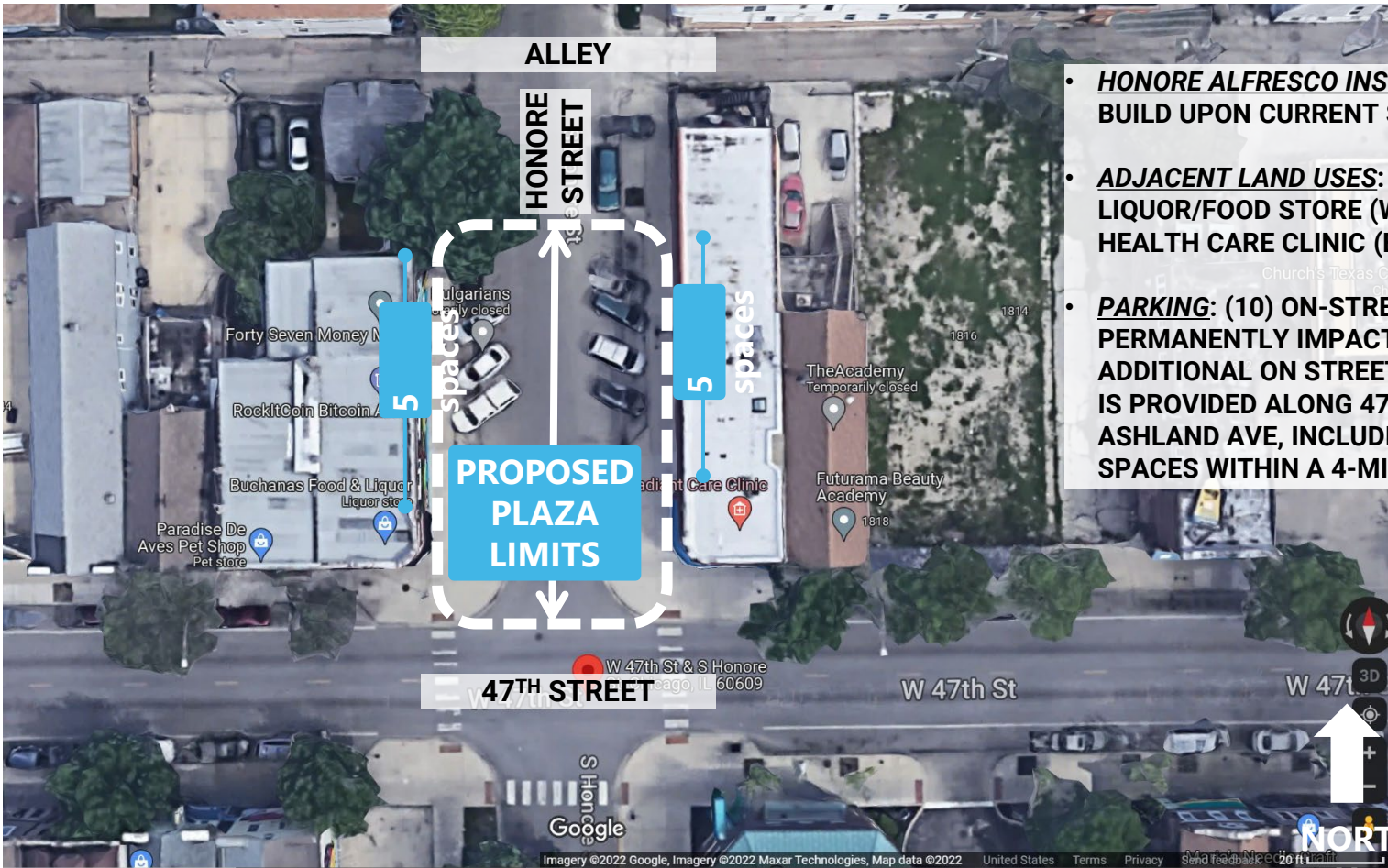
**SHADE SHELTER**



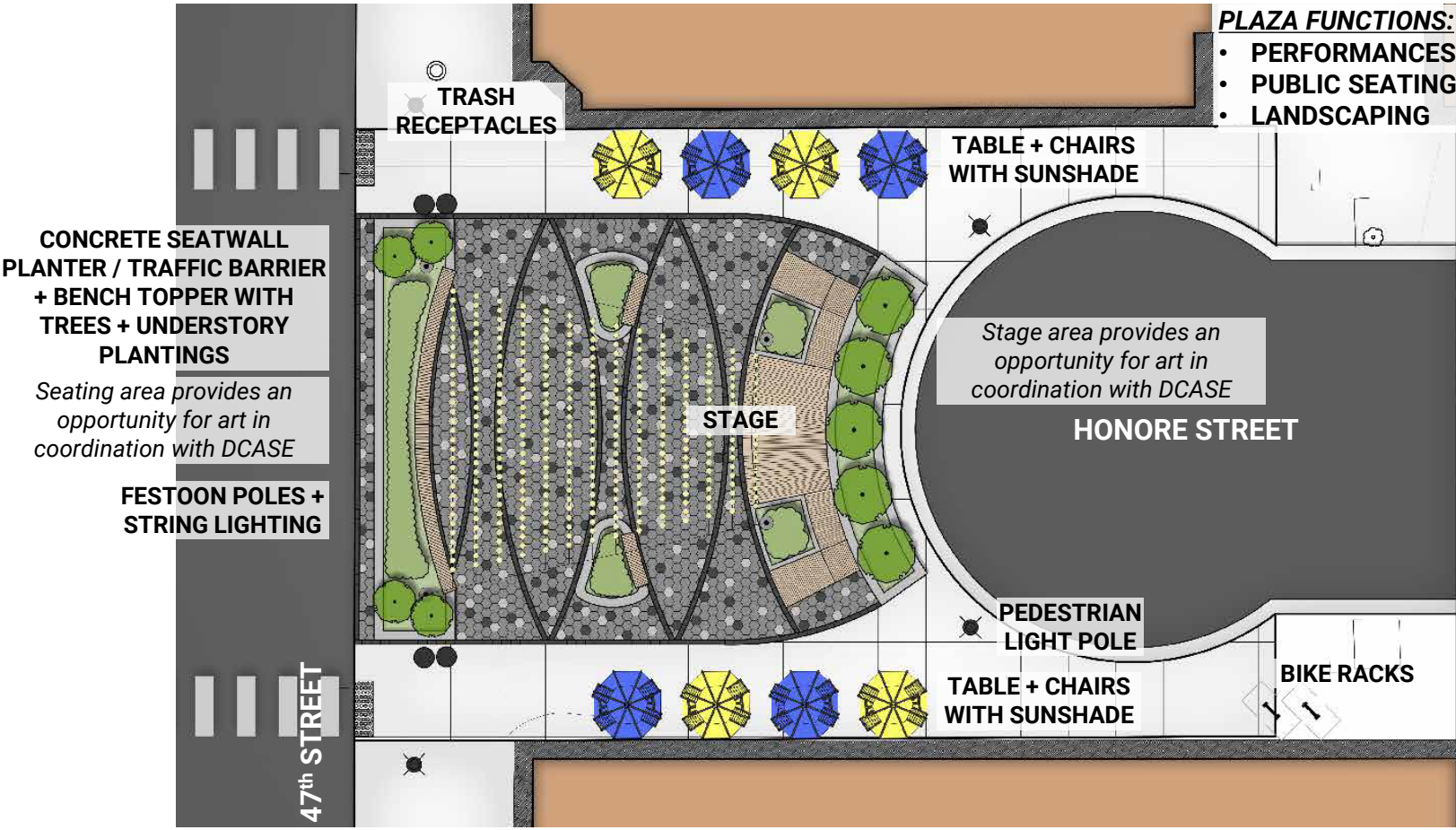
**GEOMETRIC PANELS  
AT SHELTER ROOF**



**DECORATIVE POLES  
+ STRING LIGHTS**



- **HONORE ALFRESCO INSTALLATION:** BUILD UPON CURRENT SUCCESSES.
- **ADJACENT LAND USES:** LIQUOR/FOOD STORE (WEST) AND HEALTH CARE CLINIC (EAST)
- **PARKING:** (10) ON-STREET SPACES PERMANENTLY IMPACTED. ADDITIONAL ON STREET PARKING IS PROVIDED ALONG 47TH ST AND ASHLAND AVE, INCLUDING 45+ SPACES WITHIN A 4-MINUTE WALK.



**PLAZA FUNCTIONS:**

- PERFORMANCES + EVENTS
- PUBLIC SEATING + GATHERING
- LANDSCAPING

TRASH RECEPTACLES

TABLE + CHAIRS WITH SUNSHADE

STAGE

Stage area provides an opportunity for art in coordination with DCASE

HONORE STREET

PEDESTRIAN LIGHT POLE

TABLE + CHAIRS WITH SUNSHADE

BIKE RACKS

CONCRETE SEATWALL PLANTER / TRAFFIC BARRIER + BENCH TOPPER WITH TREES + UNDERSTORY PLANTINGS

Seating area provides an opportunity for art in coordination with DCASE

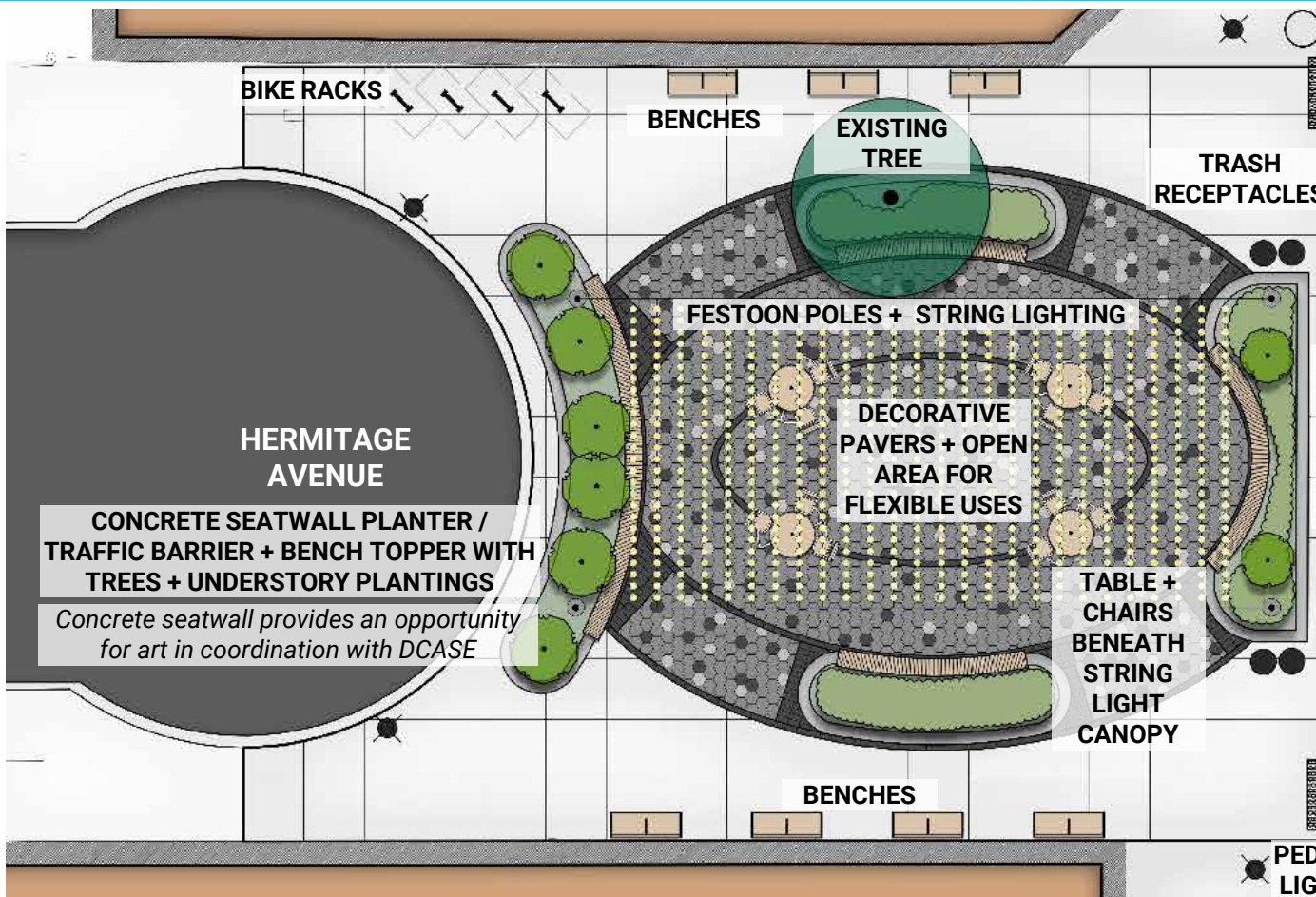
FESTOON POLES + STRING LIGHTING

47th STREET





- **ADJACENT LAND USES:** ICE CREAM SHOP (WEST) AND RESTAURANT (EAST)
- **PARKING:** (12) ON-STREET SPACES ARE IMPACTED. ADDITIONAL ON STREET PARKING IS PROVIDED ALONG 47TH ST AND ASHLAND AVE, INCLUDING 45+ SPACES WITHIN A 4-MINUTE WALK.

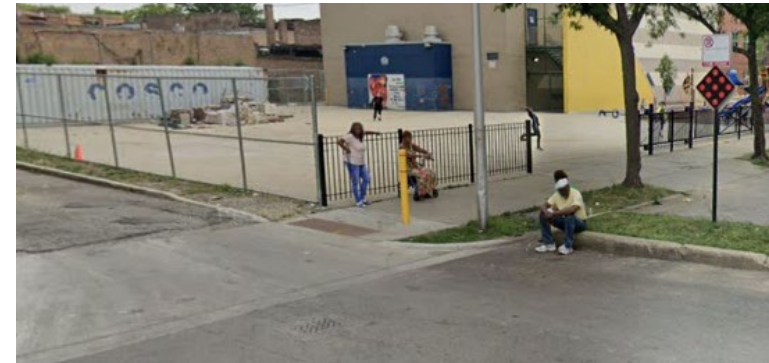
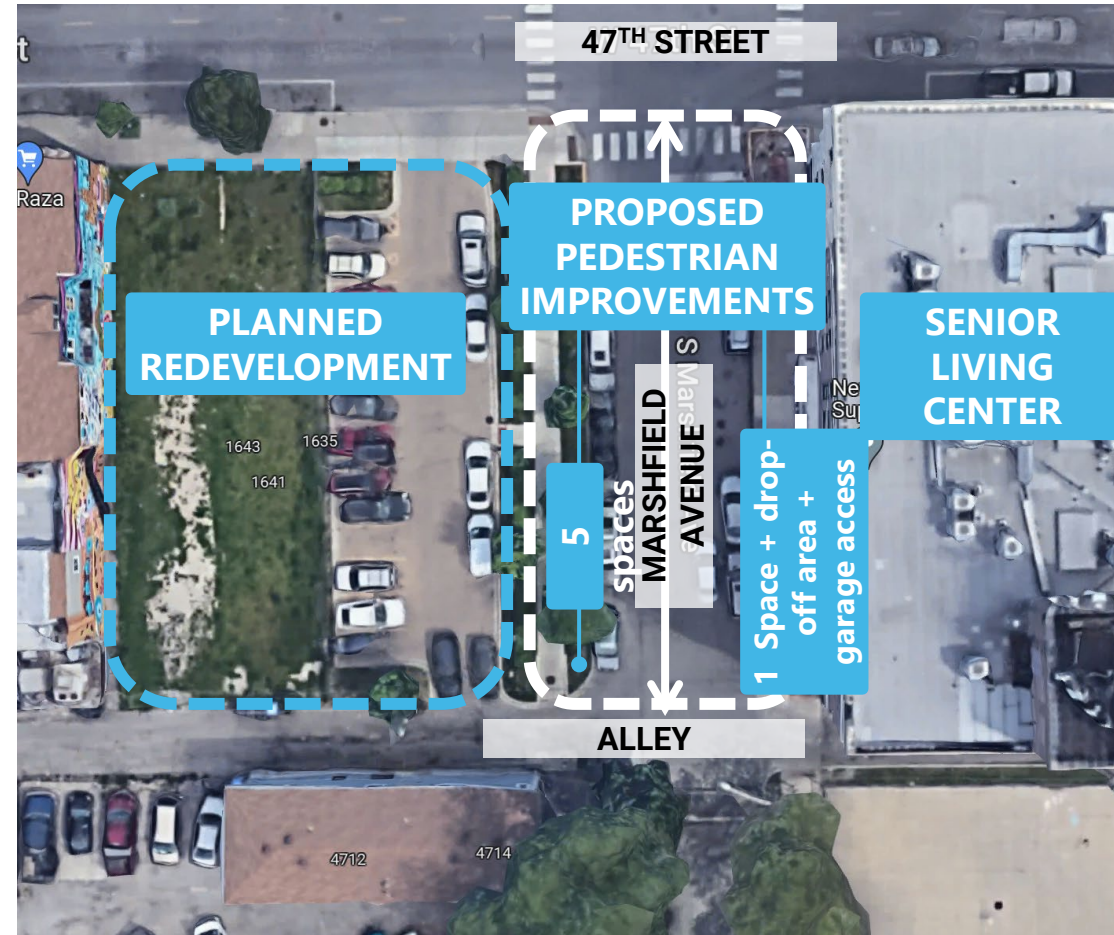


- PLAZA USES:**
- OPEN AREAS FOR FLEXIBLE ACTIVITIES
  - OUTDOOR SEATING + INFORMAL DINING
  - LANDSCAPING
- CONCRETE SEATWALL PLANTER / TRAFFIC BARRIER + BENCH TOPPER WITH PLANTINGS**
- Concrete seatwall provides an opportunity for art in coordination with DCASE*

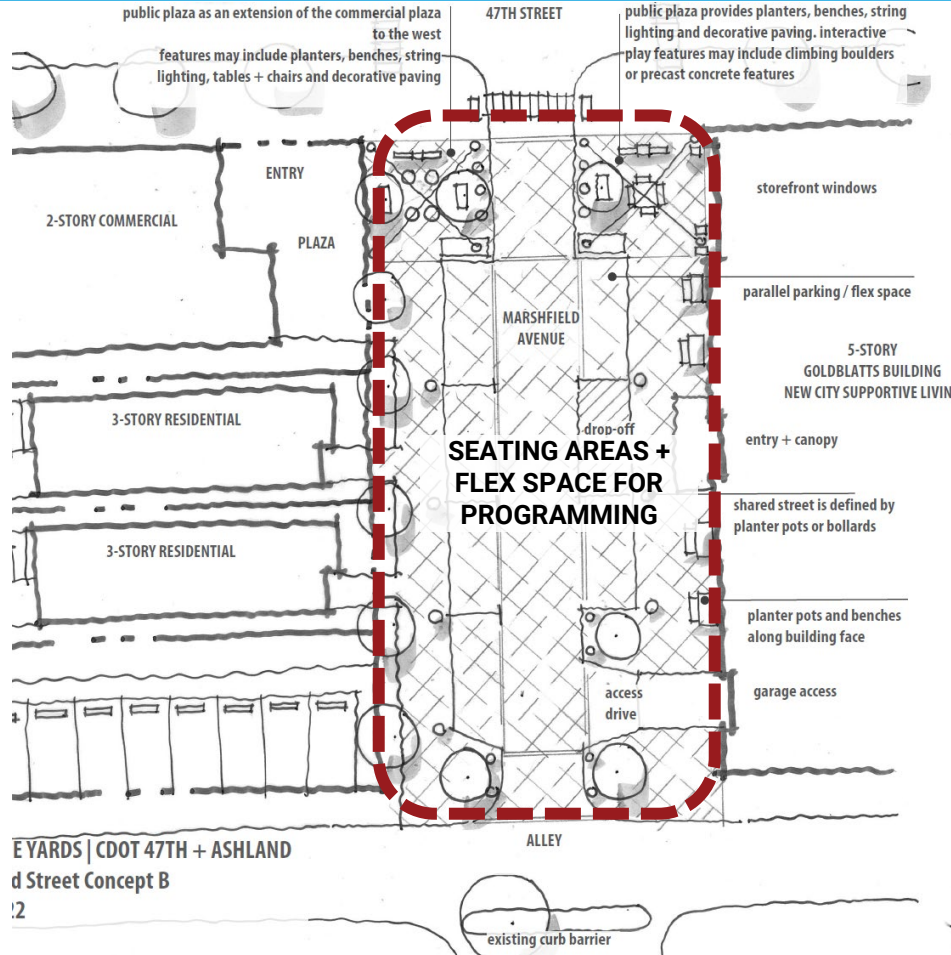
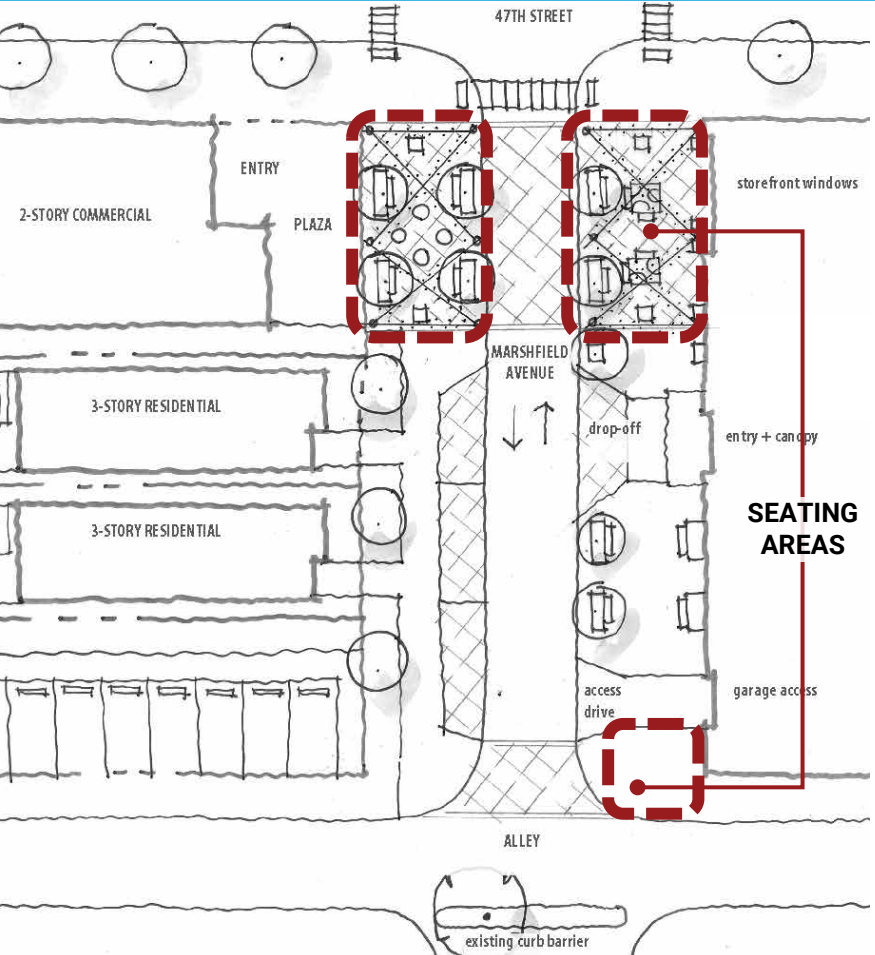
47th STREET

PEDESTRIAN LIGHT POLE

NORTH



- **ADJACENT LAND USES:** SENIOR LIVING CENTER (EAST) AND PLANNED COMMERCIAL / RESIDENTIAL DEVELOPMENT (WEST)
- **PARKING:** (6) ON-STREET SPACE, DROP OFF AND SENIOR CENTER GARAGE ACCESS TO REMAIN.



E YARDS | CDOT 47TH + ASHLAND  
d Street Concept B  
12



# NEXT STEPS / Q+A

1. **Concept Refinements**
2. **Next Public Meeting / Open House**
  - **Late Spring / Early Summer 2023**

**VISIT THE WEBSITE:**

**<https://chicagocompletestreets.org/portfolio/invest-south-west-back-of-the-yards-47th-street/>**



**Q&A | Announcements**

***Preguntas y Respuestas | Anuncios***