



Humboldt Park Chicago Ave Community Roundtable

January 2021



Please mute
your microphone



Agenda

1. **Welcome**
2. **Department Updates**
 - a. NOF Program
 - b. JPSTC – Phase 1A Updates
3. **RFP Update**
4. **Opportunity Sites Discussion**
5. **Neighborhood Priorities**
6. **Open Discussion**

Community

Adrienne Whitney-Boykin, *West Humboldt Park Development Council*
Nefertari Cutler, *West Humboldt Park Development Council*
Kedar Coleman, *Bickerdike Development Corp.*
Guacolda Reyes, *Bickerdike Development Corp.*
Quinton 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

City

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

*If information is missing, please email: ernest.bellamy@cityofchicago.org

Department Updates

NOF Program Update

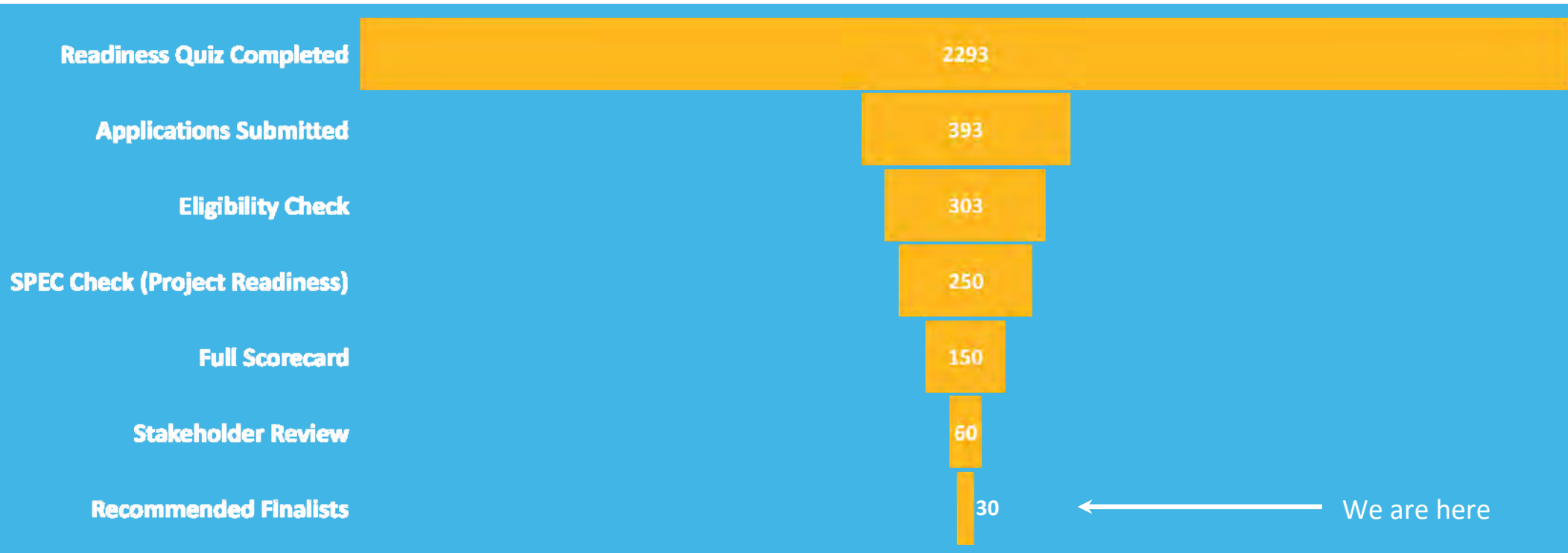


Neighborhood Opportunity Fund SMALL GRANT PROGRAM

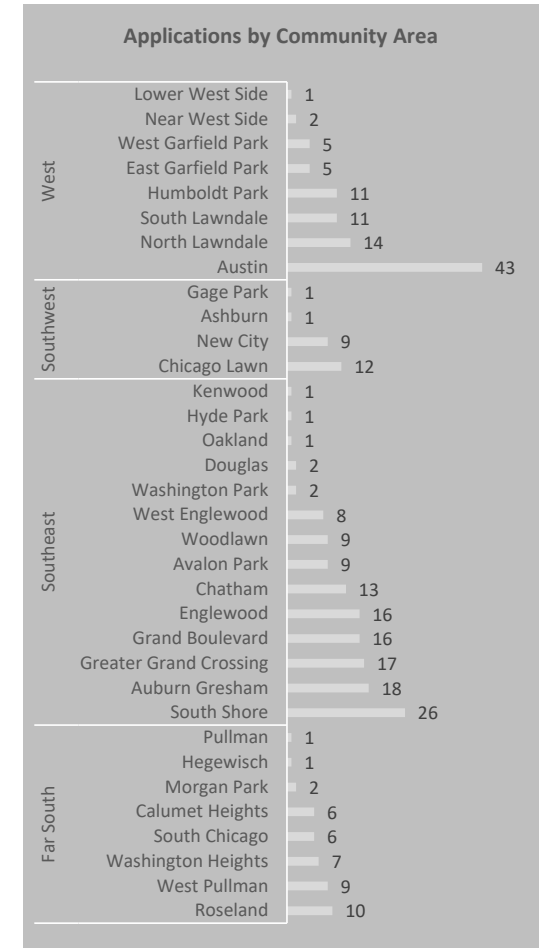
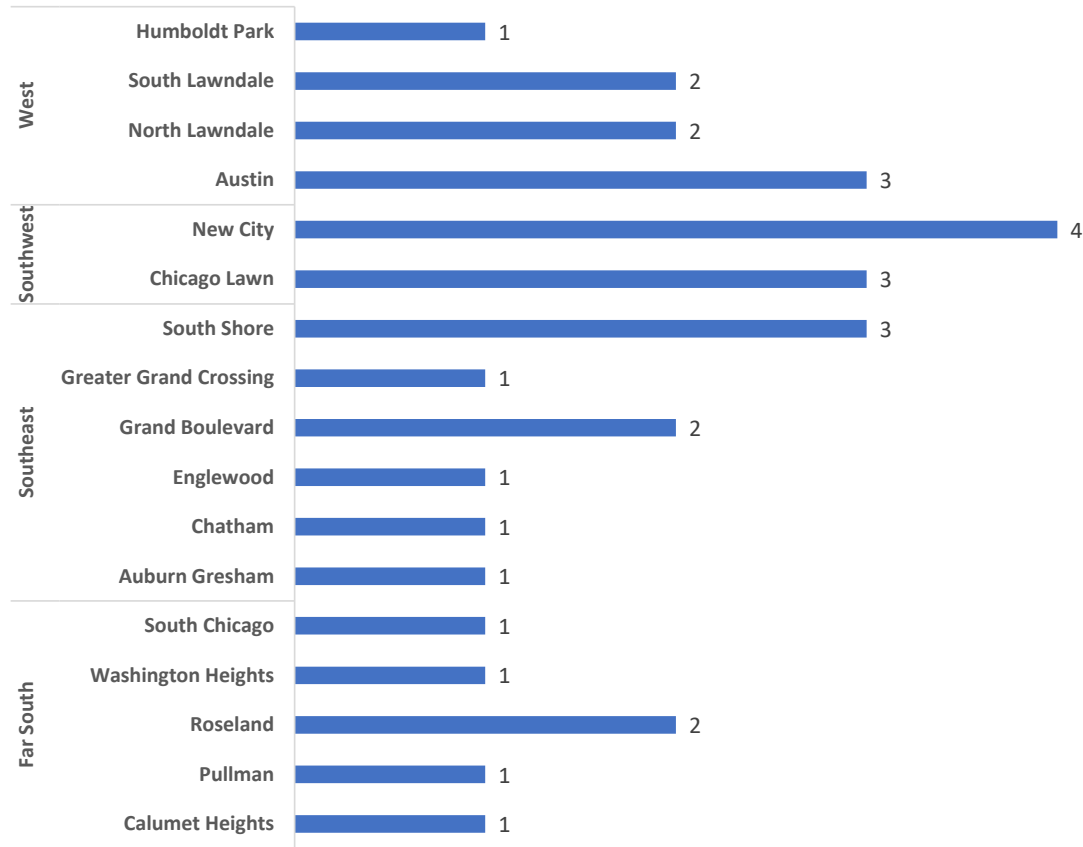
2020 Round 2 – Grant Applicants and Finalists

January 2021

Application Review & Selection



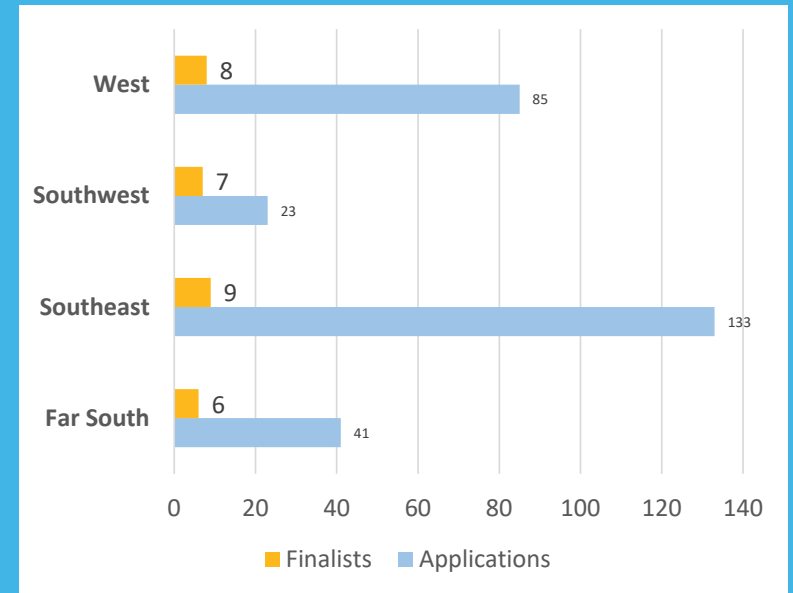
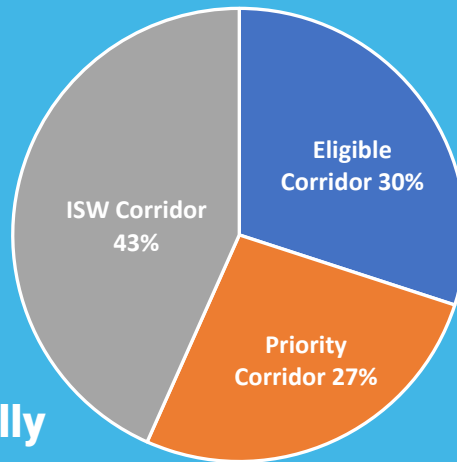
Round 2 Finalists by Community Area



Finalists' Profile

30 Projects in 16 Wards

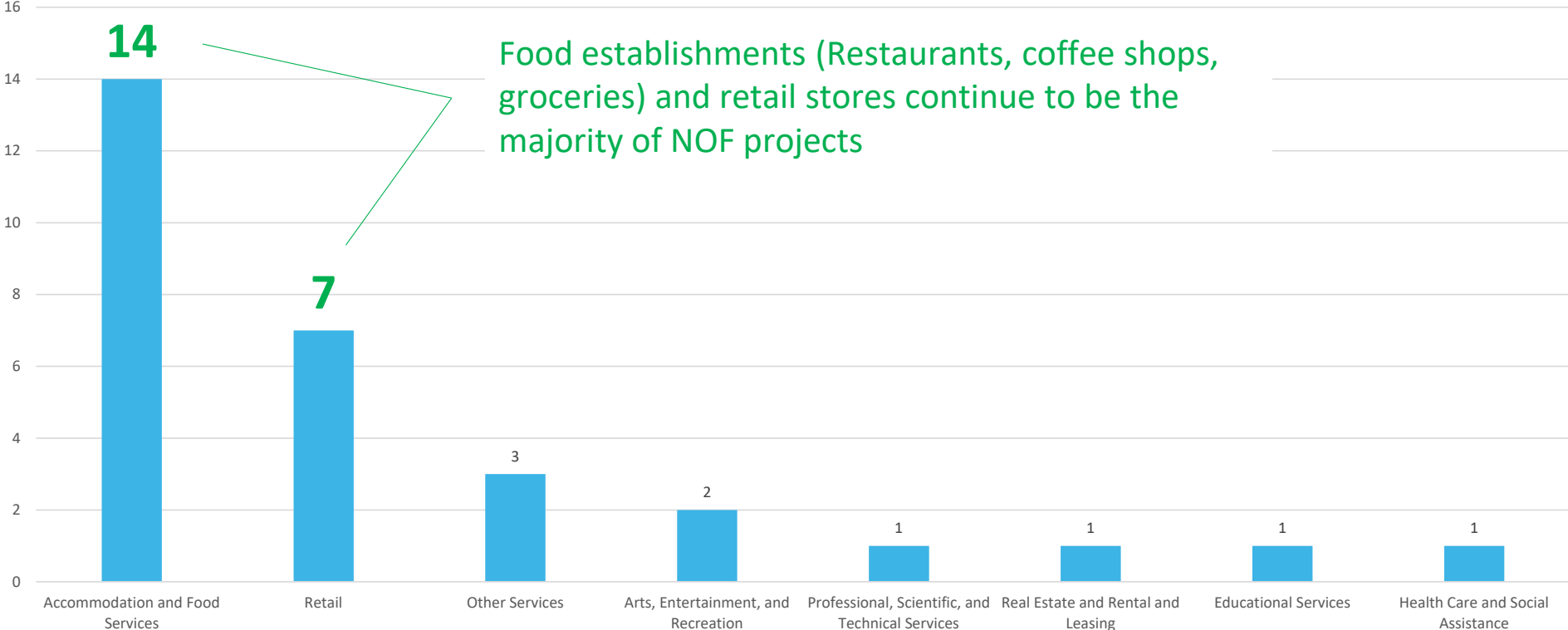
- Total Investment \$9.5m
- Total Grant Amount \$5.6m
- 162,000 SF of development
- 22 finalists reside in NOF QIA
- 29 finalists commit to hire locally



INVEST South/West RFPs Overview

Informational Presentation

Finalists' Businesses



Round 2 Finalists List

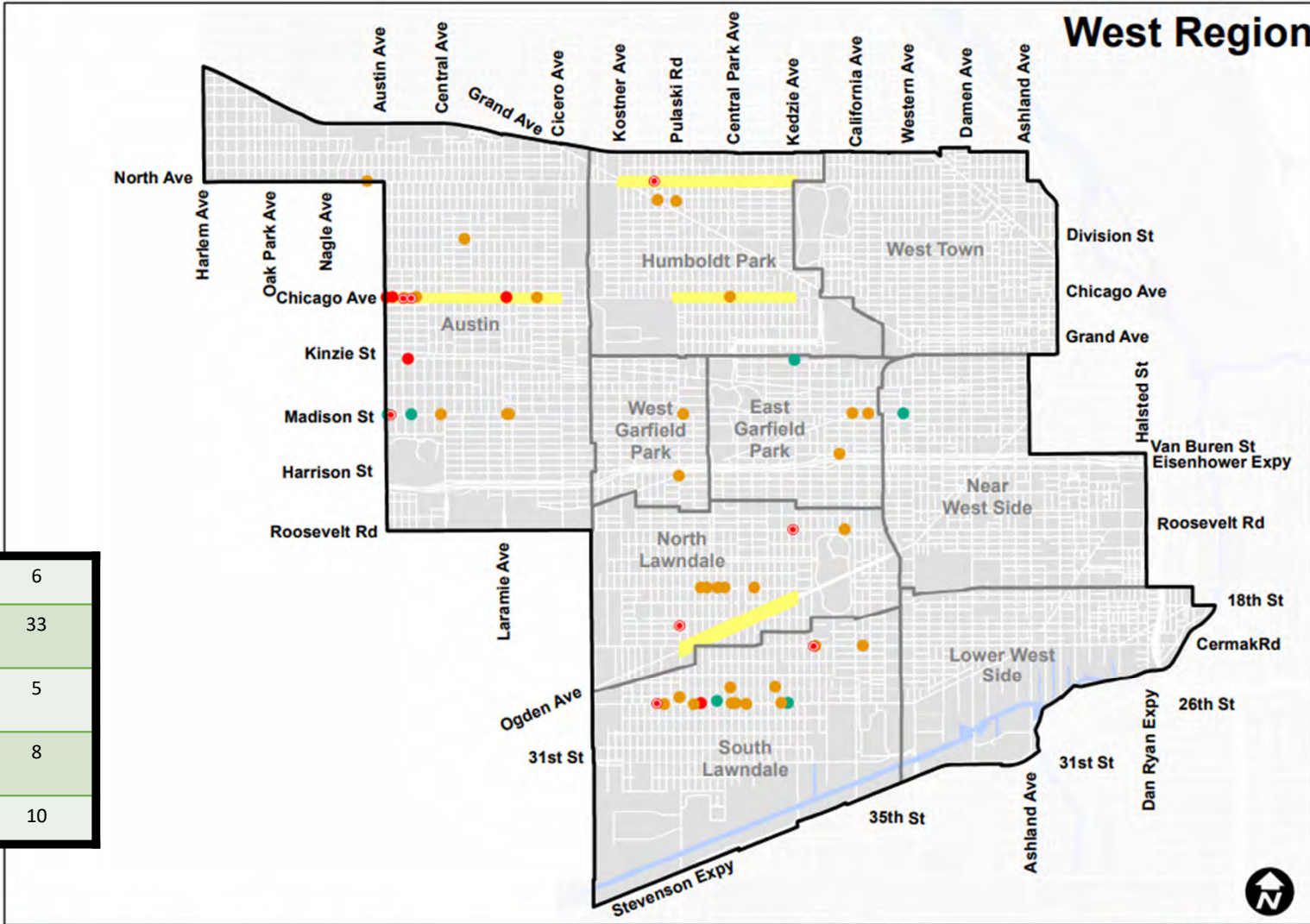
Planning Region	Business/Applicant	Project Address (Site)	ISW Corridor	Ward
Far South	Burst Into Books	11001 S. Michigan Avenue	Michigan Ave	9
	One Florence Boulevard	605 E. 111th Street	111th St	9
	JJJ Burgers	8904 S. Commercial Ave	Commercial Ave.	10
	Natural Roots Kids Hair, LLC	1851-55 E. 87th Street	--	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

INVEST South/West RFPs Overview

Informational Presentation



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



Further NOF Questions

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



JPSTC Phase 1A

Joint Public Safety Training Campus – Out Parcel Development

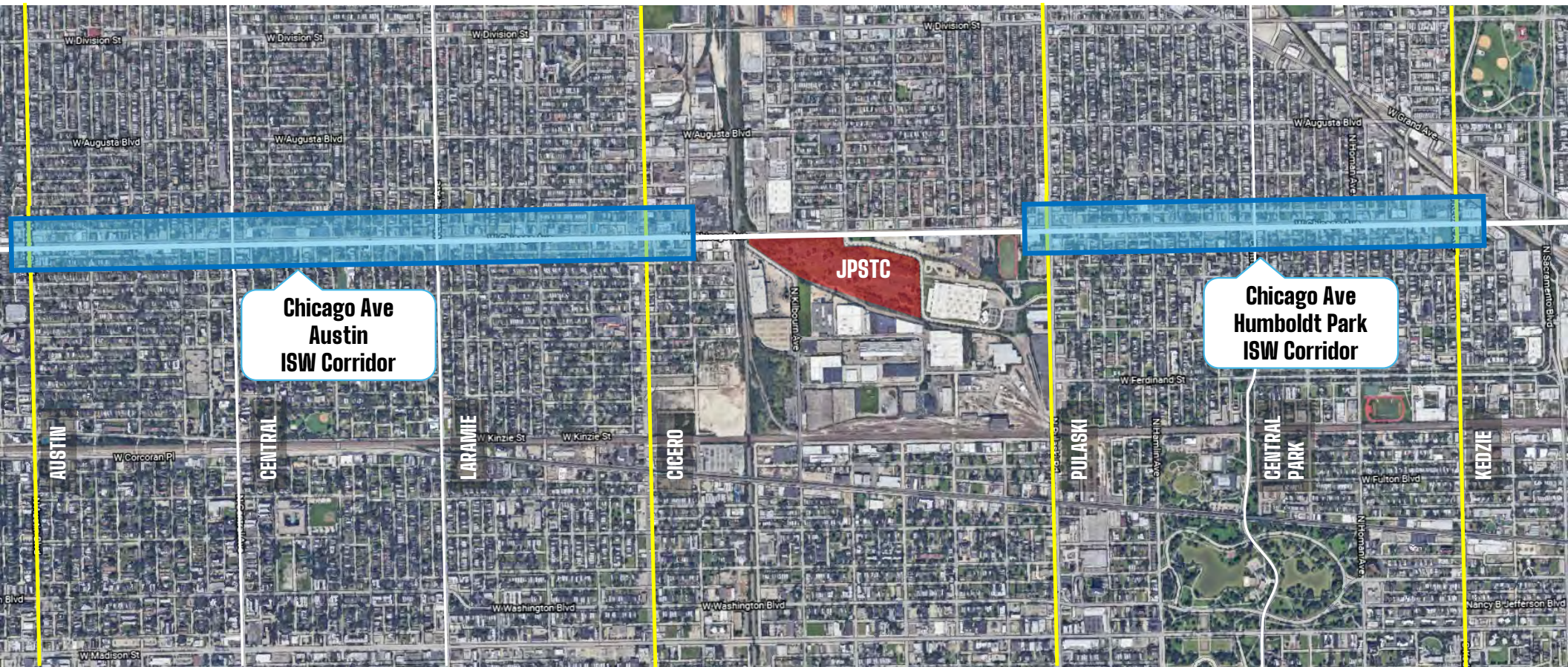
JPSTC Phase 1A - Update

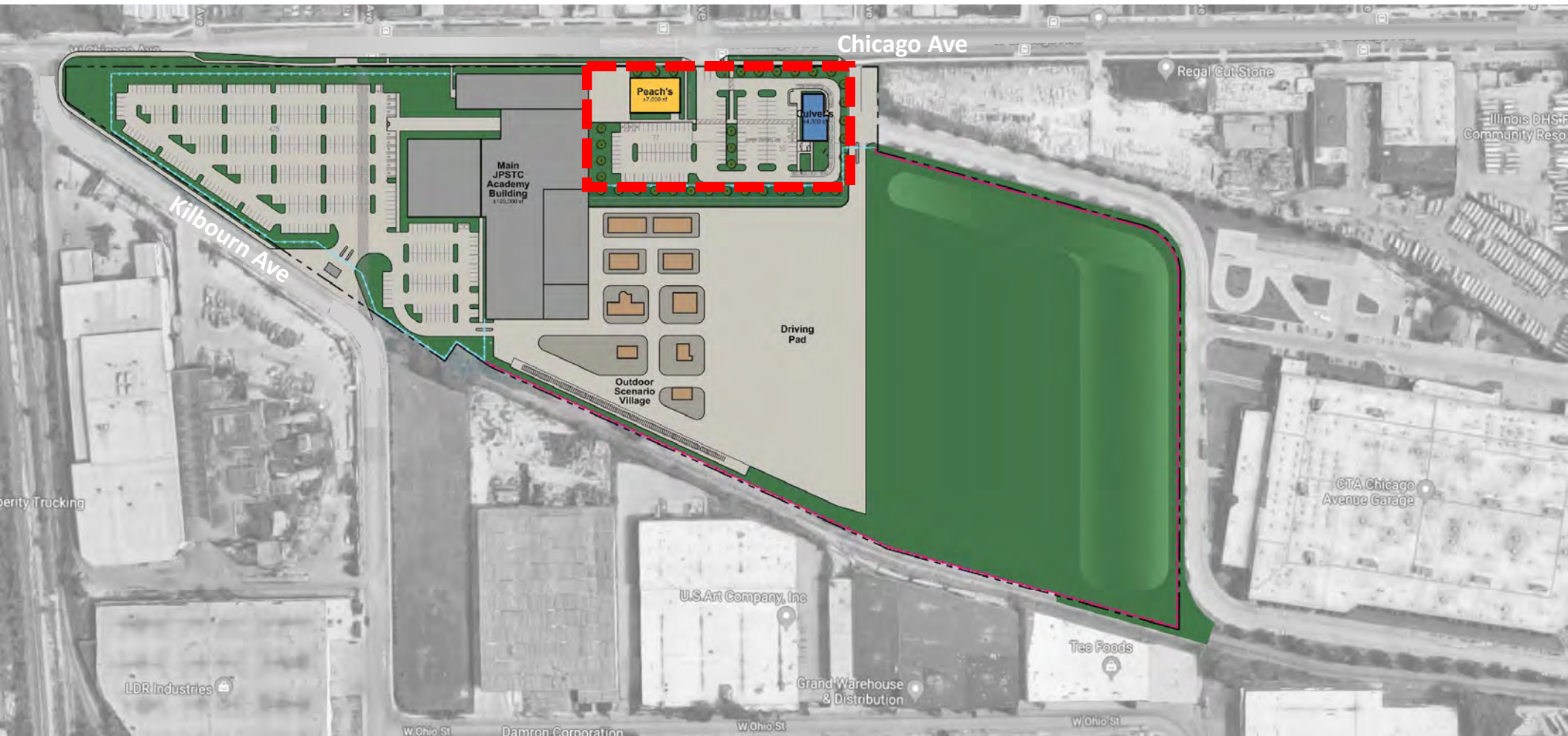
CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

December 2020



INVEST South / West Corridors

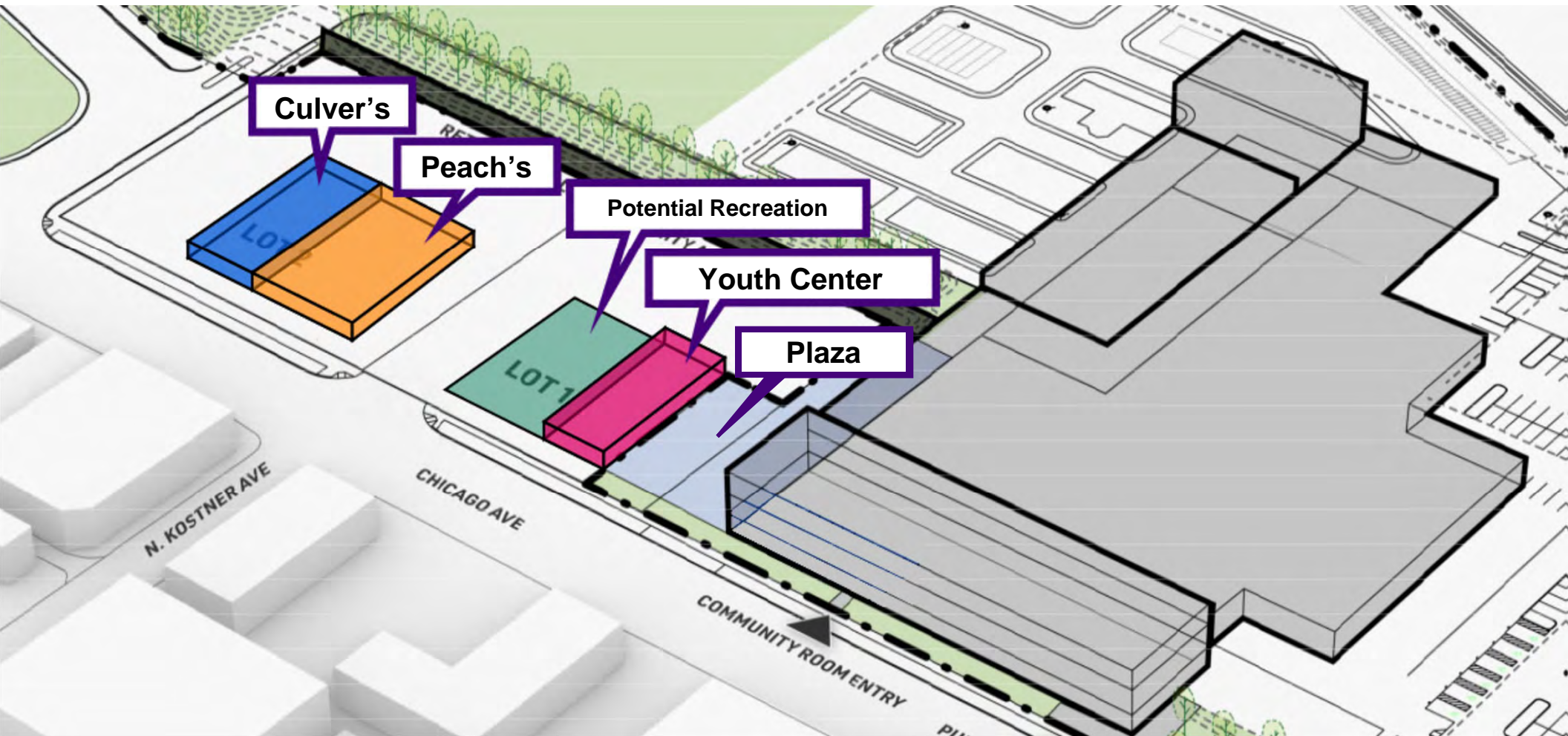




Current Design - site plan

showing the initial layout for only two restaurants

 Phase 1A



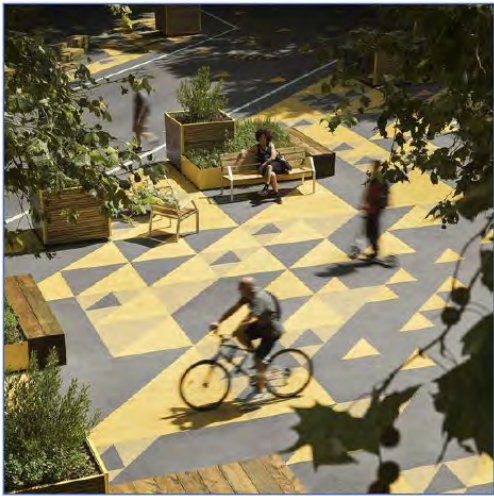
Restaurants with a Youth Center

Feasibility Consultants will work on if this approach is financially feasible & can fit on site for all entities



Pinkerton Clubhouse – Madison Sq. Boys & Girls Club

North Harlem, New York



Landscape and Restaurant Examples

**INVEST SOUTH/WEST
PRE-QUALIFIED LIST
OF DESIGN SERVICES
FIRMS**

**LATENT
DESIGN**

**VALERIO
DEWALT
TRAIN**

**OMNI
ECOSYSTEMS**

**chicago mobile
makers**



Katherine Darnstadt
Latent Design

Joe Valerio
VDT

Michael Skowlund
Omni Ecosystems

Maya Bird-Murphy
Chicago Mobile Makers

Founding Principal

Managing Principal

Director

Founder

MBE/WBE Project Lead

Phase 1A Feasibility Consultant Team





WORKSHOP 1
WEDNESDAY, JAN. 13TH 4:30-5:30
Boys & Girls Club



WORKSHOP 2
WEDNESDAY, JAN. 20TH 4:30-5:30
Boys & Girls Club



WORKSHOP 3
WEDNESDAY, JAN. 27TH 4:30-5:30
Executive Committee

- Project design presentation and discussion

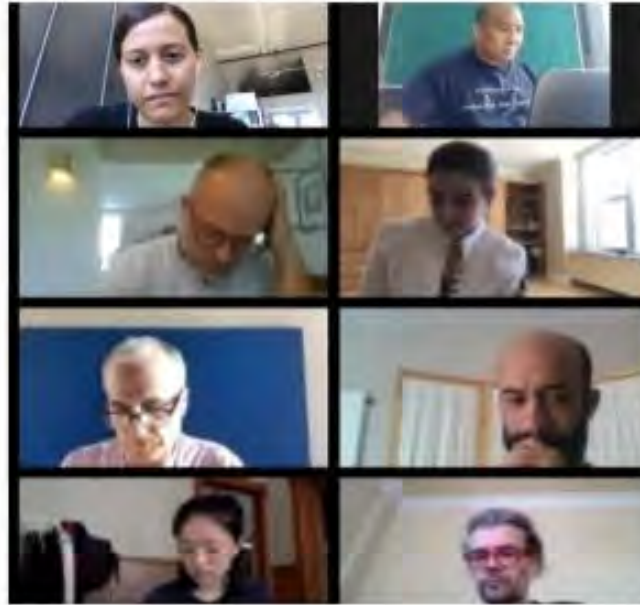


WORKSHOP 4
FRIDAY, JAN. 29th OR
WEDNESDAY, FEB. 3RD 4:30-5:30

Nearby Middle Schools and High Schools

- How do you envision the future of community space and public safety?

Engagement Workshop Dates



WORKSHOP 5
THURSDAY, FEB. 4TH 4:30-5:30
 Nearby Elementary Schools

- How do you envision the future of community space and public safety?

WORKSHOP 6+7
THURSDAY, FEB. 11TH 2-3
 CFD Cadets
TBD 2-3
 CPD Cadets

- How can cadets use the outdoor community space and coexist with community members?

WORKSHOP 8
WEDNESDAY, FEB. 24TH 4:30-5:30
 Open to all from previous meetings

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

Engagement Workshop Dates

Further Youth Engagement Opportunity Questions

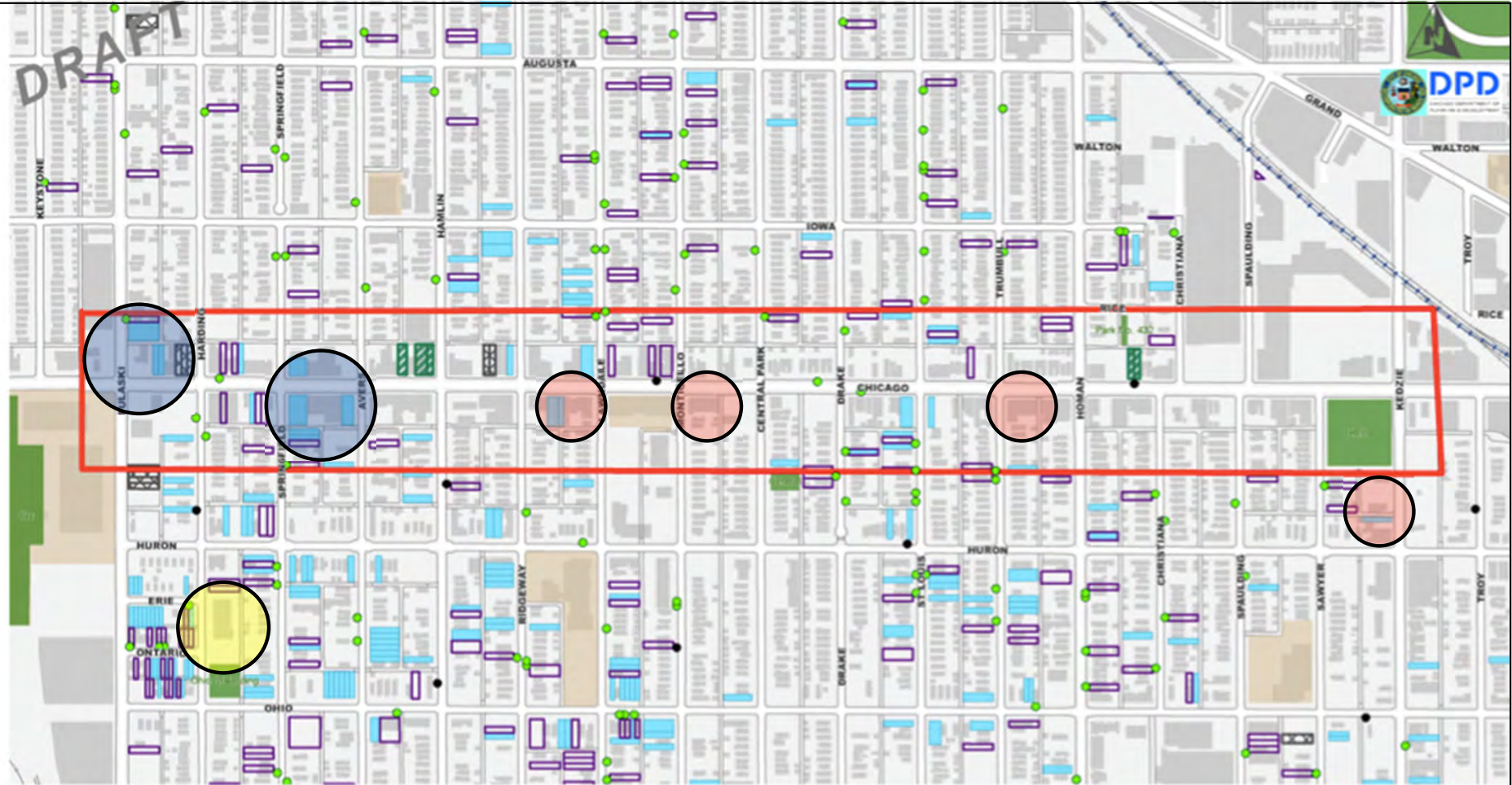
Ernest Bellamy DPD City Planner | West Region




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

Ernest.Bellamy@cityofchicago.org

ISW Corridor RFP Update

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-  City lot + Private lot negotiated sale Opportunity
-  Project Ready Sites
-  Adjacent Off-Corridor Development

CHICAGO AVE HUMBOLDT PARK



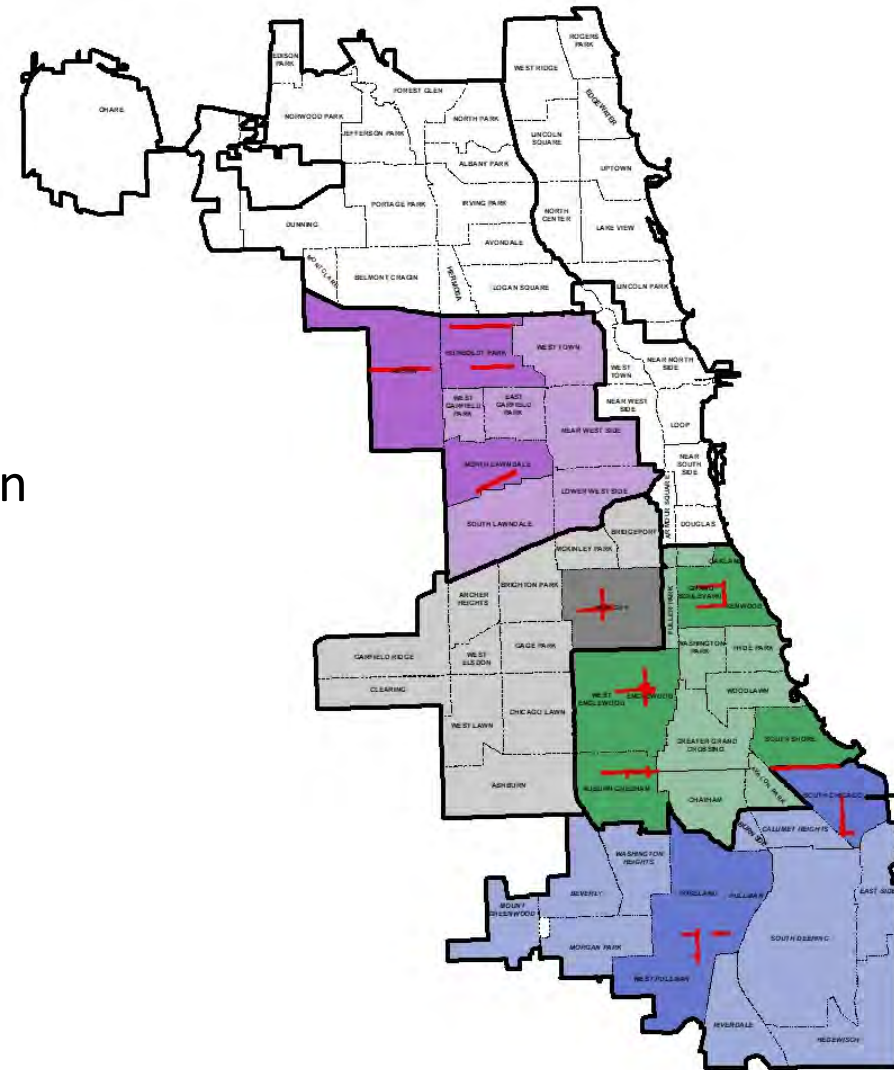


- Consultants Coming Soon!
- Late March RFP Release

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**



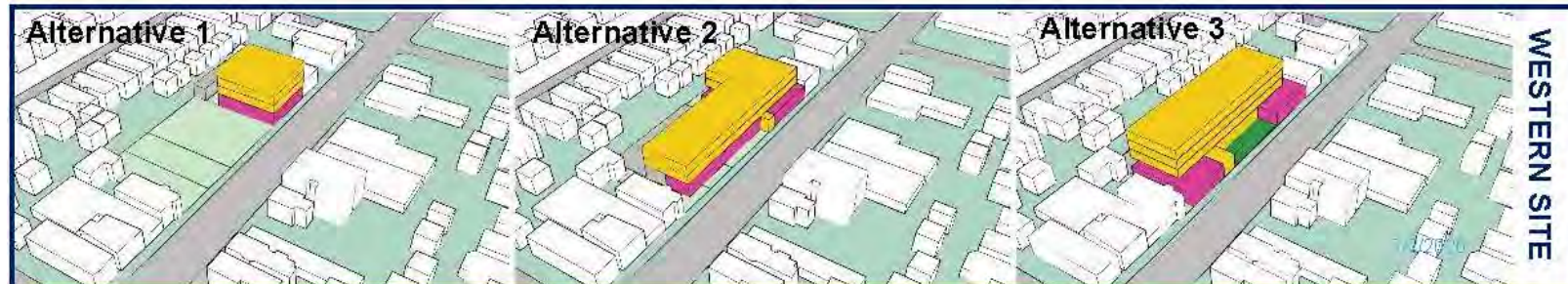
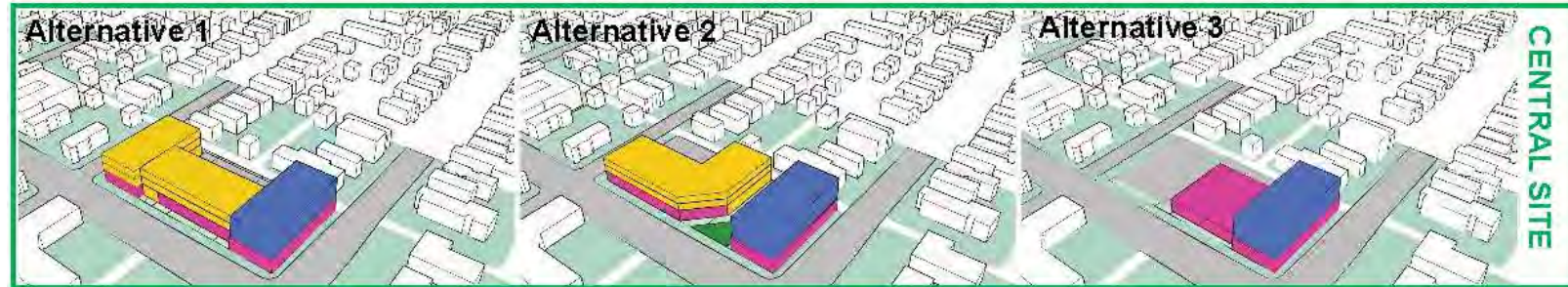
Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT April 2020

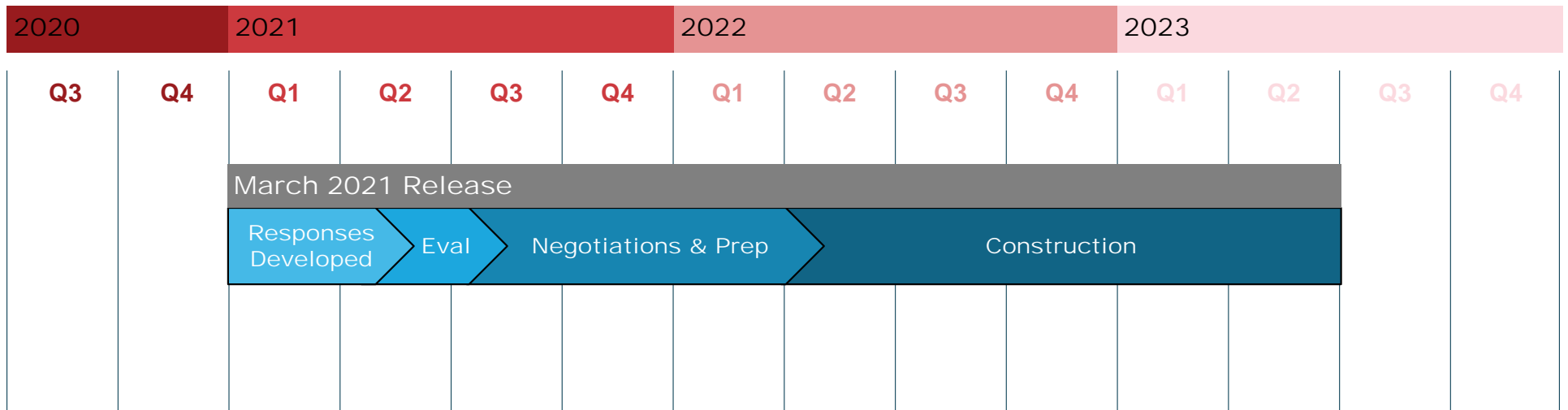
The RFP is not a Plan

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

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

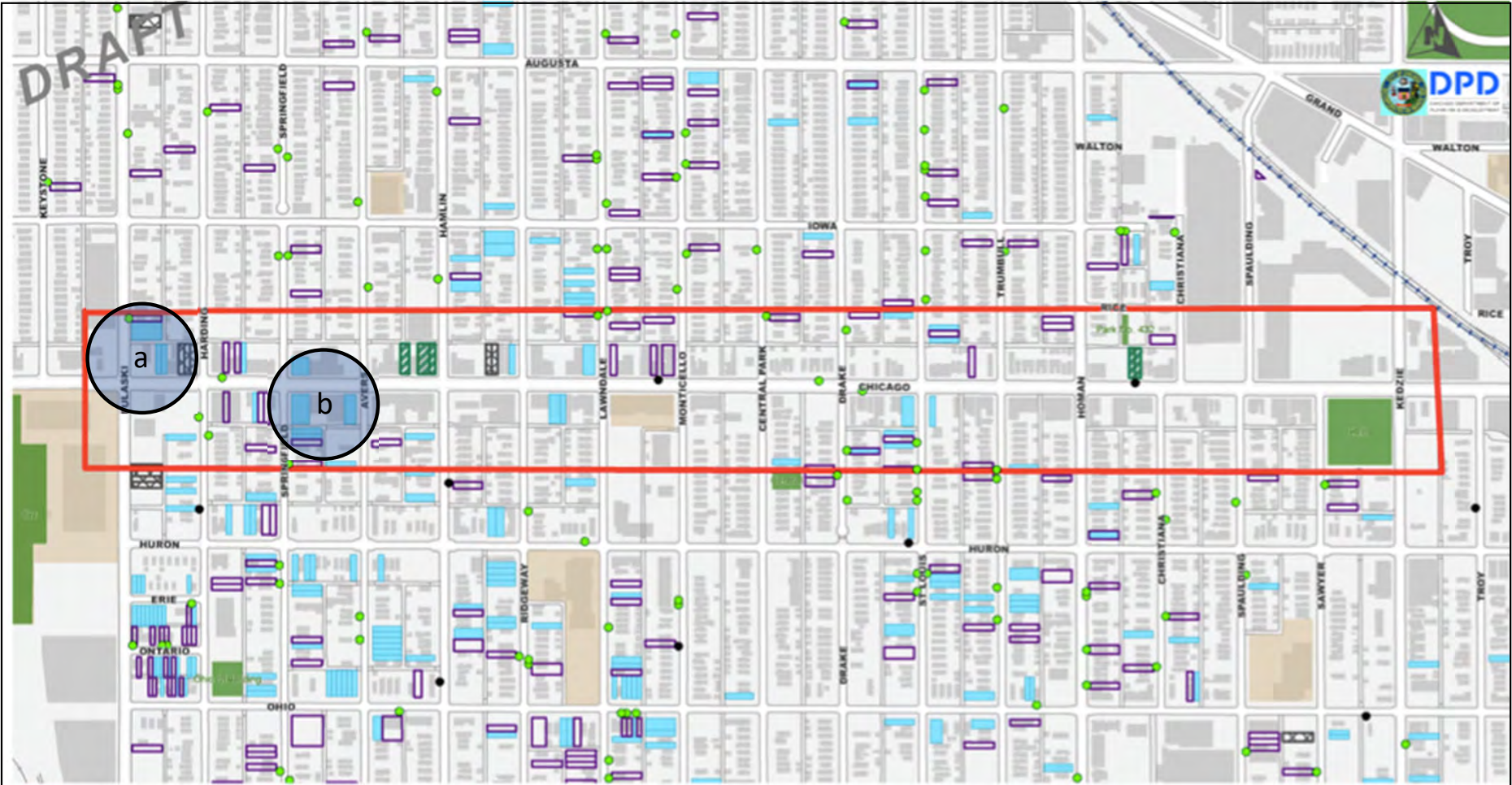


Release Schedule



Open Discussion: What's important to the community

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

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 - DeIT, partially maintained, 2017

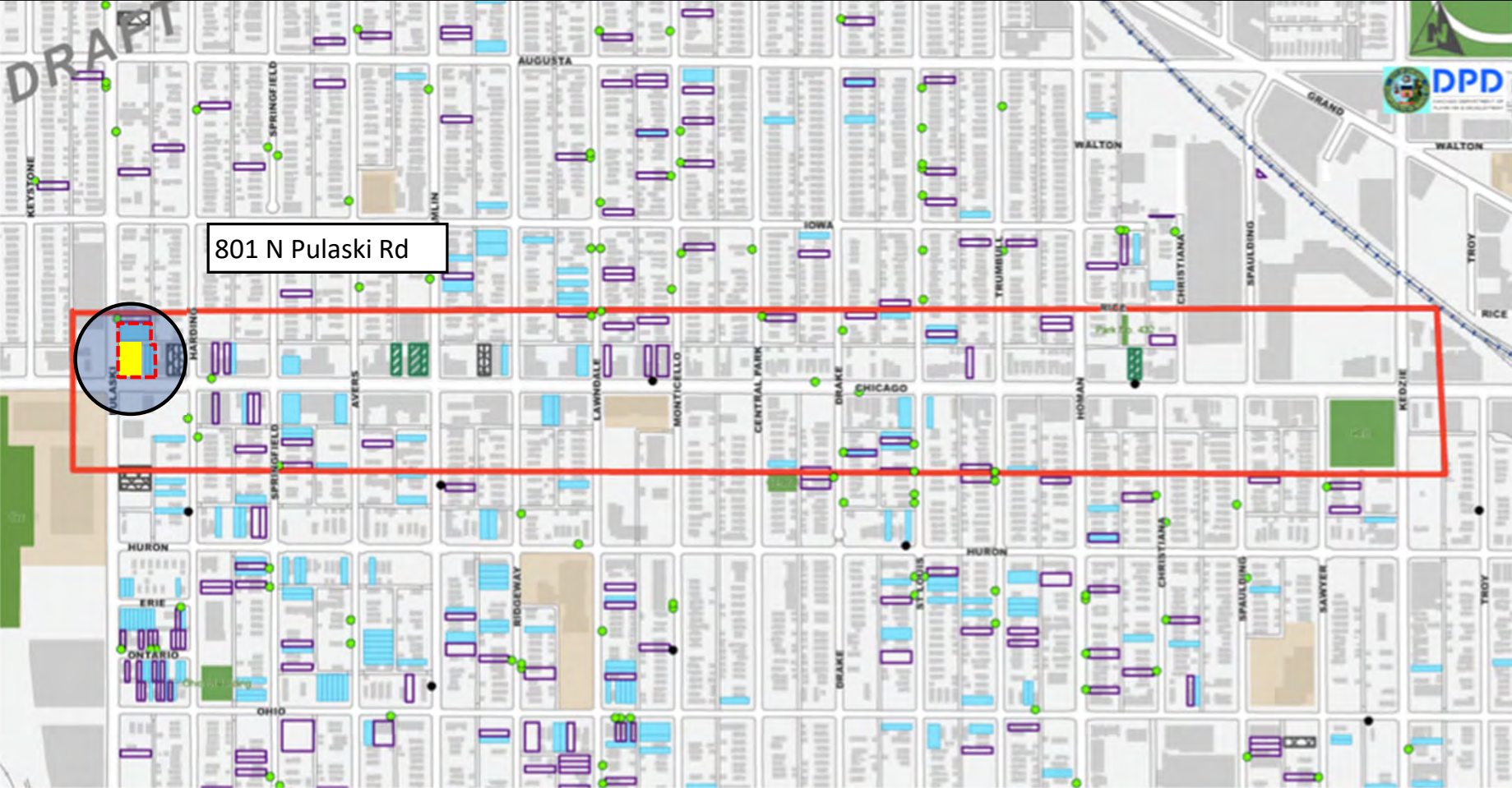
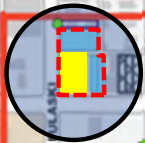
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801 N Pulaski Rd



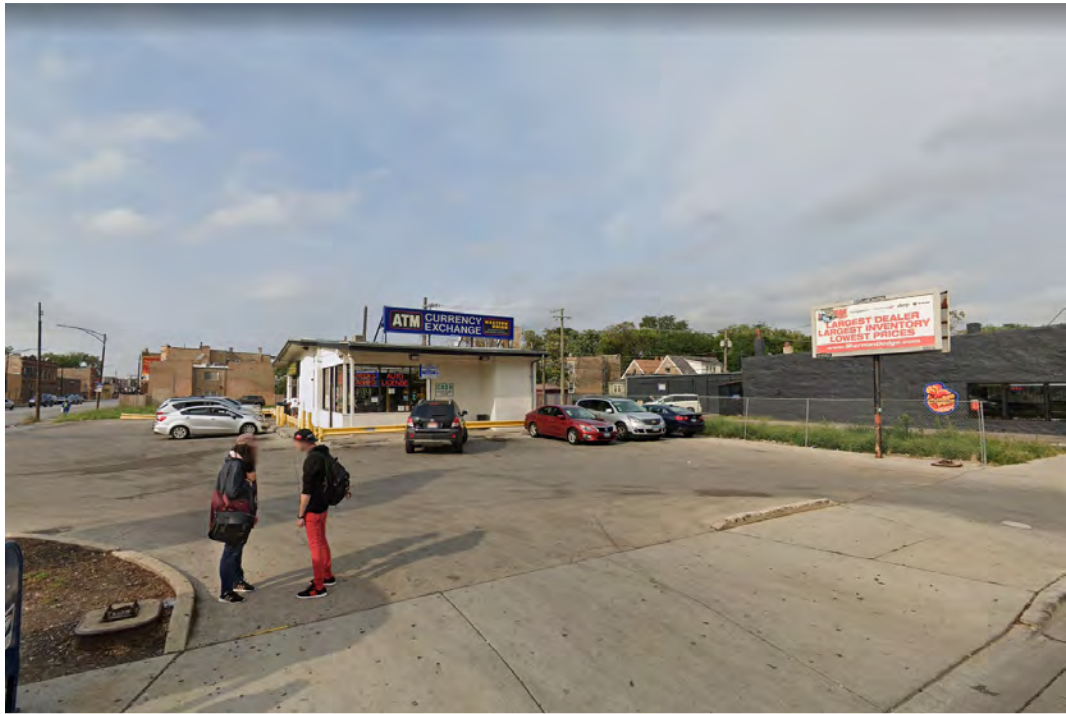
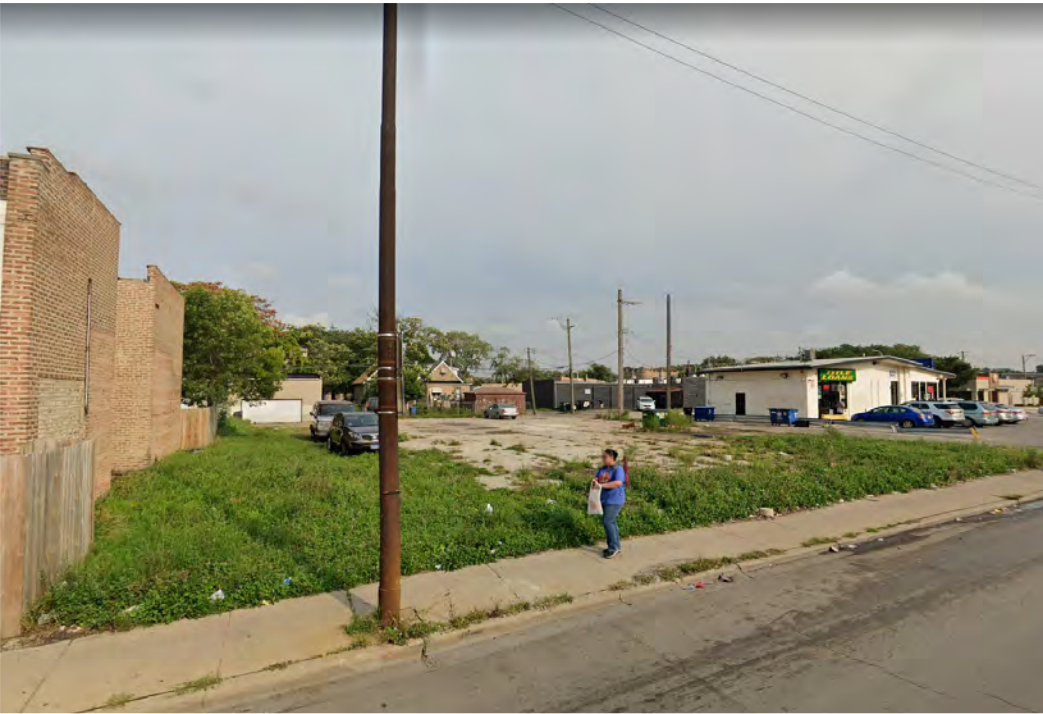
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CHICAGO AVE HUMBOLDT PARK

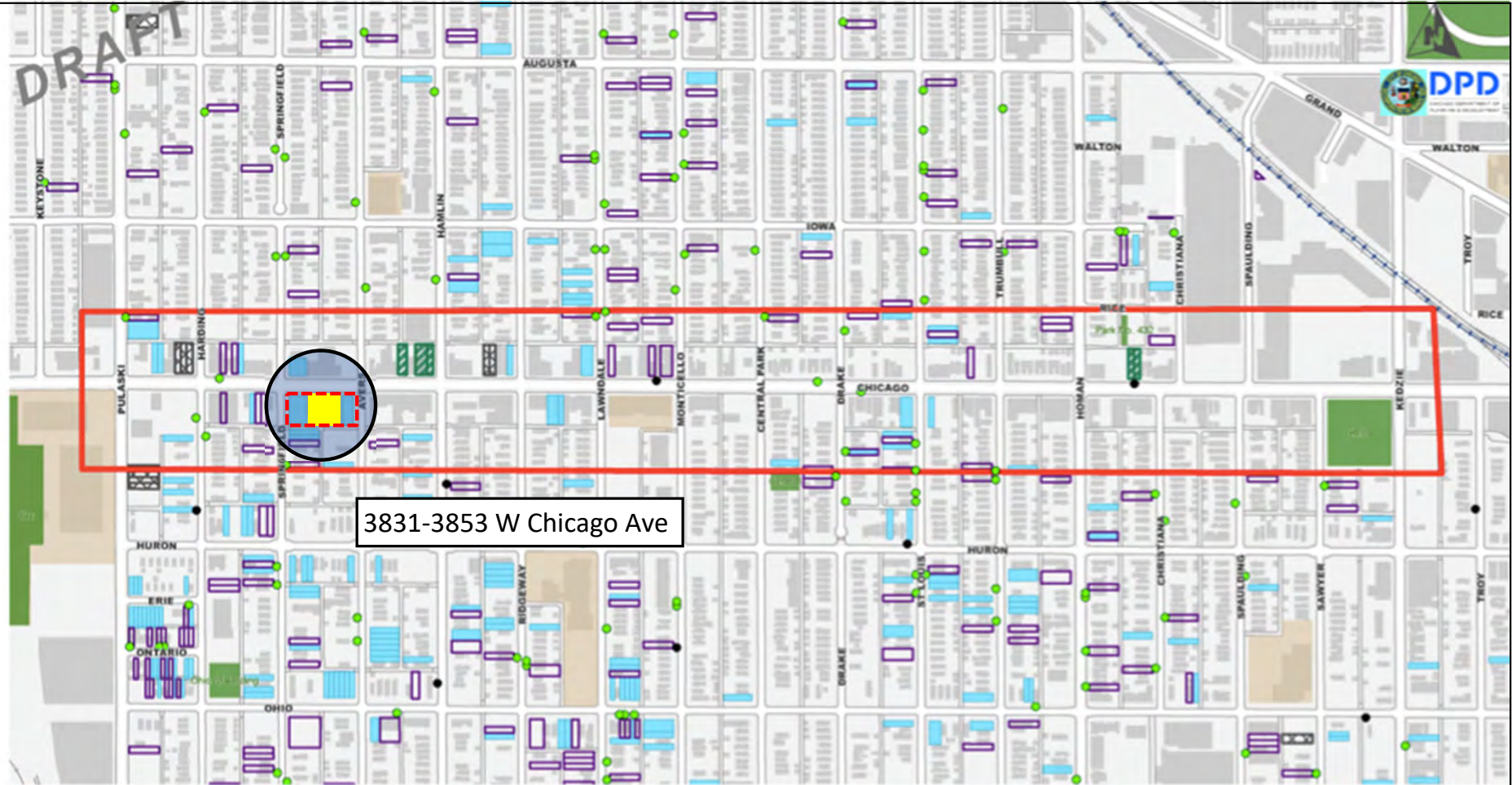


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801 N Pulaski Rd



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3831-3853 W Chicago Ave

- Invest South & West Corridor
 - Parks and Boulevards
 - City Owned
 - Cook County Land Bank Controlled
 - School Grounds
 - Closed CPS Schools
 - Resilient Corridor Project
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CHICAGO AVE HUMBOLDT PARK



3831 — 3853 W Chicago Ave



Next Steps

Next Steps

01 Updates on Opportunity Sites and Priorities

02 Humboldt Pk Chicago Ave ISW RFP

-- ***Community Visioning Workshop***
February 26th 1-2:30pm

03 Next Neighborhood Roundtable

-- ***February 24th @ 12:00pm***

Project Manager: Ernest Bellamy
City Planner V, DPD West Region
Ernest.Bellamy@cityofchicago.org

Corridor Manager: Adrienne Whitney-Boykin
West Humboldt Park Development Council
Adrienne@whpdevelopmentcouncil.net

