



Humboldt Park Chicago Ave Community Roundtable

March 2021



Please mute
your microphone



Agenda

1. **Welcome**
2. **Community Updates**
 - a. **Main Street America**
3. **Department Updates**
 - a. **SBIF Updates**
 - b. **NOF Updates**
4. **ISW Corridor RFP Update**
Opportunity Site
5. **Visioning Workshop**
6. **Open Discussion**

Community

Adrienne Whitney-Boykin, *West Humboldt Park Development Council*
Nefertari Cutler, *West Humboldt Park Development Council*
John Groene, *Neighborhood Housing Services of Chicago*
Quentin 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
Franklin Williams
Francis Simmons-Ellis
Ken Johnson
Alicia Ivy

City

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

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

Community Updates

Main Street Now 2021

Virtual Conference

Main Street Now 2021 Virtual Conference



Dates:

April 12-14

More Info:

mainstreet.org/now2021

- **Recovery and Resilience:** The pandemic has had immense impacts on all aspects of Main Street revitalization work. The conference will directly address the ways in which our communities can rebuild stronger, resilient, and more equitable local economies.
- **Equity and Inclusion:** Main Street Now 2021 will feature a series of education sessions and keynotes on the topics of antiracism, equity, and inclusion on Main Street; community wealth-building; and supporting traditionally underserved populations.
- **Small Business and Entrepreneurship:** For the first time, Main Street Now will host a "Small Business Day" on the second day of the conference, inviting small business owners to join us for sessions and workshops offering real time solutions as they look ahead to recovery. Other conference content will address ways in which communities can better support, retain, and recruit entrepreneurs.

Department Updates

SBIF Update

Small Business Improvement Fund



SMALL BUSINESS IMPROVEMENT FUND

March 31, 2021



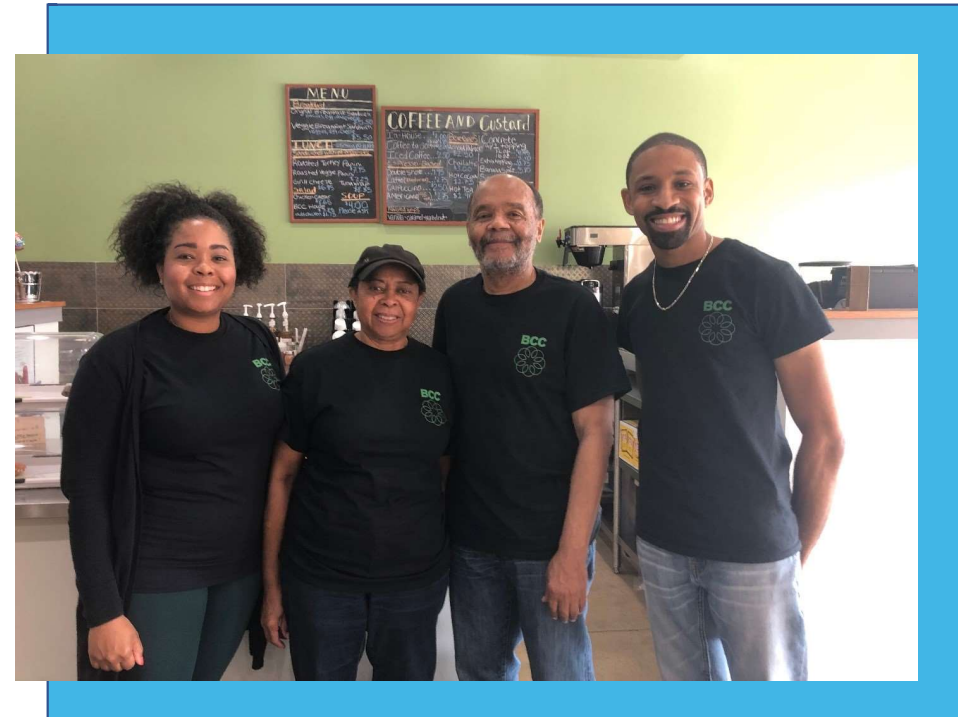
Lori Lightfoot, Mayor
Maurice D. Cox, Commissioner



SBIF Overview

The Small Business Improvement Fund (SBIF) provides non-competitive **grants to small businesses and property owners to make permanent building improvements.**

- Funded by local Tax Increment Financing (TIF) revenues
- 84 SBIF districts are approved for funding in neighborhoods on the North, South, and West Side of Chicago
- Each month 5-6 SBIF districts with available funds are open for applications for 30-day periods.



Who is eligible for SBIF?

- **Property must be located in a TIF district where SBIF funds are available and the SBIF is open for applications**
- **Landlords** - commercial or industrial properties
- **Business owners** – commercial or industrial – who own or lease their places of business
- **Tenants** with prior written approval from property owner
- **Start-ups** may apply with a business plan

| ELIGIBILITY LIMITS | |
|--|---|
| Commercial Tenant or Owner-Occupied* | Ave. \$9M or less gross sales per year |
| Landlord - Commercial or Industrial | \$9M or less cumulative net worth and \$500K liquid assets max per individual |
| Industrial Tenant or Owner-Occupied* | 200 or fewer full-time employees |
| *All owner-occupied properties are subject to both tenant and landlord requirements. | |

How much can SBIF grantees receive?

| MAXIMUM GRANT AMOUNT | |
|----------------------|---|
| Commercial | |
| Single Tenant | \$150,000 |
| Multi-Tenant | \$250,000 (\$75,000 max per tenant) |
| Industrial | |
| Single Tenant | \$250,000 |
| Multi-Tenant | \$250,000 (\$100,000 max per tenant) |



Grants are paid by reimbursement or escrow drawdowns

How much can SBIF grantees receive?

| Commercial | |
|---------------------------------------|-----------------------|
| \$0-\$3 million in sales or net worth | 90% of eligible costs |
| \$3-6 million in sales or net worth | 60% of eligible costs |
| \$6-\$9 million in sales or net worth | 30% of eligible costs |
| Industrial | |
| All Industrial Projects | 50% of eligible costs |



SBIF Grant Example

Grace submits an application for a SBIF grant in an open district **with a total eligible project cost of \$100,000**. She is proposing **to make permanent building improvements to her existing** retail shop, in which **she is the tenant**. **Grace has been in business for 5 years. Over the last 3 years, her gross annual sales averaged \$1.5 million.**

Her breakdown of eligible costs is as follows:

Total Eligible Project Costs: \$100,000

Commercial Tenant Applicant/gross sales under \$3M= 90% SBIF Grant

City responsibility (90%): \$90,000

Applicant responsibility (10%): \$10,000



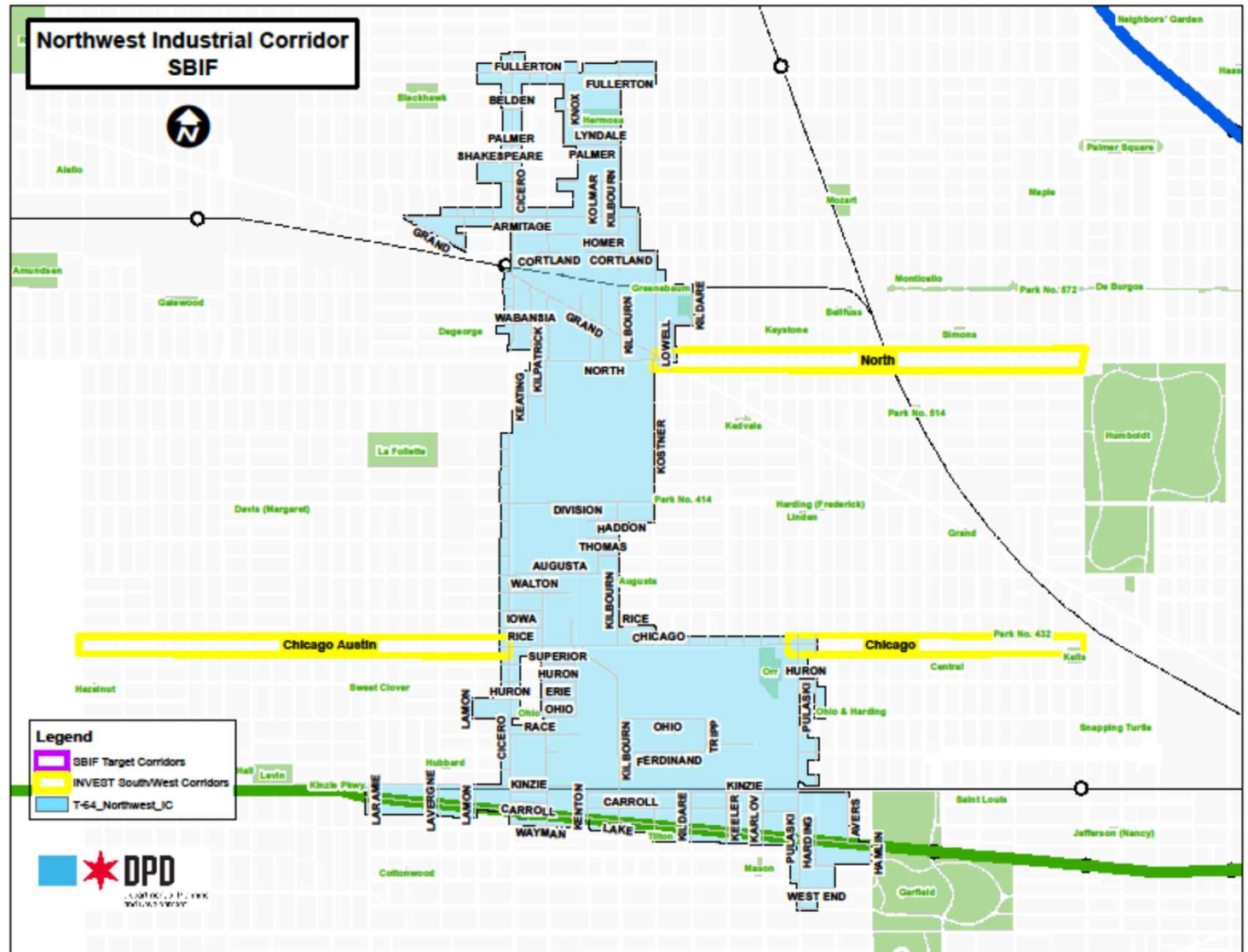
SBIF Rollout

Northwest Industrial SBIF

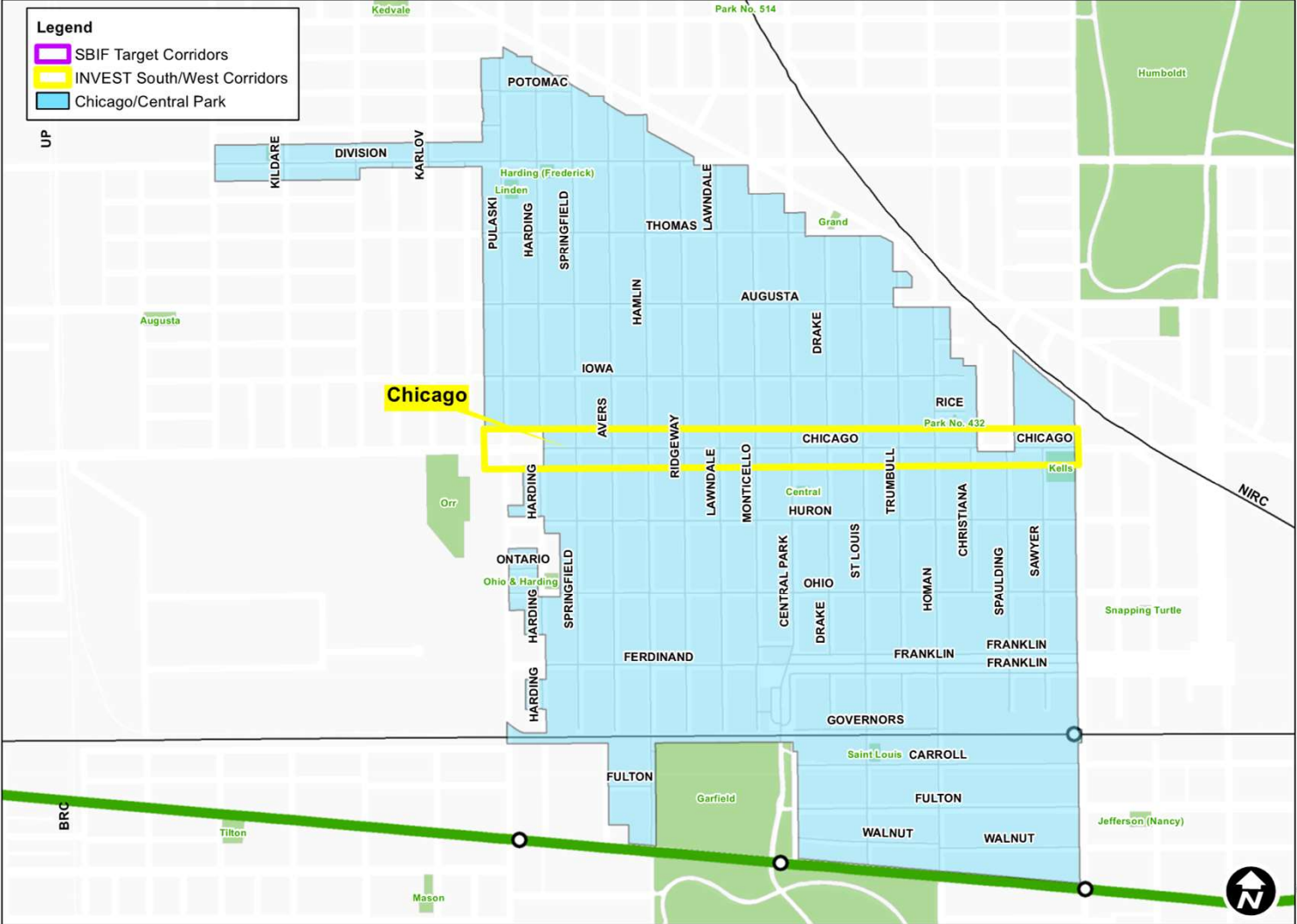
Apply TODAY
March 31, 2021

By 5 pm
\$1 million

April 2022
\$1 million



Chicago/Central Park SBIF



SBIF Rollout

Chicago/Central Park SBIF

October 2021

\$1.27 million

February 2023

\$500,000

SBIF Rollout Calendar

Visit chicago.gov/sbif to see when your SBIF district is open.

70 SBIF rollouts in 2021

| | | |
|--|---|---|
| <p>March 2021</p> <p>OPENS: 9 a.m. Monday, March 1 CLOSES: 5 p.m. Wednesday, March 31</p> <ul style="list-style-type: none"> • North Branch South • Belmont/Central • Northwest Industrial Corridor • Ogden/Pulaski • Stony Island/Burnside Industrial <p>Informational Webinar 1 p.m. Wednesday, March 3 Video Presentation</p> | <p>April 2021</p> <p>OPENS: 9 a.m. Thursday, April 1 CLOSES: 5 p.m. Monday, May 3</p> <ul style="list-style-type: none"> • Michigan/Cermak • Roseland/Michigan • Archer/Western • Jefferson Park • Portage Park <p>Informational Webinar 1 p.m. Wednesday, April 7 Register</p> | <p>May 2021</p> <p>OPENS: 9 a.m. Monday, May 3 CLOSES: 5 p.m. Wednesday, June 2</p> <ul style="list-style-type: none"> • Bronzeville • South Chicago • 107th/Halsted • Stevenson/Brighton • 51st/Archer • Greater Southwest Industrial (East) • Greater Southwest Industrial (West) <p>Informational Webinar 1 p.m. Wednesday, May 5 Register</p> |
| <p>June 2021</p> <p>OPENS: 9 a.m. Tuesday, June 1 CLOSES: 5 p.m. Wednesday, June 30</p> <ul style="list-style-type: none"> • Western Avenue South • 63rd/Ashland • Western/Ogden • Archer/Central • Devon/Sheridan <p>Informational Webinar 1 p.m. Wednesday, June 2 Register</p> | <p>July 2021</p> <p>OPENS: 9 a.m. Thursday, July 1 CLOSES: 5 p.m. Friday, July 30</p> <ul style="list-style-type: none"> • 43rd/Cottage Grove • 47th/King • 47th/State • Washington Park • 53rd Street • Englewood Neighborhood • Englewood Mall <p>Informational Webinar 1 p.m. Wednesday, July 7 Register</p> | <p>August 2021</p> <p>OPENS: 9 a.m. Monday, Aug. 2 CLOSES: 5 p.m. Tuesday, Aug. 31</p> <ul style="list-style-type: none"> • Belmont/Cicero • Division/Homan • Fullerton/Milwaukee • West Irving Park • 63rd/Pulaski • 47th/Ashland <p>Informational Webinar 1 p.m. Wednesday, Aug. 4 Register</p> |
| <p>September 2021</p> <p>OPENS: 9 a.m. Wednesday, Sept. 1 CLOSES: 5 p.m. Thursday, Sept. 30</p> <ul style="list-style-type: none"> • Austin Commercial • Bryn Mawr/Broadway • Lawrence/Broadway • 111th/Kedzie • 95th/Western • Lawrence/Pulaski <p>Informational Webinar 1 p.m. Wednesday, Sept. 1 Register</p> | <p>October 2021</p> <p>OPENS: 9 a.m. Friday, Oct. 1 CLOSES: 5 p.m. Monday, Nov. 1</p> <ul style="list-style-type: none"> • Western Avenue North • 47th/Halsted • 79th Street Corridor • 35th/Wallace • Stockyards SEQ • Chicago/Central Park <p>Informational Webinar 1 p.m. Wednesday, Oct. 6 Register</p> | <p>November 2021</p> <p>OPENS: 9 a.m. Monday, Nov. 1 CLOSES: 5 p.m. Tuesday, Nov. 30</p> <ul style="list-style-type: none"> • Central West • Madison/Austin Corridor • Avondale • 119th & I-57 Redevelopment • 119th/Halsted <p>Informational Webinar 1 p.m. Wednesday, Nov. 3 Register</p> |
| <p>December 2021</p> <p>OPENS: 9 a.m. Wednesday, Dec. 1 CLOSES: 5 p.m. Thursday, Dec. 30</p> <ul style="list-style-type: none"> • 79th/Southwest Highway • Cicero/Archer • 67th/Wentworth • 79th/Vincennes • 87th/Cottage Grove • Avalon Park/South Shore <p>Informational Webinar 1 p.m. Wednesday, Dec. 1 Register</p> | | |

To confirm a property is in a SBIF District

Visit chicago.gov/sbif to see if your property is in a SBIF district

Enter address to determine if a property is SBIF eligible.

Enter address here

Find SBIF here

3940 W CHICAGO AVE, 60651 is located within the Northwest Industrial Corridor TIF District.

Anticipated SBIF Application Dates:

March 2021

April 2022

Application date here

Local Delegate Agencies:

[West Humboldt Park Development Corporation](#), 773.342.0036

Find help here

Ward

37

Community Area

HUMBOLDT PARK

What businesses are eligible for SBIF?

MOST small business types are eligible for SBIF.

Some business types are **NOT eligible. They include:**

- × Residential properties including home-based businesses
- × Chain and franchise businesses
- × Bars, nightclubs, liquor stores
- × Tobacco, cigar, and vape shops
- × Hotels and motels
- × Pay day or title secured loan stores
- × Adult uses
- × Churches and places of worship
- × Residential storage warehouses

** This list is not comprehensive and additional criteria apply*



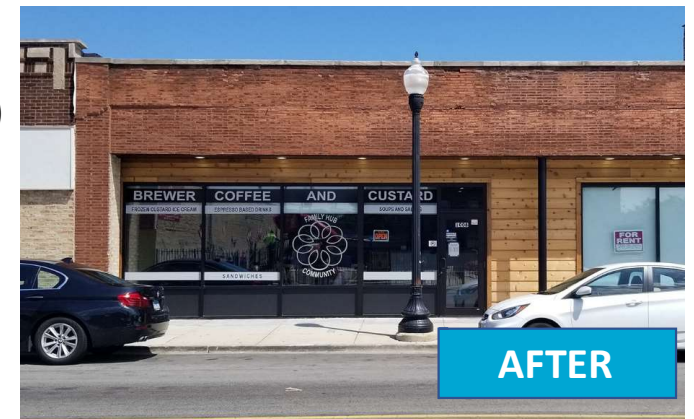
What projects are eligible for SBIF?

Permanent improvements to existing buildings are eligible costs including

- façade improvements and storefront replacement
- permanent interior renovations, including fixtures
- parts of signs or awnings permanently affixed to building
- roof repair and replacement
- HVAC and other mechanical systems
- plumbing and electrical work
- changes or structures for ADA compliance (eg, railings or ramps)
- project-related architectural & construction management fees
- certain environmental remediation measures
- purchase of adjacent land for expansion or parking

This list is not comprehensive.

Previous Grantee



What projects are eligible for SBIF?

What improvement costs are **NOT** eligible for SBIF funding?

- new construction (additions/expansions, “ground up”)
- stand-alone minor repairs or cosmetic
- equipment-related expenses (eg, kitchen appliances, computers, office furniture)
- planters surrounding or affixed to buildings
- fencing
- parking lot construction or repair
- landscaping
- work on interior of residential units

This list is not comprehensive.



Design Excellence

- DPD's Neighborhood Design Guidelines
- Commercial projects receiving \$25,000+ must spend at least 10% of SBIF grant on exterior improvements.
- List of architects and construction managers provided



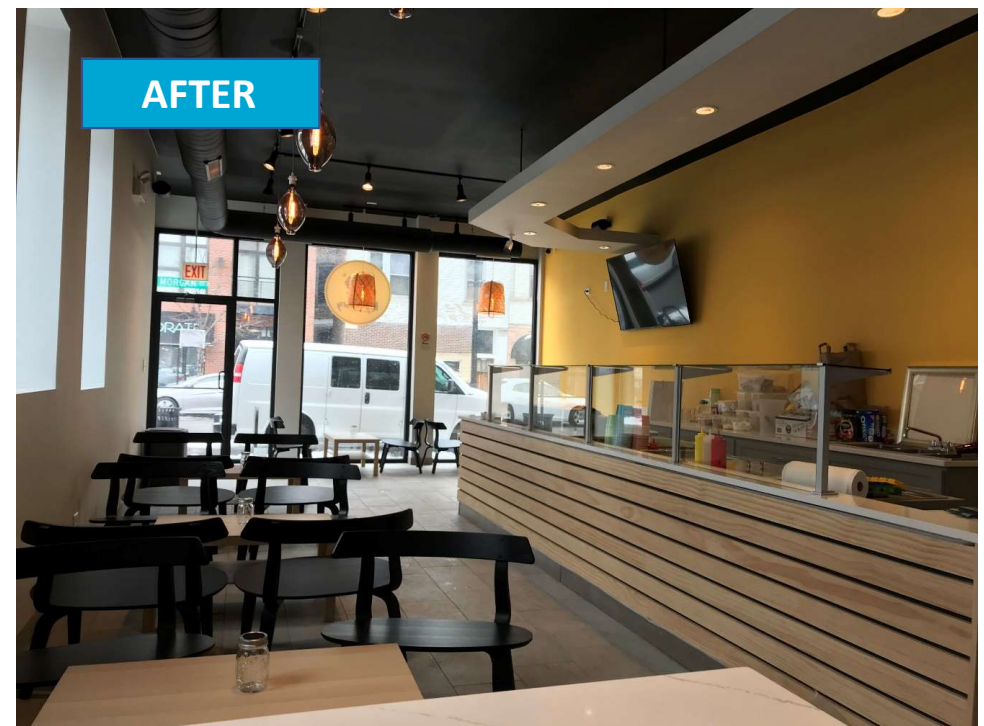
Sample SBIF Project – Mangololo International, Inc

Tenant: Ice Honey, 3132 S Morgan, 35/Halsted SBIF



Sample Project – Mangololo International, Inc

Tenant: Ice Honey, 3132 S Morgan, 35/Halsted SBIF



Additional Application Documents & Requirements

- Current Chicago business license
- Clear any City debt prior to project approval and again before payment is issued
- Business Tax Returns
- Proof of property ownership
- Economic Disclosure Statement & Affidavit
- Personal Financial Statement
- Affidavit of Child Support Form
- Principal Profile Form
- Jobs Created/Retained Survey
- For Start-ups, business plan and three years' projected income and expenses
- Executed lease agreement
- Affidavit and Certification of Property Owner
- Affidavit of Full-Time Equivalent Employees

****While not required when submitting the initial application form, these items are required to complete the SBIF application process. Required documents vary depending on applicant type.***

SBIF Application/Project Process

Stage 1 - Applicant supplies any missing information to complete their application: up to 20 days

Stage 2 - Plans, bids, and specs, are obtained, debts are cured: up to 120 days

Note: Stage 1 and 2 must be completed before approval of grant funds can be fully considered.

Stage 3 – Applicant provides proof of sufficient funds to complete the project: up to 120 days following the date of the commitment letter.

Stage 3 - Construction is completed or land is purchased: up to 10 months

Stage 4 – Reimbursement processing: 4-6 weeks



Questions?

Past SBIF Grantees



Mercado del Pueblo, 2559 W Division



Rooted by Pollen 2918 N Milwaukee

SBIF Team Contact Information

Mary O'Connor

Deputy Commissioner

Chicago DPD

mary.o'connor@cityofchicago.org

Silvia Orozco (habla español)

SBIF Program Dir

SomerCor

sbif@somercor.com

Nora Curry

SBIF Program Director

Chicago DPD

nora.curry@cityofchicago.org

Kim Brisky

Managing Director of Communications

SomerCor

kbrisky@somercor.com

chicago.gov/sbif

www.somercor.com/sbif



SMALL BUSINESS IMPROVEMENT FUND

March 31, 2021



Lori Lightfoot, Mayor

Maurice D. Cox, Commissioner

NOF Program Update

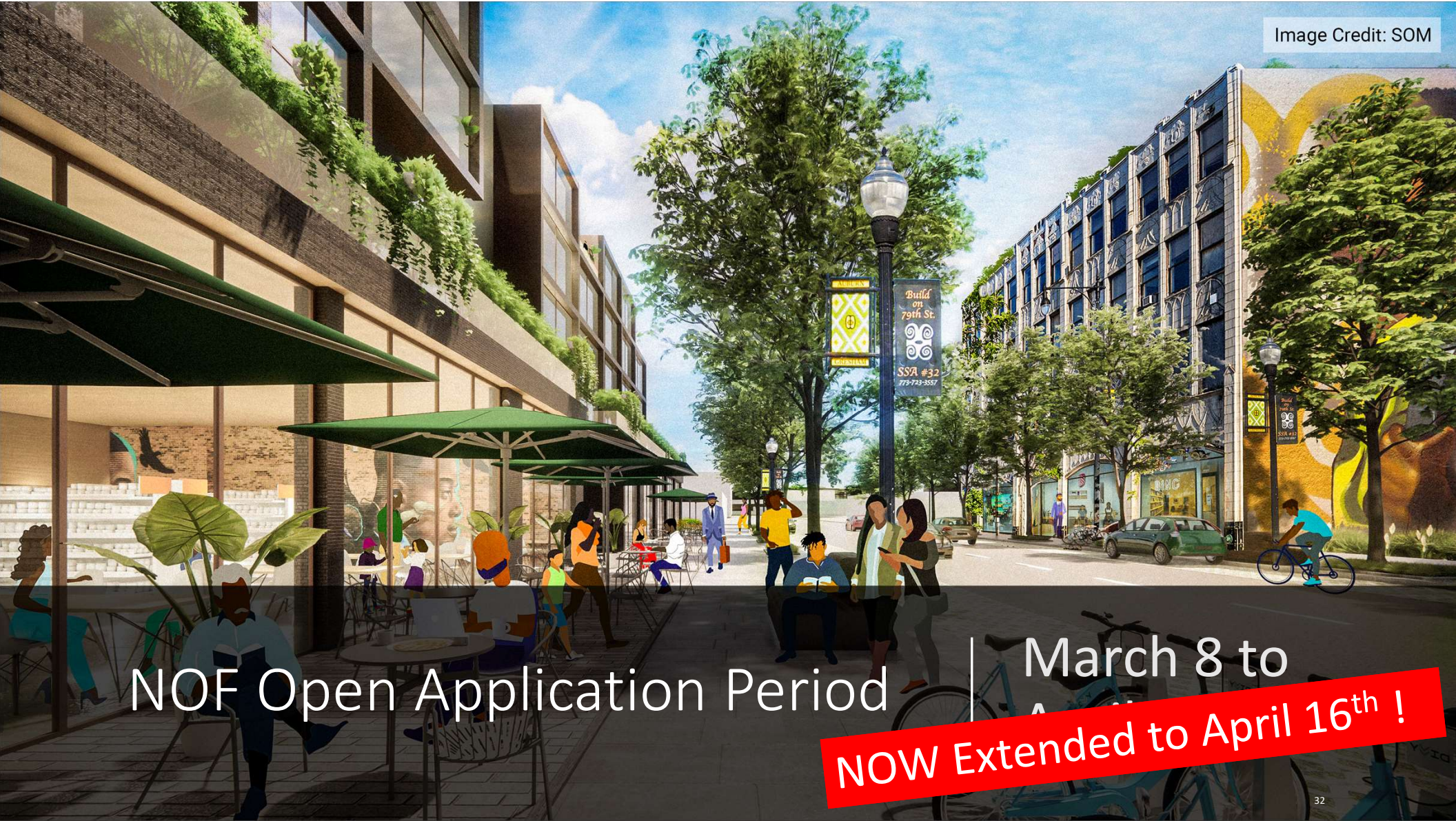


Neighborhood Opportunity Fund

Small Grants Program



Image Credit: SOM



NOF Open Application Period

March 8 to

NOW Extended to April 16th !

What is the Neighborhood Opportunity Fund?



1) Small Business Grant Up to \$250,000

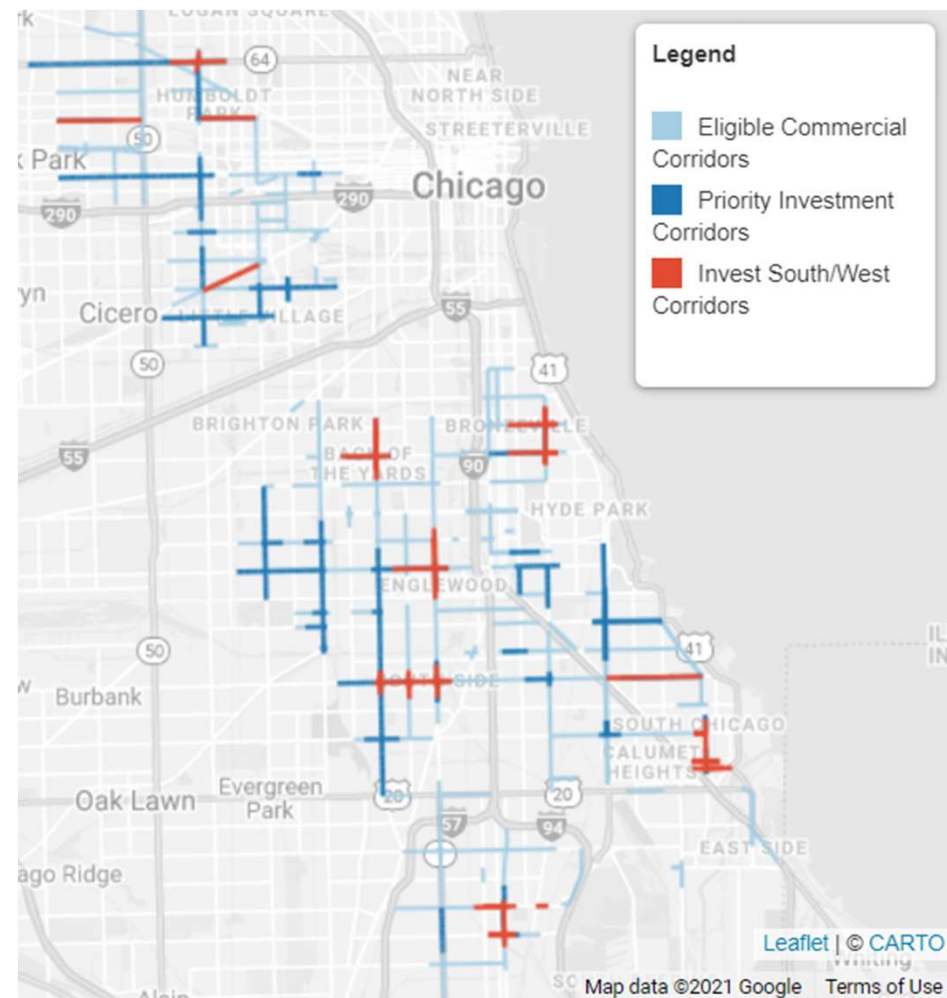
2) Technical Assistance Program Designed to Assist Applicants

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



Eligible, Priority and Invest South/West Corridors

- NOF Small Grant projects must be located on an eligible, priority or Invest South/West corridors.
- These 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>



Eligible NOF Applicants



- ✓ Commercial Property Owners
- ✓ Commercial Business Tenants
- ✓ Non-Profit organizations
- ✓ Located qualified investment area (QIA)



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



Types of Eligible Activity

- **Expansion or Renovation of** existing businesses
- **New locations** for start-up businesses of existing businesses
- **New construction**

Small Grants Track

- Grants up to \$250,000
- Competitive selection process based on application details
- Grantees are expected to complete their projects within 2 years

Large Grants Track

- Grants greater than \$250,000
- City Council approval required
- Grantees must meet M/WBE construction requirements as well as other conditions as stated in the project's redevelopment agreement (RDA)

What can NOF pay For?



Allowed

- ✓ improvements as part of a larger renovation
- ✓ Building acquisition*, demolition and environmental remediation
- ✓ Security measures
- ✓ Roofing, façade and mechanical system repairs
- ✓ Architectural and engineering fees
- ✓ HVAC, plumbing and electrical

Not Allowed

- ✗ Small Improvements (painting)
- ✗ Residential units or the residential portion of a mixed-use building
- ✗ Resolve code Violations City of Chicago's Building Code
- ✗ Operating expenses

Grantees are supported throughout the program



Technical Assistance Program – Lending coaches, architects, and construction managers have been marshalled to help support our awardees

Concierge Support – Our staff are poised to walk finalist through processes like building permits, city inspections, business licensing, etc.

Business Marketing – City recognition for completed projects via social media marketing, grand openings and ribbon cuttings

How To Apply



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



601 South LaSalle Street, Ste 510
Chicago, IL 60605
P: (312) 360 3300
F: (312) 757 4370
<https://somercor.com/>

nof@cityofchicago.org (Small Grants Track)
NOF-Large@cityofchicago.org (Large Grants Track)

<http://Chicago.gov/NOF>

Questions

<http://Chicago.gov/NOF>

2021 Round 1 - March 8th to April 9th

NOW Extended to April 16th !

Finalist announcement anticipated in
June



Further NOF Questions

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



ISW Corridor RFP Update



- Pro bono Consultants via Chicago Central Area Committee



Juan Gabriel Moreno Architects
Architecture Advisor



Integra Realty Resources
Market Analysis Advisor



Development Advisor



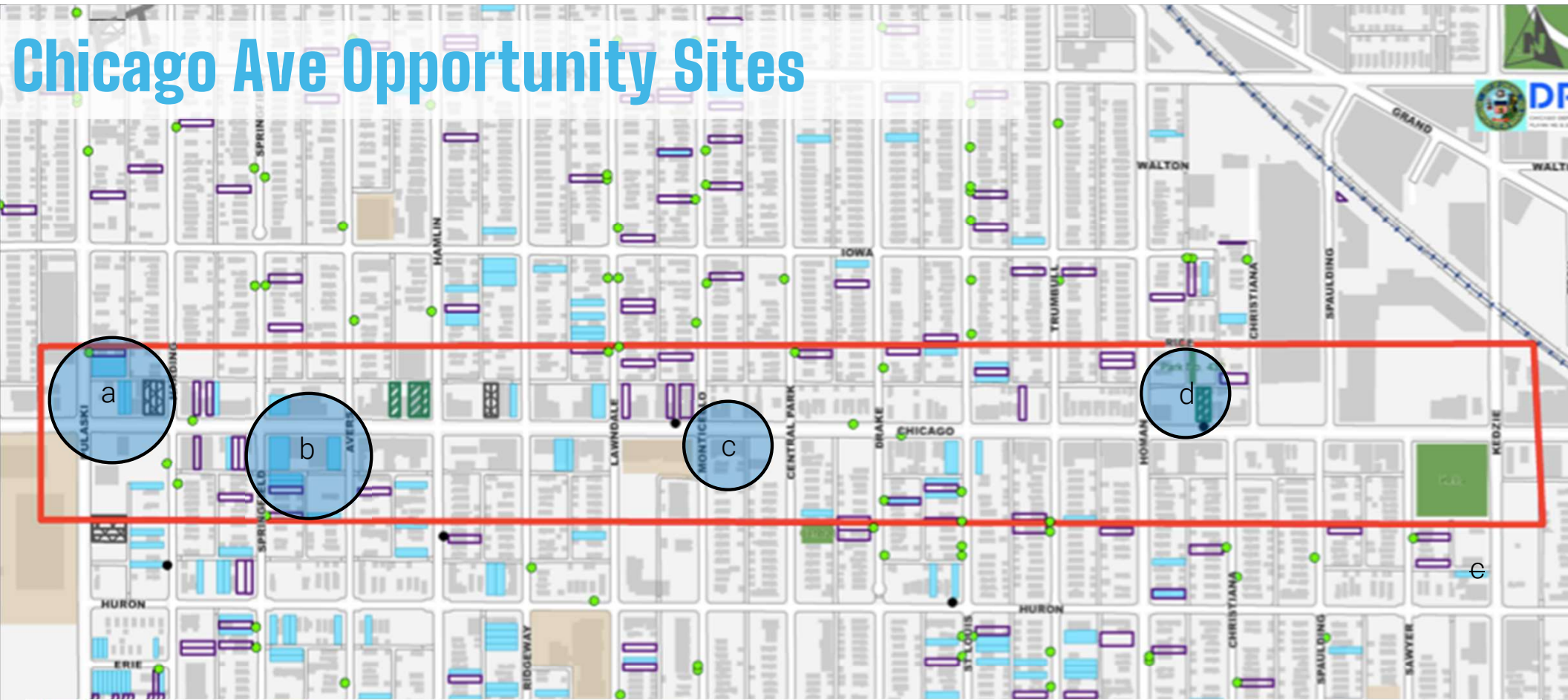
Construction Advisor

THE INVEST S/W RFP RELEASE SCHEDULE



Opportunity Sites: Opportunity Sites, where we stand

Chicago Ave Opportunity Sites



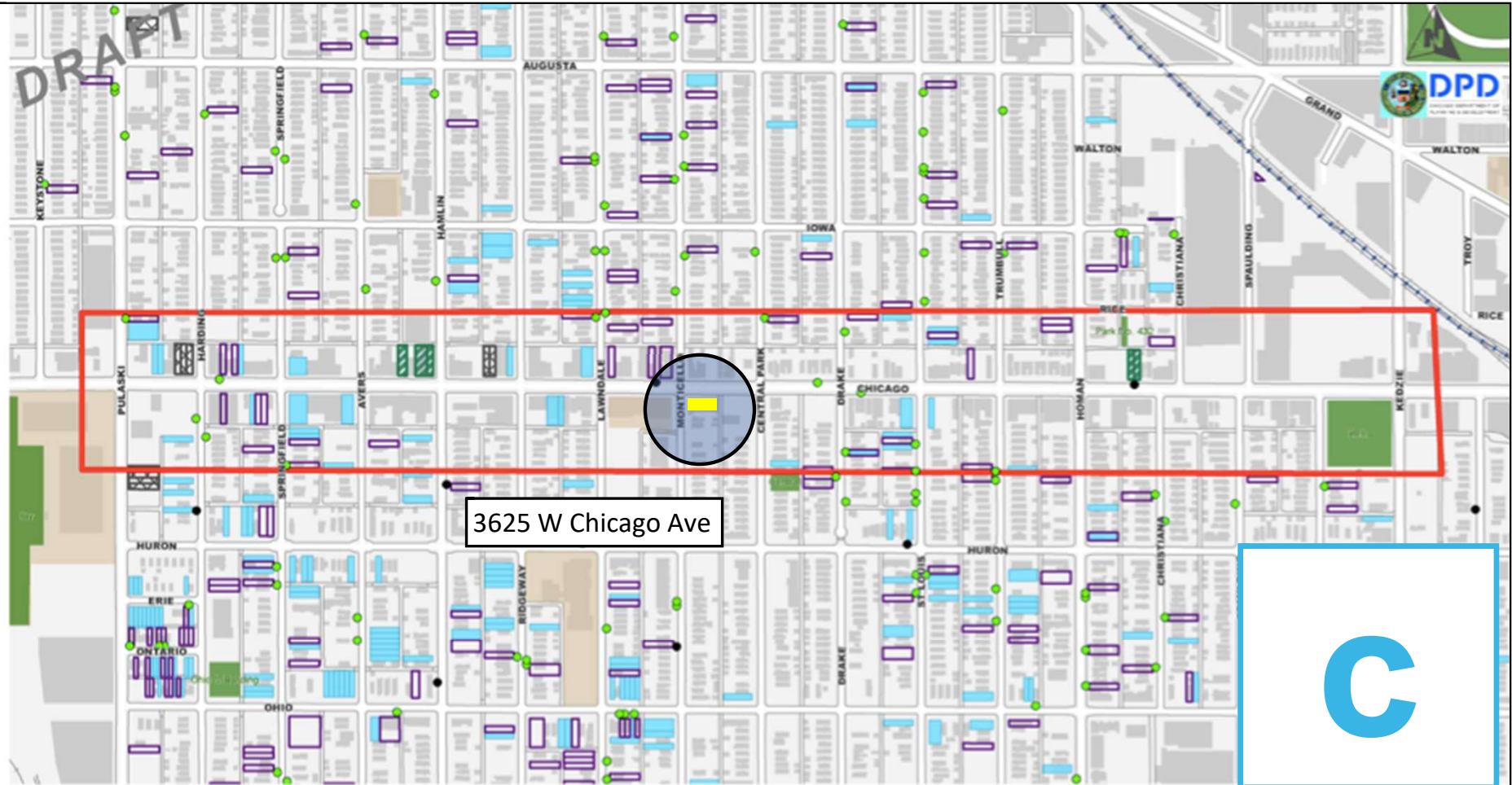
- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- School Grounds
- Vacant Improved--Not Exempt
- CTA
- Closed CPS Schools
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- Tax Sales in Invest S&W Corridor
- Metra

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 - DoIT, partially maintained, 2017

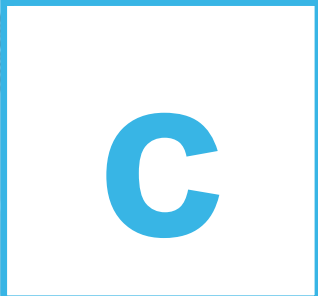
CHICAGO AVE HUMBOLDT PARK



DRAFT



3625 W Chicago Ave



CHICAGO AVE HUMBOLDT PARK



- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
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SITE C



3625 W Chicago Avenue

🕒 **EXISTING**

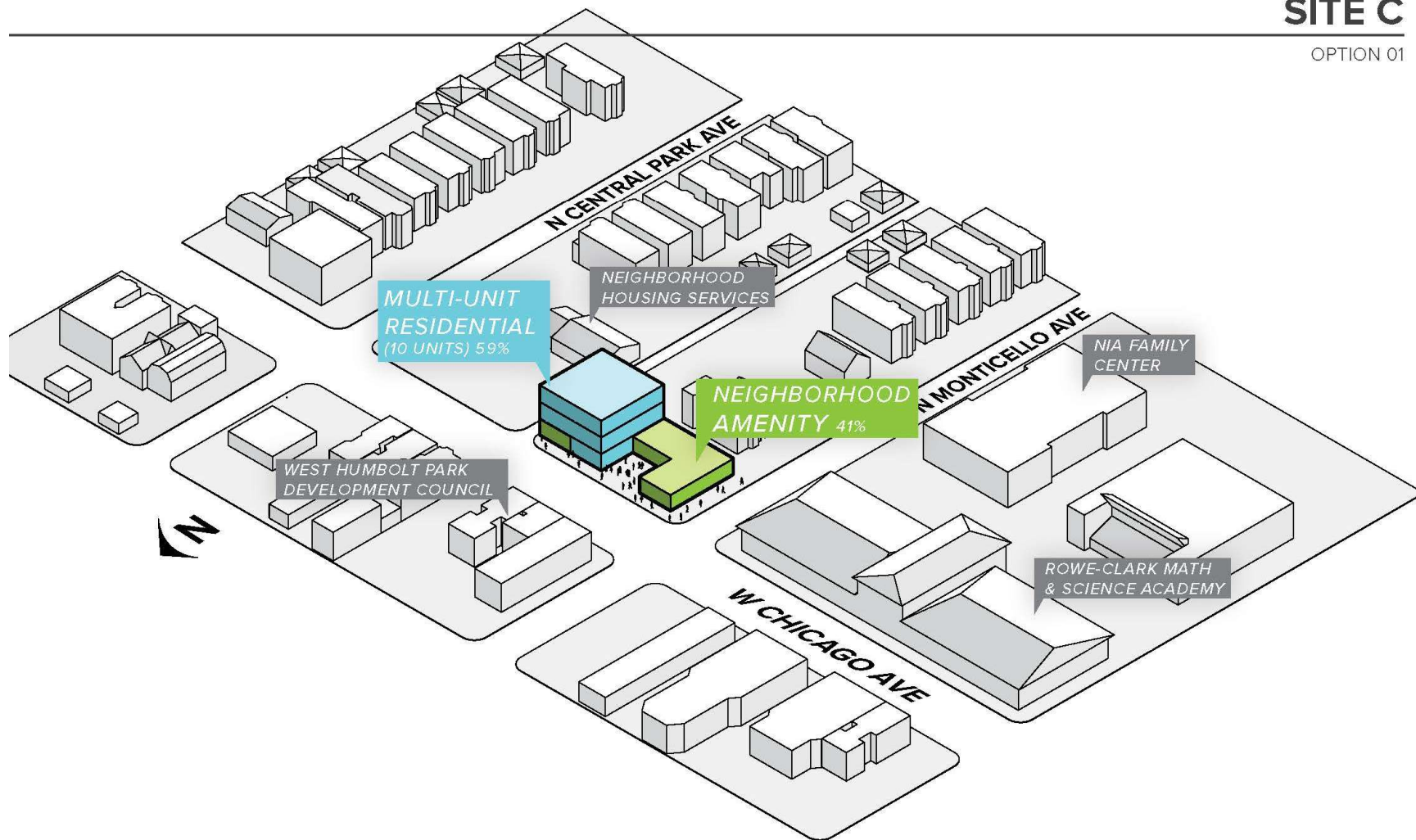
SITE C

DESIGN & DEVELOPMENT GUIDELINES



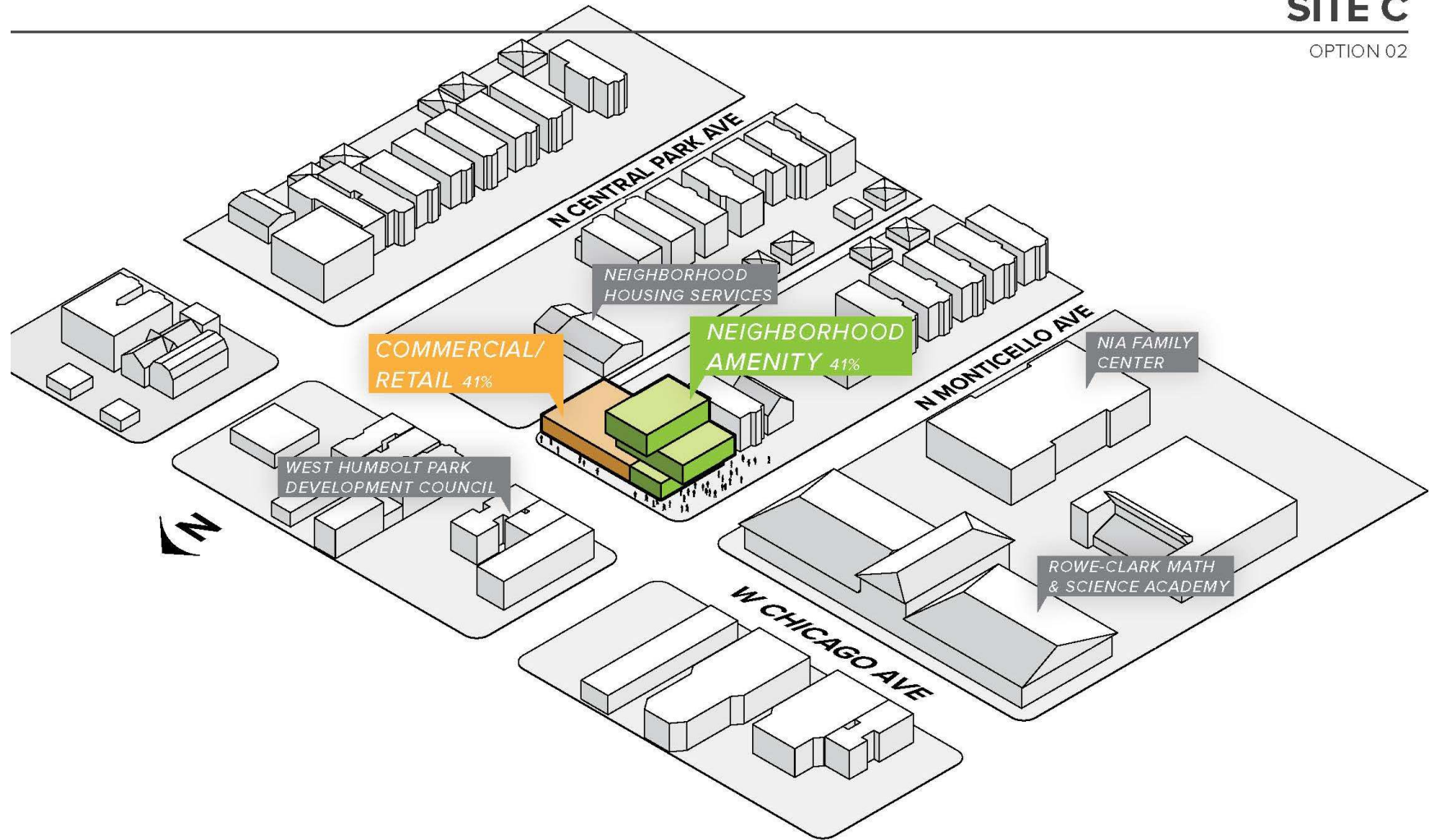
SITE C

OPTION 01



SITE C

OPTION 02





3601 W Chicago Avenue

EXISTING

SITE C

DESIGN & DEVELOPMENT GUIDELINES

Since Visioning Workshop 1, Site C has emerged as the preferred Opportunity Site for the RFP

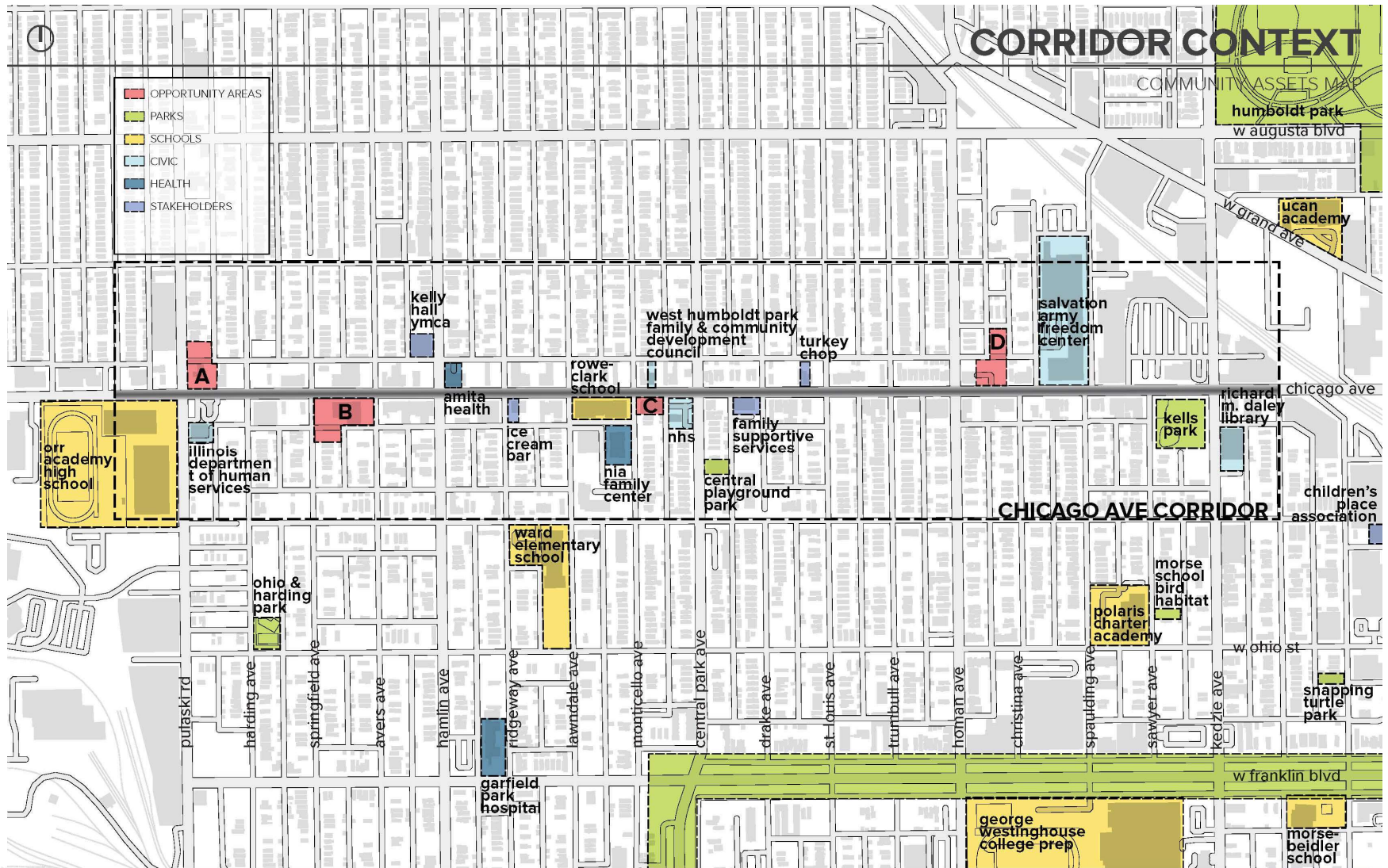
Total Site: 35,800 ft²



Dr. Michael Early



Neighborhood Housing Services



Visioning Workshop 2

Thursday, April 1st at 6pm

Visioning Workshop Agenda

Agenda

1. Welcome
2. INVEST South/West Program Recap
3. Visioning Session 1 Recap & Report Out
- 4. Opportunity Site Selection**
- 5. Breakout Groups**
- 6. Full Group Discussion**
7. Next Steps

Chicago Ave Community Priorities

- Make investments in student and youth; social spaces (i.e. café, library, communal space)
- Improve communication between neighborhood partners, City departments, and elected officials
- Developments and Initiatives that increase a sense of Public Safety along corridor sought
- Interest in Health/Wellness services coming to Corridor
- Interest in Corridor Signage banners/markers and streetscape improvements
- Housing development on the corridor as a catalyst for economic development along Chicago Ave.

Next Steps

Next Steps

01 Incentives Deadlines

- ***SBIF for Properties West of N Harding Ave*** **March 31st**
- ***NOF*** **April 16th**

02 Humboldt Pk Chicago Ave ISW RFP

- ***Visioning Workshop 2*** **April 1st @ 6pm**
- ***RFP Release*** **April 21st**

03 Next Neighborhood Roundtable

- ***April 28th @ 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

