



Humboldt Park Chicago Ave Community Roundtable

April 2021



Please mute
your microphone



Agenda

1. **Welcome**
2. **Community Updates**
 - a. **Chicago Community Trust: Pre-Development Funds**
3. **ISW Corridor RFP Update**
 - RFP Release**
 - Upcoming Dates**
4. **Open Discussion**

Community

Adrienne Whitney-Boykin, WHPDC
Nefertari Cutler, WHPDC
Alicia Ivy, Admin. Assist – 27th Ward
& Humboldt Park Resident
John Groene, NHS.
Quentin Love, Turkey Chop
Abraham Fattah, The Ice Cream Bar
Ken Johnson, Bro N Laws Barbeque
Ellen Moriani, Noble Network of Charter Schools
Maurice Fears, The Children’s Place
Cathy Krieger, The Children’s Place
Bruce Hardy, The Children’s Place
Franklin Williams, Headliners Barbershop
Sam Abuaqel, Income Patriot Tax Service

Dr. Michael Early
Shirley Rodgers
Keith D. Muhammad
Francis Simmons-Ellis
Derrick Ellis
Travis Moore-Murray, Mayors Office &
Humboldt Park Resident
Ja’Net Defell, The Chicago Community Trust
Jonathan L. Klein, Barr Management
Denis Vulich, VCOR Asset Management

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

RFP: Pre-Development Fund

The Chicago Community Trust

The Chicago Community Trust Pre-Development Fund

There is foundational support available via competitive grants!

The Chicago Community Trust provides a pre-development grant up to \$100,000 to support community-based Black and Latinx developers and nonprofit organizations in covering the costs of pre-development services.

The grant is not a reimbursable grant, so project teams are encouraged to apply as early as possible in their planning stage.

As a Technical Assistance partner for the Trust, Community Desk Chicago is available to answer questions related to qualifications and the application process.

More information about the fund is available through the following link
<https://www.cct.org/what-we-offer/rfp-pre-development-fund/>

You can also contact Ja'Net Defell directly at jdefell@communitydeskchicago.org.

Further CCT Pre-Development Fund Questions

Ja'Net Defell Program Manager for Community Desk Chicago
jdefell@communitydeskchicago.org



ISW Corridor RFP Update

- RFP Release April 23rd!



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals

3601-25 W Chicago Ave



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

April 23, 2021

| Development Program | | |
|------------------------|------------------|----------|
| Use | Square Feet | Units |
| Commercial | 8,000 sf | |
| Residential | 50,000 sf | 50 units |
| Community Amenity | 3,000 sf | |
| NHS Westside Hub | 5,500 sf | |
| Total Built SF | 66,500 sf | |
| Total Land Area | 29,500 sf | |

- RFP Release April 23rd!

Chicago.gov/investsw

The screenshot shows the Chicago.gov/investsw website. The header includes the Chicago logo, a search bar, and a language selection dropdown. The main navigation menu includes Home, Requests for Proposals (RFPs), Resources, Neighborhoods, About, and Sign Up. The page title is "Requests for Proposals (RFPs)". Below the title, there is a brief description of the RFP program. The "Current RFPs" section lists three projects:

- 4000-08 W. North/1616-38 N. Pulaski Road**: Humboldt Park – North Avenue RFP. Due 4 p.m., Tuesday, Aug. 31, 2021. Pre-Bid Conference: 2 p.m., Tuesday, May 11, 2021 | Register.
- 3601-25 W. Chicago Ave.**: Humboldt Park – Chicago Avenue RFP. Due 4 p.m., Tuesday, Aug. 31, 2021. Pre-Bid Conference: 2 p.m., Thursday, May 13, 2021 | Register.
- 2908-26 E. 79th St./7901-33 S. Exchange Ave.**: South Shore/South Chicago RFP. Due 4 p.m., Tuesday, Aug. 31, 2021. Pre-Bid Conference: 2 p.m., Wednesday, May 12, 2021 | Register.

The middle RFP listing is highlighted with a red border. Below it, the start of another RFP listing for 5021 S. Wabash Ave. is visible.

Chicago SunTimes Press

The screenshot shows the Chicago SunTimes Press website. The header includes the SunTimes logo, a search bar, and a language selection dropdown. The main navigation menu includes News, Sports, Politics, Coronavirus, Entertainment, En Español, E-Paper, Classifieds, More, and social media icons. The page features a banner for "Summertime Chi" with the text "LET'S GET BACK TO..." and "FIND YOUR VACCINE AT CHI.GOV/COVIDVAX". Below the banner, there is a news article titled "City invites development ideas for 3 commercial corridors". The article text reads: "The requests for proposals aim to encourage investment to communities emphasized in the mayor's Invest South/West program." The article is by David Roeder, dated April 23, 2021, 4:48pm CDT. Below the article, there is a rendering of potential development on the 4000 block of West North Avenue, with the Pioneer Bank Building on the left. The rendering is credited to bKL Architecture. To the right of the rendering is another banner for "The Ballpark" with the text "LET'S GET BACK TO..." and "FIND YOUR VACCINE AT CHI.GOV/COVIDVAX".



- Thank You!

Pro bono Consultants via
Chicago Central Area Committee



Juan Gabriel Moreno Architects
Architecture Advisor



Development Advisor



Integra Realty Resources
Market Analysis Advisor



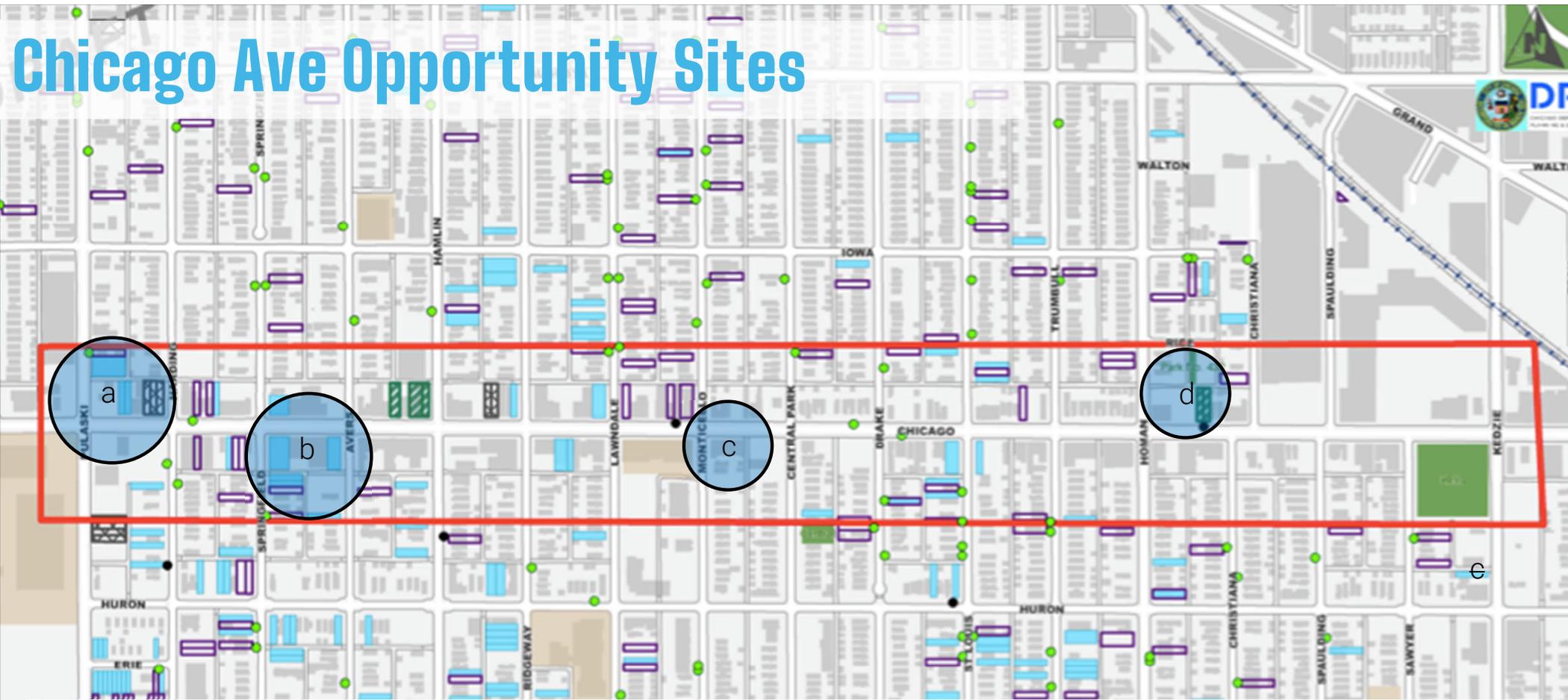
Construction Advisor

THE INVEST S/W RFP RELEASE SCHEDULE



RFP Site:

Chicago Ave Opportunity Sites



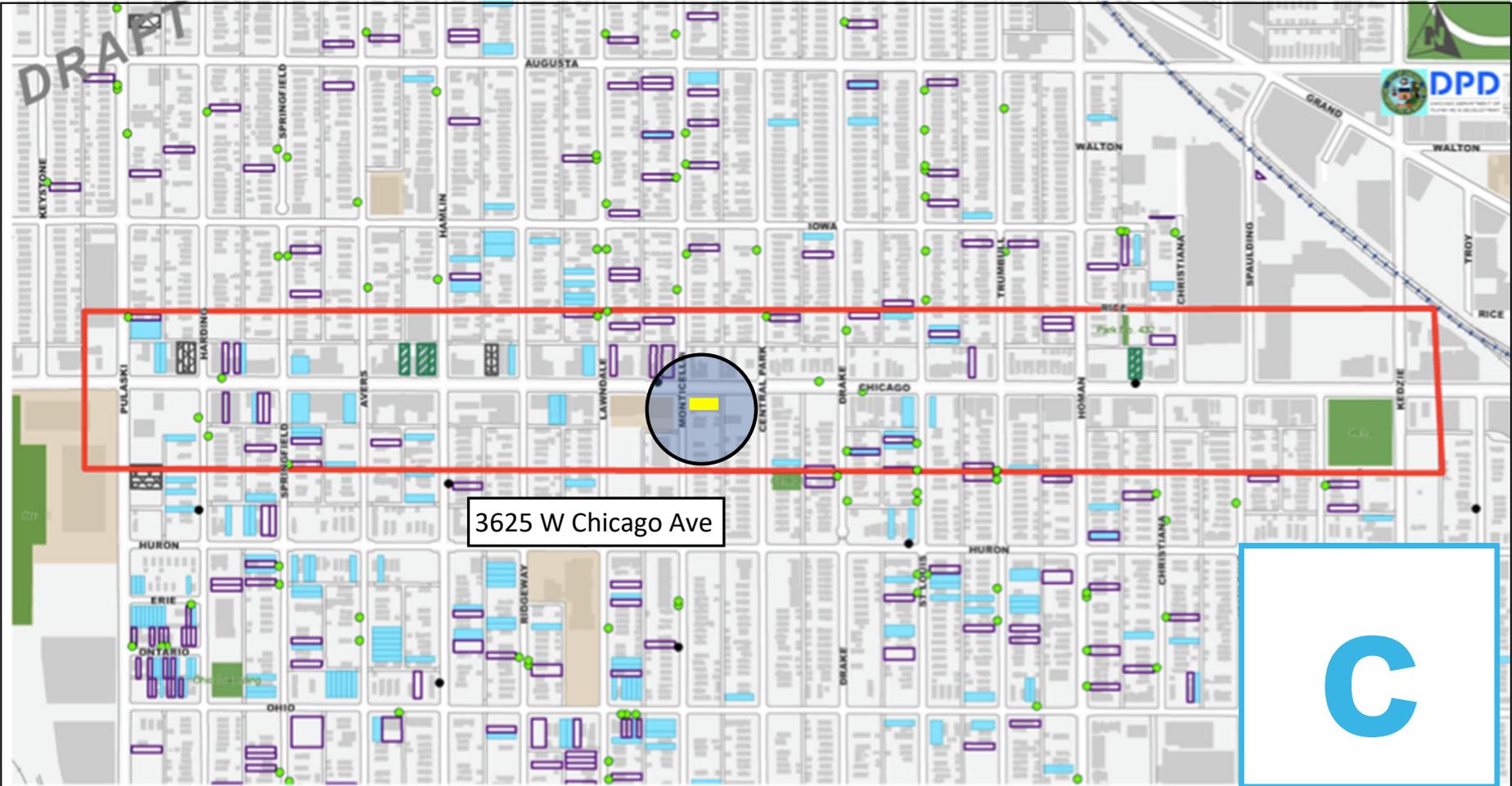
- Invest South & West Corridor
- Parks and Boulevards
- City Owned
- CTA
- School Grounds
- Vacant Improved--Not Exempt
- Metra
- Closed CPS Schools
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- Demo Lien
- ▲ Tax Sales in Invest S&W Corridor

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

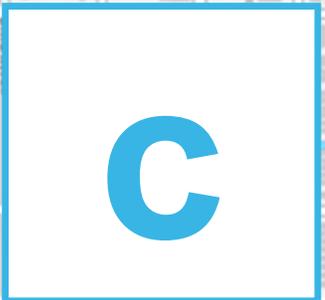
CHICAGO AVE HUMBOLDT PARK



DRAFT



3625 W Chicago Ave



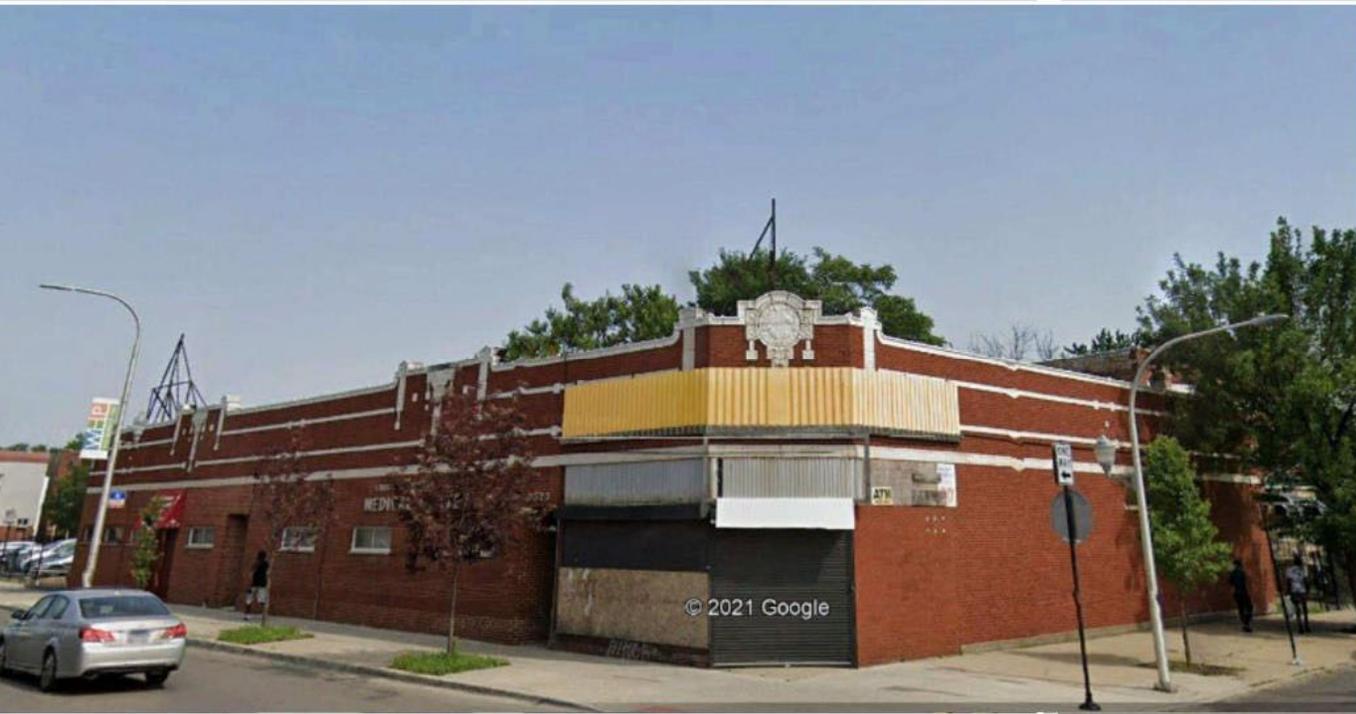
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CHICAGO AVE HUMBOLDT PARK



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SITE C



3625 W Chicago Avenue

🕒 **EXISTING**

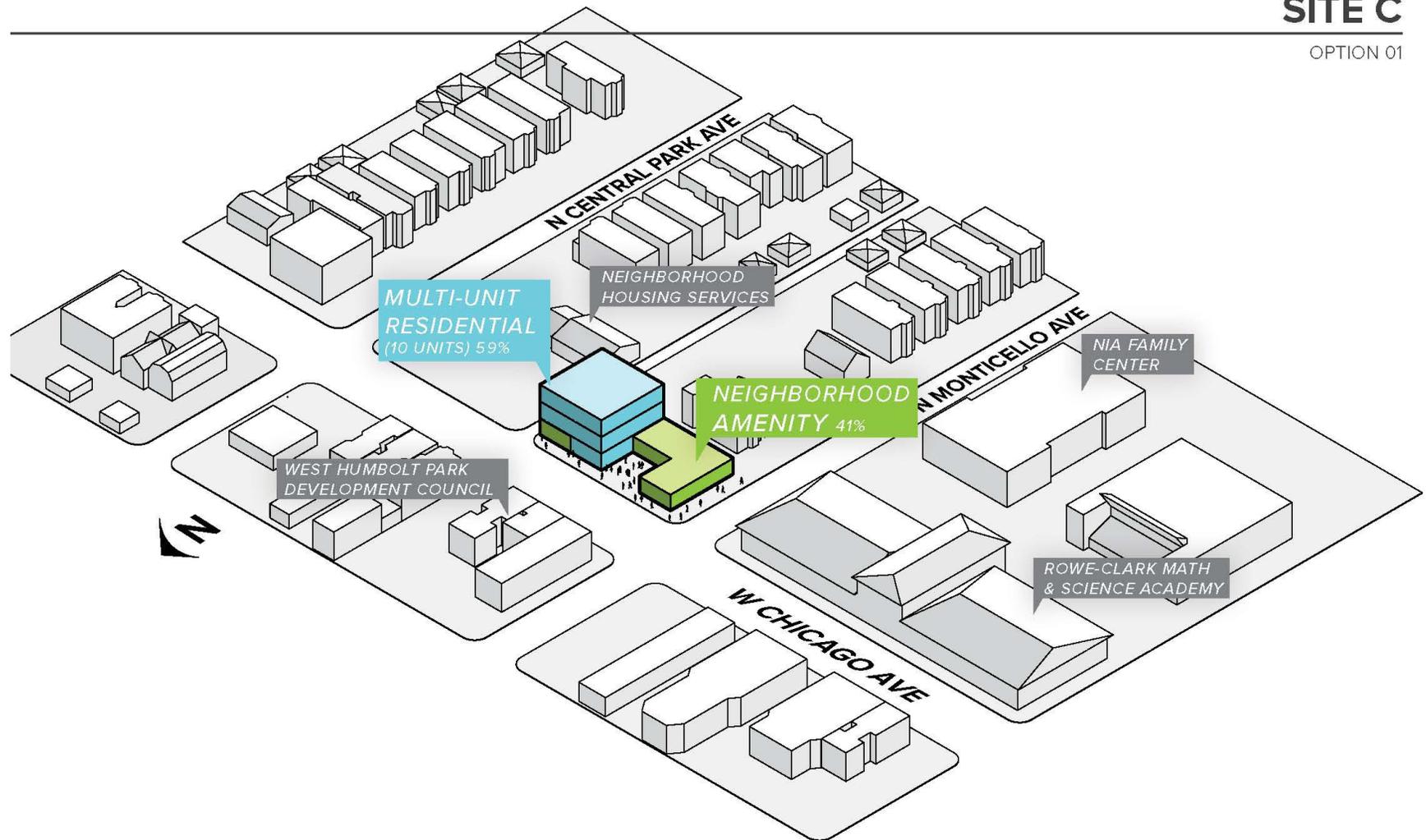
SITE C

DESIGN & DEVELOPMENT GUIDELINES



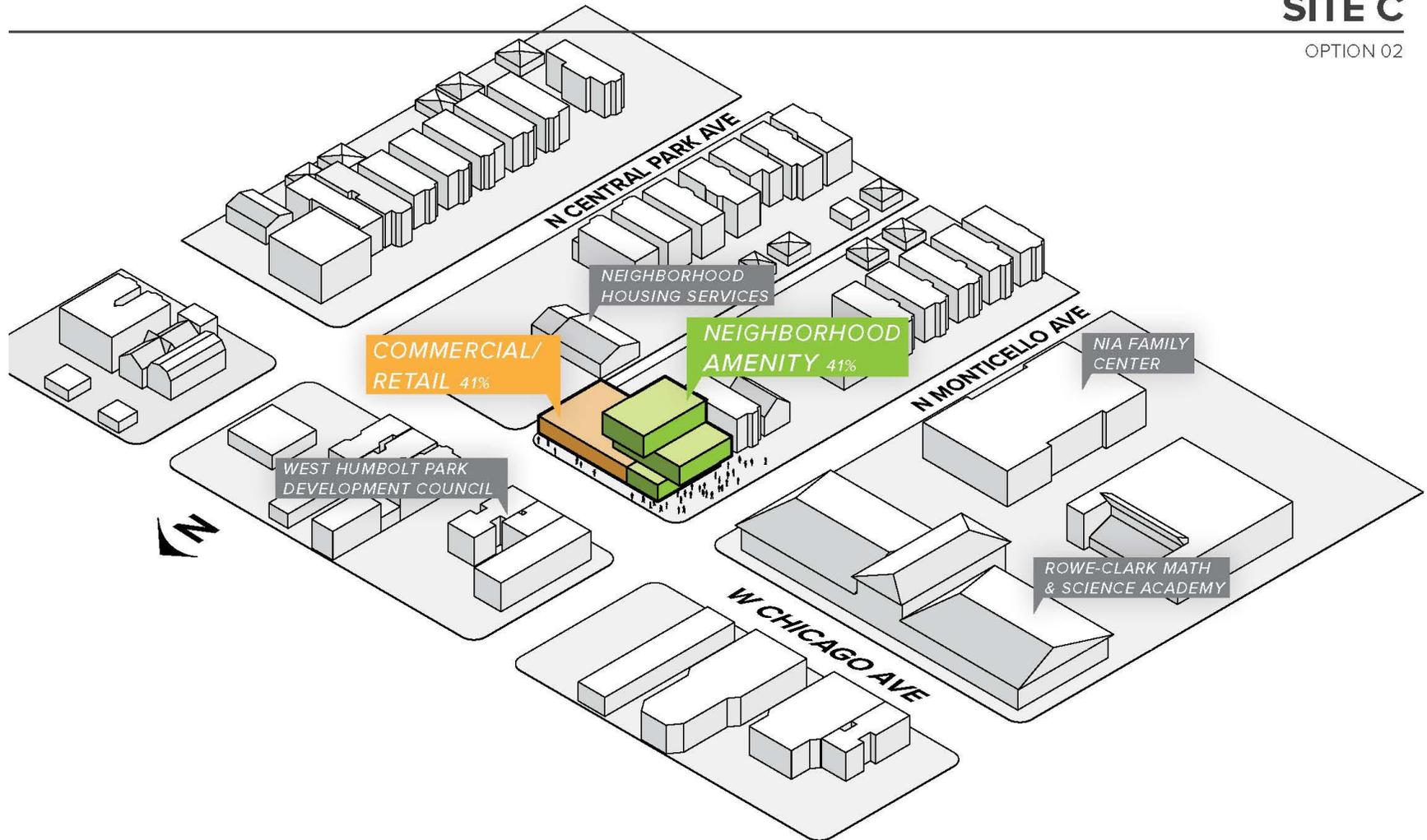
SITE C

OPTION 01



SITE C

OPTION 02





3601 W Chicago Avenue

① EXISTING

SITE C

DESIGN & DEVELOPMENT GUIDELINES

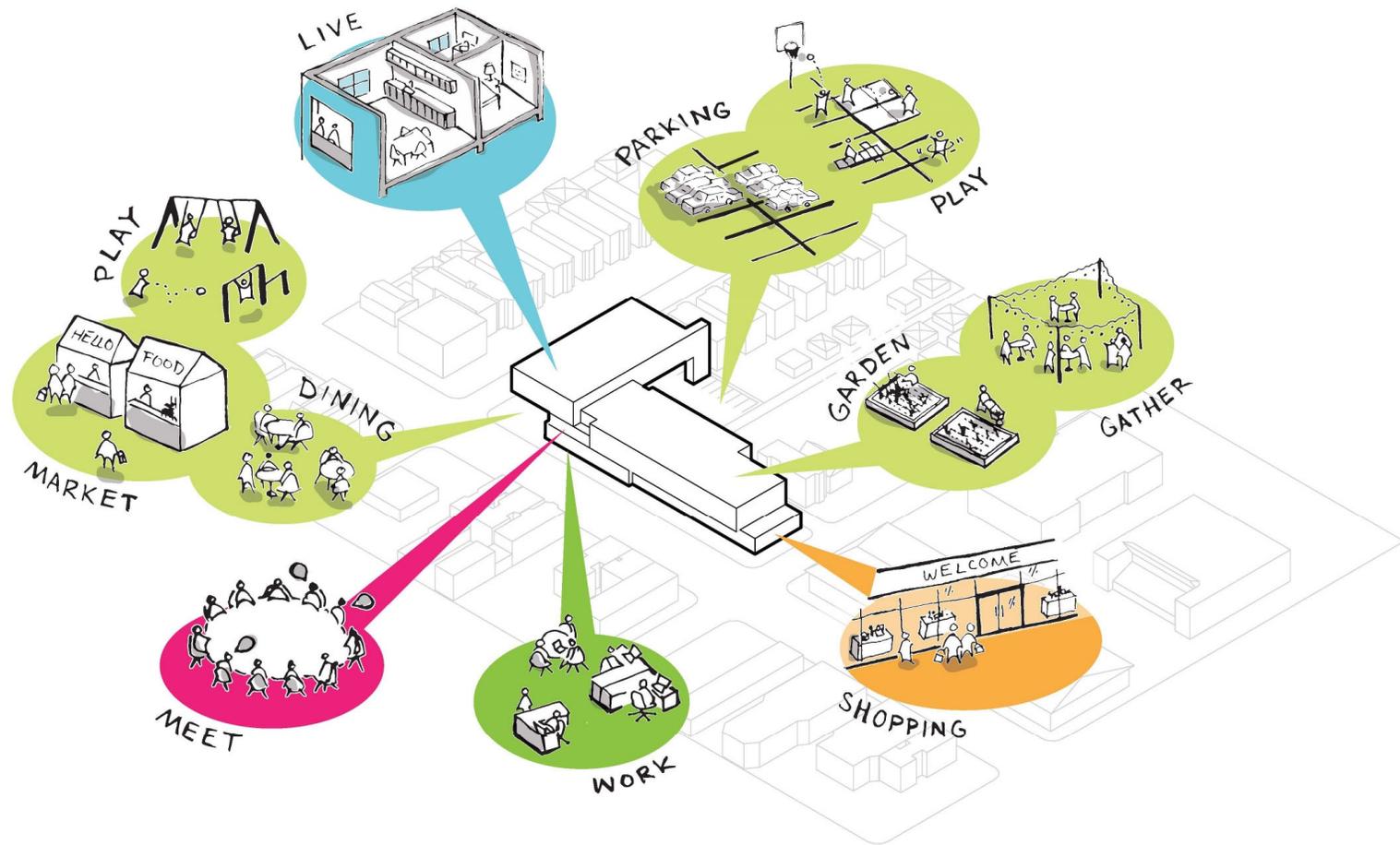
Since Visioning Workshop 1, Site C has emerged as the preferred Opportunity Site for the RFP

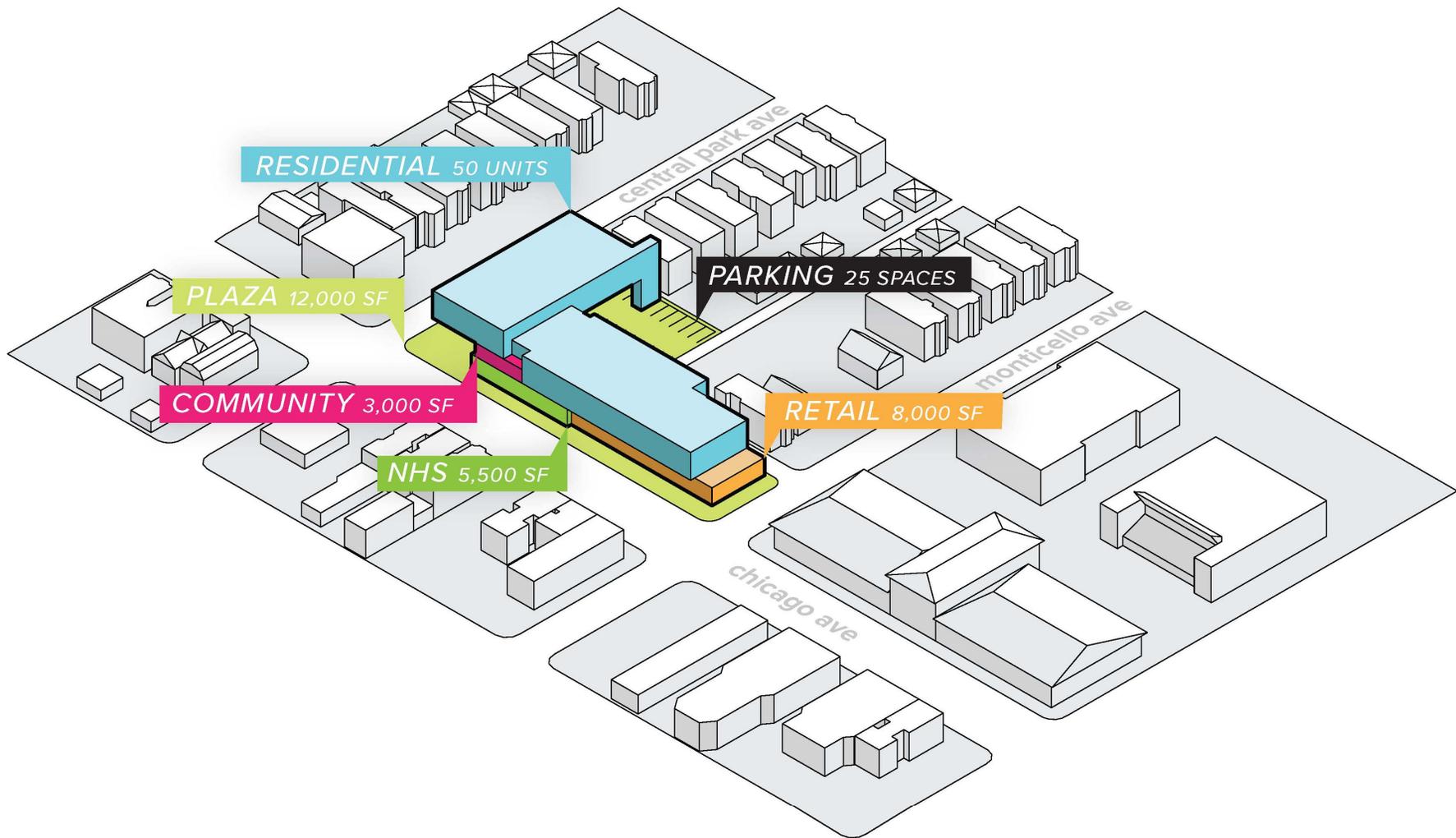
Total Site: 35,800 ft²



-  Dr. Michael Early
-  Neighborhood Housing Services







RESIDENTIAL 50 UNITS

PLAZA 12,000 SF

COMMUNITY 3,000 SF

NHS 5,500 SF

PARKING 25 SPACES

RETAIL 8,000 SF





Next Steps

Humboldt Park – Chicago Ave INVEST South/West RFP

- Pre-Submission Conference: May 13th at 2pm
- Submission Deadline August 31st at 4pm

Next Month Dates

Next Steps

- 01 Pre-Submission Conference via Zoom
-- **May 13th @ 2:00pm**

- 02 Next Neighborhood Roundtable
-- **May 26th @ 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

