



North Ave Community Roundtable

March 2021



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your microphone



Agenda

1. Welcome
2. NOF Program Update
3. Department Updates
4. Corridor Manager Update
5. RFP Overview
6. RFP Next Steps
7. Wrap-up

Community

Kedar Coleman, Bickerdike Development Corp.
Lissette Castaneda, LUCHA
Jose Lopez, Puerto Rican Cultural Center
Nadya Henriquez, Puerto Rican Cultural Center
Juan Calderon Puerto Rican Cultural Center
Paul Roldan, Hispanic Housing
Cristina Pacione-Zayas, The Puerto Rican Agenda
Jessie Fuentes, The Puerto Rican Agenda
Pete Schmugge, Northwest Connect Chamber of
Commerce
Bill Smiljanich, Nobel Neighbors
Josie Pacheco, First Midwest Bank
Carolos Tortolero, National Museum of Mexican
American Art
Myrna Salazar, CLATA

City

Alderman Maldonado (26th Ward)
DPD
CDOT
Mayor's Office
LISC
Saving Places (NTHP)

*If information is missing, please email mike.parella@cityofchicago.org

North RFP Consultant Team



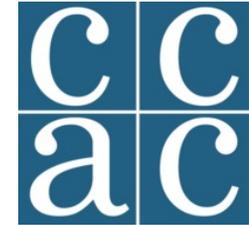
- Danielle Tillman
- Will Erickson
- Jon Gately
- Daniela Sesma
- Phillip Shin



- Vic Howell



- James Mark
- Scott Steffes
- Randy Jardine



- Nira Harikrishnan
- Gregory Hummel



- JC Griffin

McGuire Igleski &
Associates, Inc.

- Erica Ruggiero
- Sarah Haas



NOF Program Update



NEIGHBORHOOD OPPORTUNITY FUND



www.NeighborhoodOpportunityFund.com



Neighborhood Opportunity Fund

Small Grants Program





NOF Open Application
Period

March 8 to
April 9



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

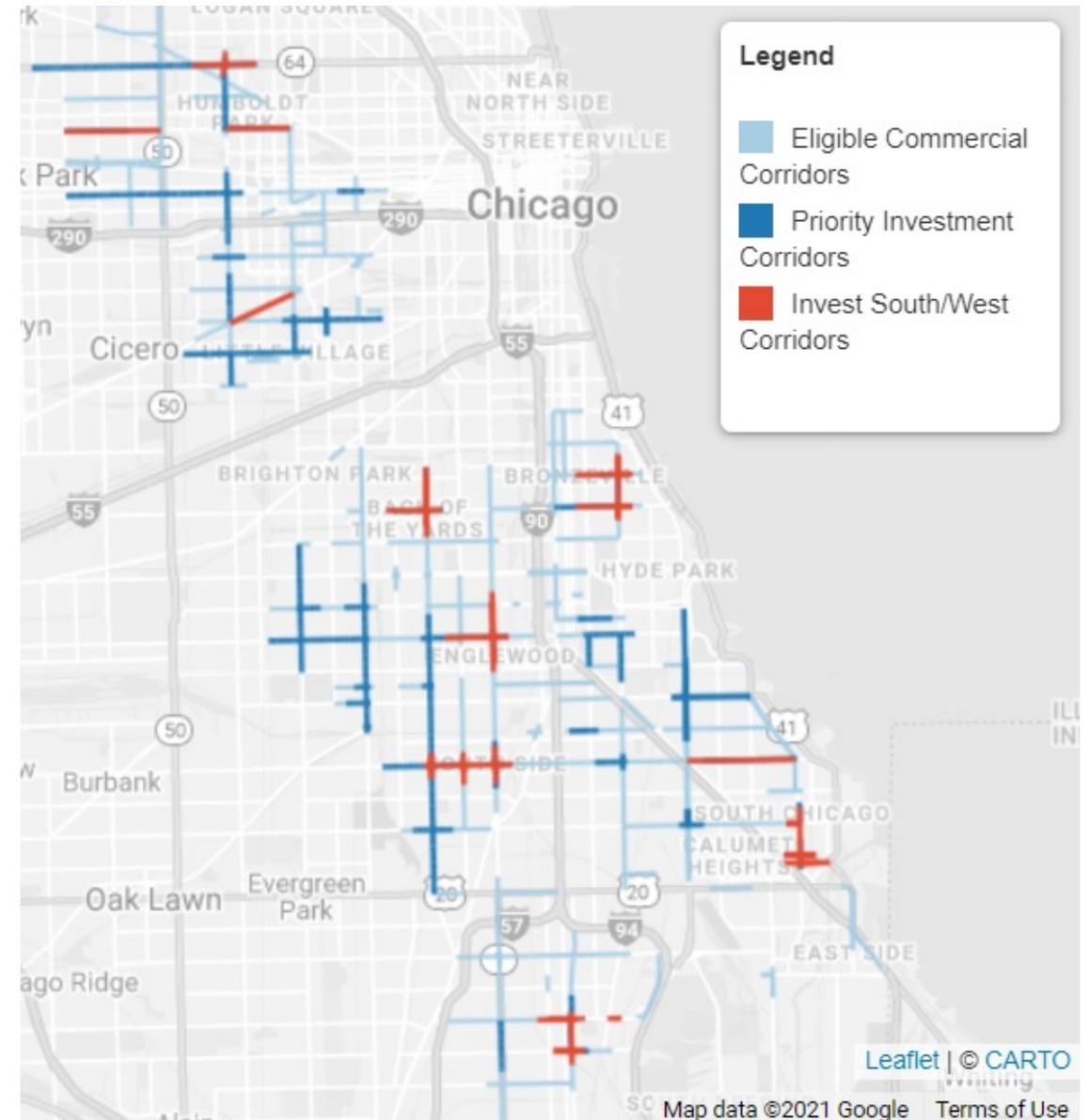
Attract Commercial businesses and cultural amenities

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>

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



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

<http://Chicago.gov/NOF>

Questions

<http://Chicago.gov/NOF>

2021 Round 1 - March 8th to April 9th
Finalist announcement anticipated in
June



Department Updates

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.

Corridor Manager Updates

RFP Update

The RFP is not a Plan

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

Respondent **developers** will **propose their own designs** and programs.

The engagement at the **Visioning Workshop** will review potential uses, densities, and site layout.

There will be **additional opportunities to review** these proposals during the process.



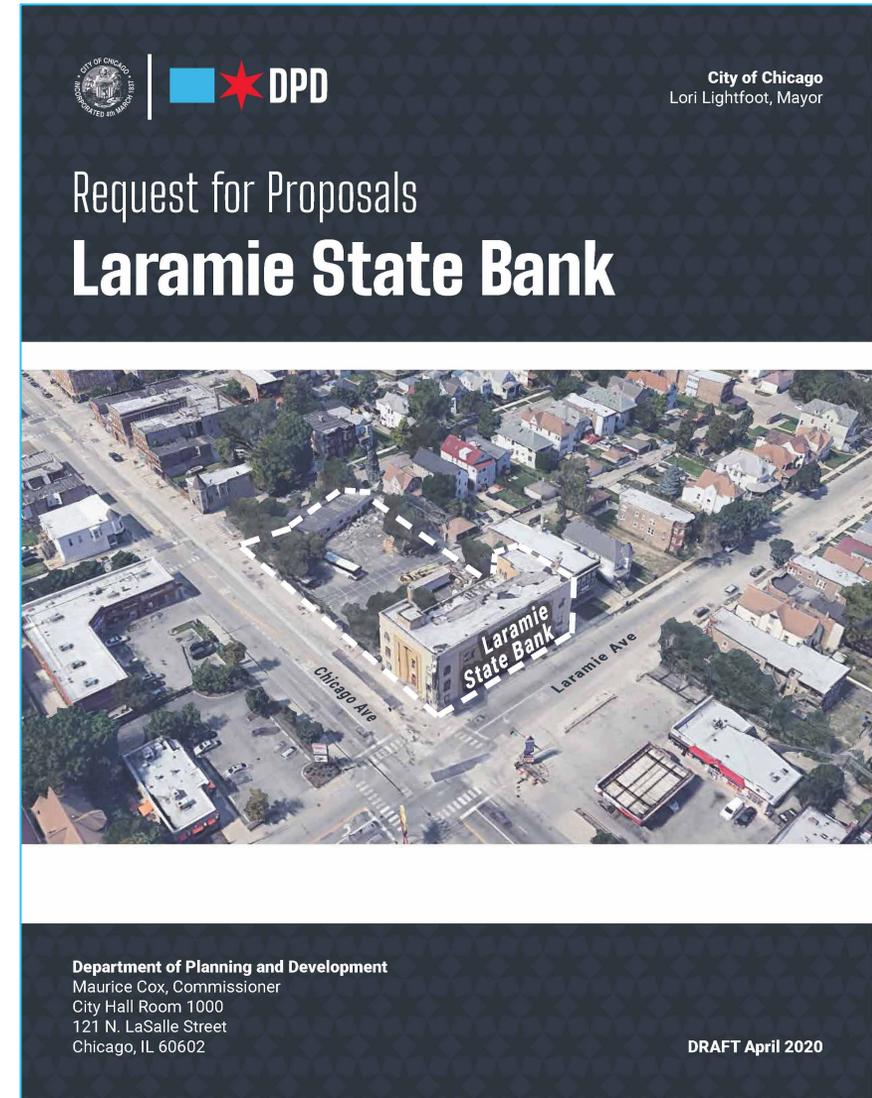
Example RFP Language

ECONOMIC PRIORITIES

- **Preserve** and promote **existing assets** on the corridor.
- Create **jobs for local residents**
- Strengthen the sense of **community**...
- Promote...**affordable housing**...
- Promote **local entrepreneurship**, such as a business incubator...
- ...**building community wealth** by partnering with Black-owned **local businesses** throughout the development process (design, engineering and construction) and in the **leasing and ownership of the property**.

SOCIAL PRIORITIES

- ...**build trust** with neighborhood stakeholders in the process of implementing on the vision and goals in this plan.
- Create a distinct **center for cultural arts, entertainment, and music** expression...
- ...**community identity should be integrated with the development** in features such as murals or other public art displays .



The image shows the cover of a Request for Proposals (RFP) document. At the top left is the City of Chicago seal and the Department of Planning and Development (DPD) logo, which consists of a blue square and a red star. To the right of the logo, it says "City of Chicago" and "Lori Lightfoot, Mayor". The main title is "Request for Proposals" in a white serif font, followed by "Laramie State Bank" in a larger, bold, white sans-serif font. Below the title is an aerial photograph of a city block. A white dashed line outlines a specific building on the corner of Chicago Ave and Laramie Ave. The building has a sign that says "Laramie State Bank". The surrounding area includes other buildings, trees, and streets. At the bottom of the cover, there is contact information for the Department of Planning and Development, including the name of the Commissioner, Maurice Cox, and the address: City Hall Room 1000, 121 N. LaSalle Street, Chicago, IL 60602. The date "DRAFT April 2020" is also present.

City of Chicago
Lori Lightfoot, Mayor

Request for Proposals
Laramie State Bank

Chicago Ave
Laramie Ave

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

Example RFP Language

EVALUATION CRITERIA

- [Demonstrate] **equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners** reflecting the demographics of the INVEST South/West community areas, which are predominantly Black and Latinx;
- **Bidder(s) that are Black or Latinx- owned businesses**, and/or bidder(s) that **prioritize employment of Black and Latinx employees**, especially in corporate leadership/decision-making roles
- A proven track record of **working and making investments** in South and West Side communities of Chicago
- **Collaboration** and **support** from **community-based organization. community residents**, historically disadvantaged business owners, **and Alderman.**
- [Respondents who]...promote **local small business** development, **arts/cultural-based businesses, community space**, and/or entrepreneurial opportunities for community residents

Two Approaches to Economic Development

Drivers	Community Wealth Building	Traditional Approach
 Place	Develops under-utilized local assets of many kinds, for benefit of local residents.	Aims to attract firms using incentives, which increases the tax burden on local residents.
 Ownership	Promotes local, broad-based ownership as the foundation of a thriving local economy.	Supports absentee and elite ownership, often harming locally owned family firms.
 Multipliers	Encourages institutional buy-local strategies to keep money circulating locally.	Pays less attention to whether money is leaking out of community.
 Collaboration	Brings many players to the table: nonprofits, philanthropy, anchors, and cities.	Decision-making led primarily by government and private sector, excluding local residents.
 Inclusion	Aims to create inclusive, living wage jobs that help all families enjoy economic security.	Key metric is number of jobs created, with little regard for wages or who is hired.
 Workforce	Links training to employment and focuses on jobs for those with barriers to employment.	Relies on generalized training programs without focus on linkages to actual jobs.
 System	Develops institutions and supportive ecosystems to create a new normal of economic activity.	Accepts status quo of wealth inequality, hoping benefits trickle down.

Site Context



4000 W NORTH AVE
PIONEER BANK
HEIGHT: 70 FT*
5 STORY, 1 BASEMENT
49,474 GSF

ANNEX BUILDING
HEIGHT: 30 FT*
2 STORY, 1 BASEMENT
8,375 GSF

1614-34 N PULASKI RD
VACANT
SITE AREA : 33,500SF



RETAIL

VACANT

SITE

RETAIL

BANK

RETAIL

RETAIL

1535 N PULASKI RD
RESIDENTIAL
HEIGHT: XXX FT
6 STORY, XX UNITS
PROPOSED

3949 W NORTH AVE
RESIDENTIAL
HEIGHT: 56 FT*
5 STORY, 72 UNITS
BUILT IN 2014

GROCERY STORE

Pioneer Bank Overview



PIONEER TRUST AND SAVINGS BANK BUILDING

- BUILT IN 1925
- 5 STORY ABOVE GROUND, 1 STORY BELOW GRADE
FIRST 3FLS - TRIPLE HEIGHT BANK,
4TH AND 5TH FLS - RENTABLE OFFICE
- 2008 - PRESENT BANK REMAINS VACANT
- 2012 BUILDING ACHIEVES LANDMARK STATUS

BUILDING STATS

- MAIN BUILDING (5+1 FLS)
TOTAL GROSS FLOOR AREA: 49,474 GSF
- ANNEX BUILDING (2+1 FLS)
TOTAL GROSS FLOOR AREA: 8,375 GSF



HISTORIC PHOTO IN 1934
Cityfiles Press, 2007



HISTORIC PHOTO IN 1948
Chicago's Neighborhoods, 2003



INTERIOR PHOTO
City of Chicago DHED, 2012

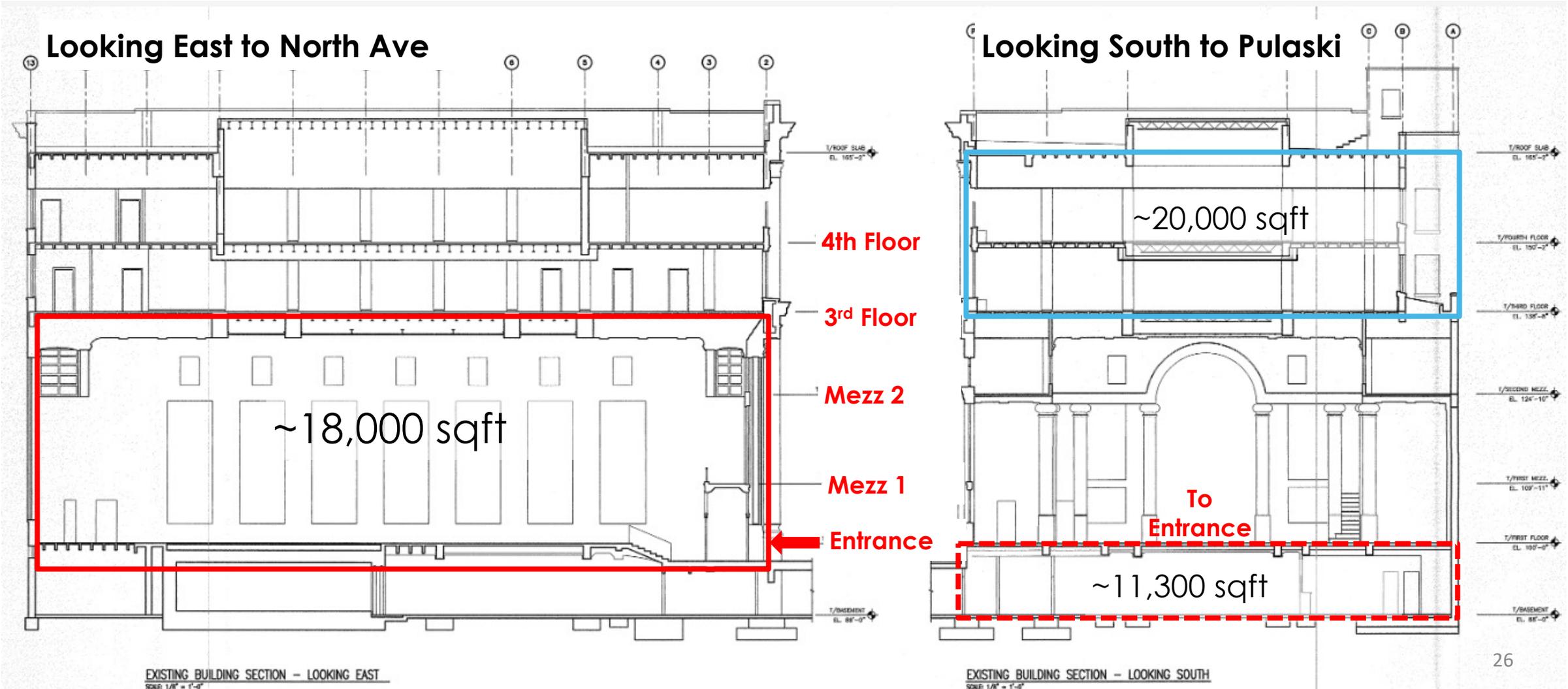


EXTERIOR PHOTO
City of Chicago DHED, 2012

Interior Volume

Total: 49,474 sqft

	Main SF	Annex SF
LL	11,371	3,125
1	11,371	3,125
Mezz (1)	2,128	3,125
Mezz (2)	4,430	
3	10,087	
4	10,087	
Total (incl. LL)	49,474	9,375



Development Priorities

Pioneer Bank

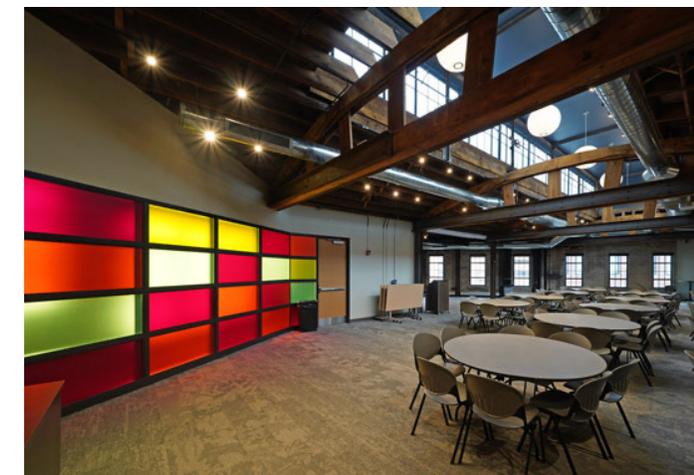
- Support Community's Vision for Latino Cultural Hub Within the Pioneer Bank Building
- Banking Hall (1st fl—Mezzanines) Can be Adapted to Community Use
- Top Two Floors Should Be Leasable Office Space/Function Space for Variety of Uses
- Annex Building Can Be Used for Retail.

Vacant North Site

- Support 100% Affordable Housing Development
- Target Residential Unit #/Mix to Attract Interest & Generate Revenue to Cover Project Debt
- Create Physical Connection to Existing Pioneer Bank
- Include Ground Floor Retail and Community Gathering Space

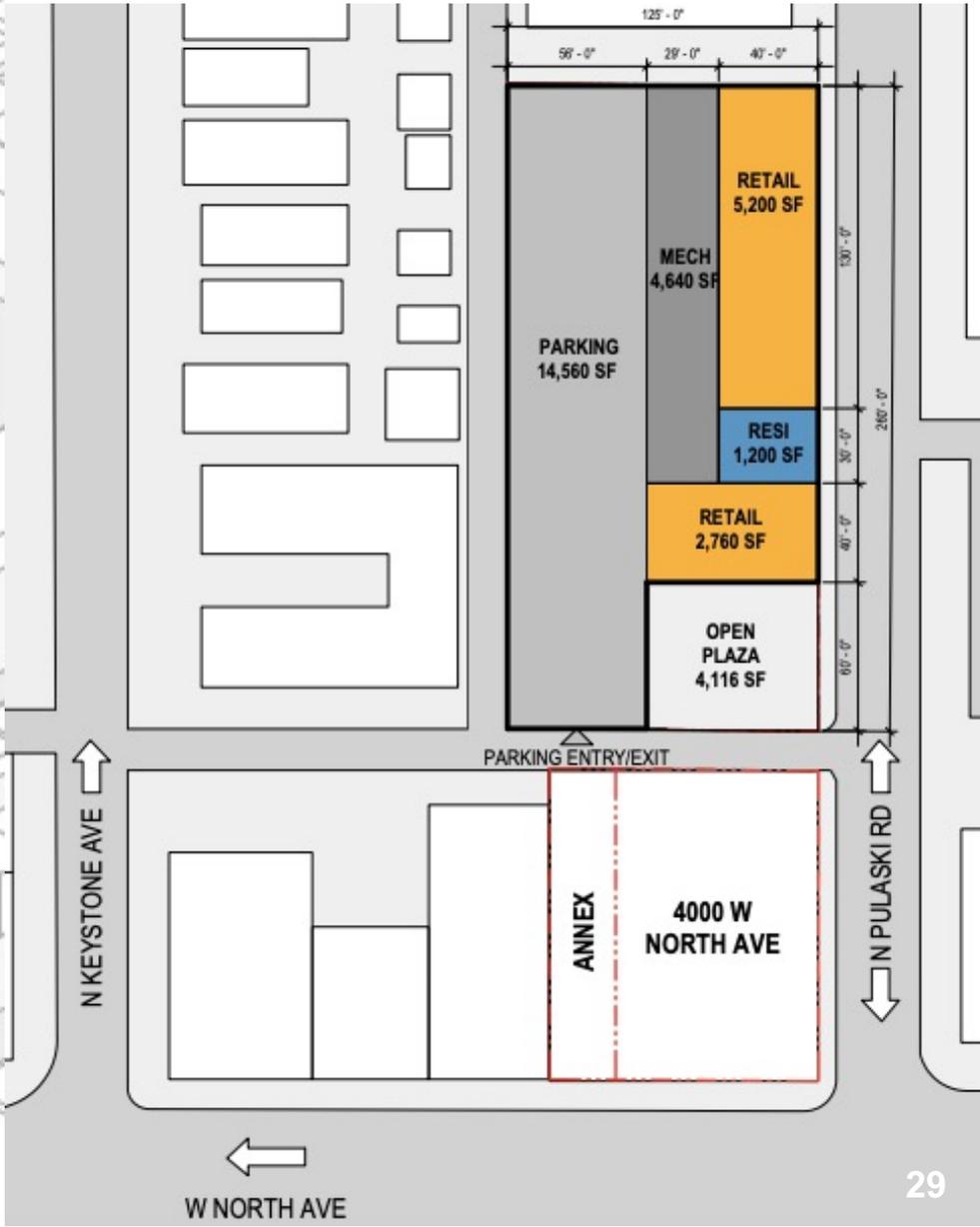
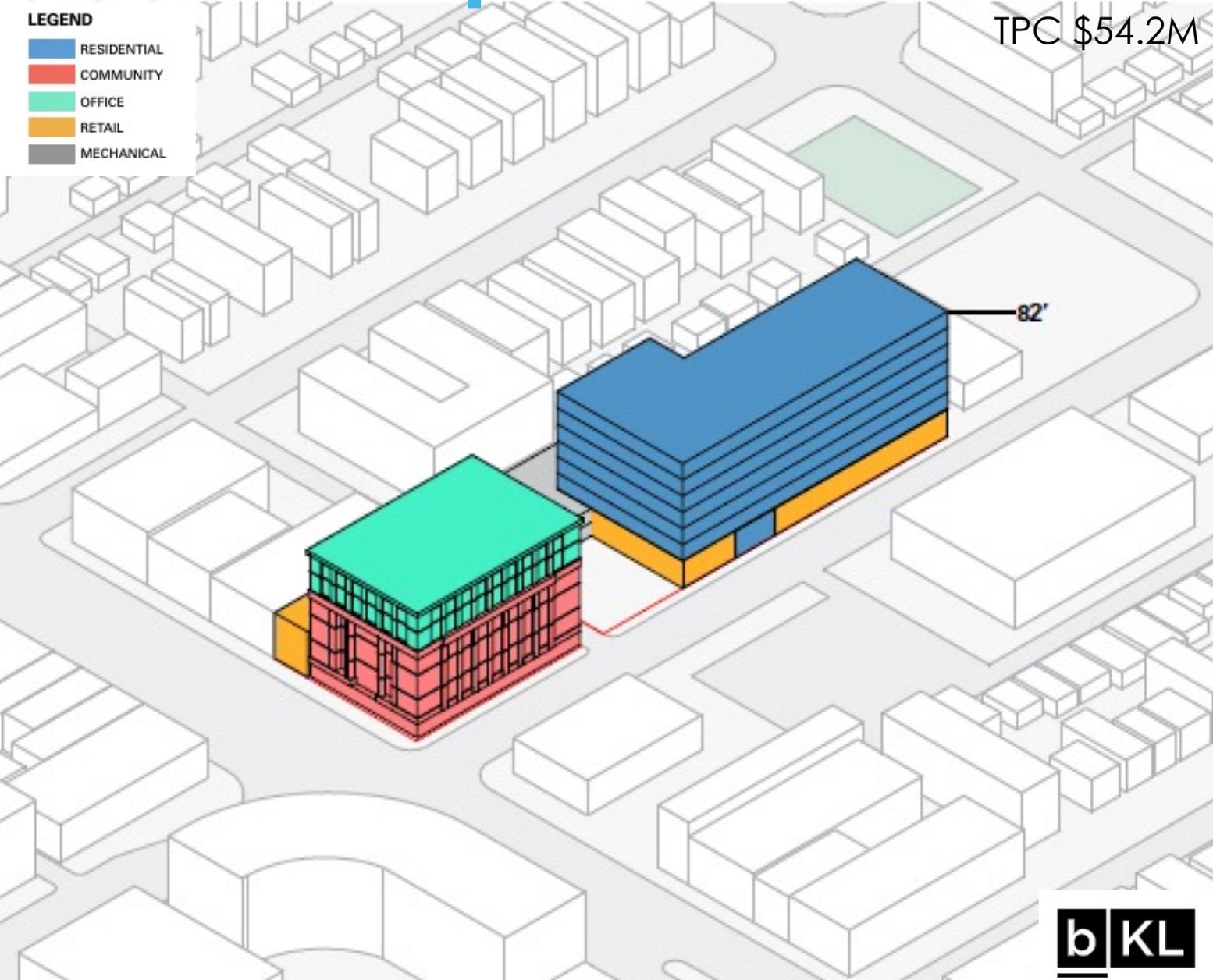
Pioneer Bank Renovation

- **Total:** 44,353
 - Community: ~18,000
 - Office: ~20,000
 - Retail: ~9,000
- **Hard Costs:** \$13.5M
 - Includes \$2.5M for Community Space Build-Out
- **Stabilization Cost:** ~\$10M

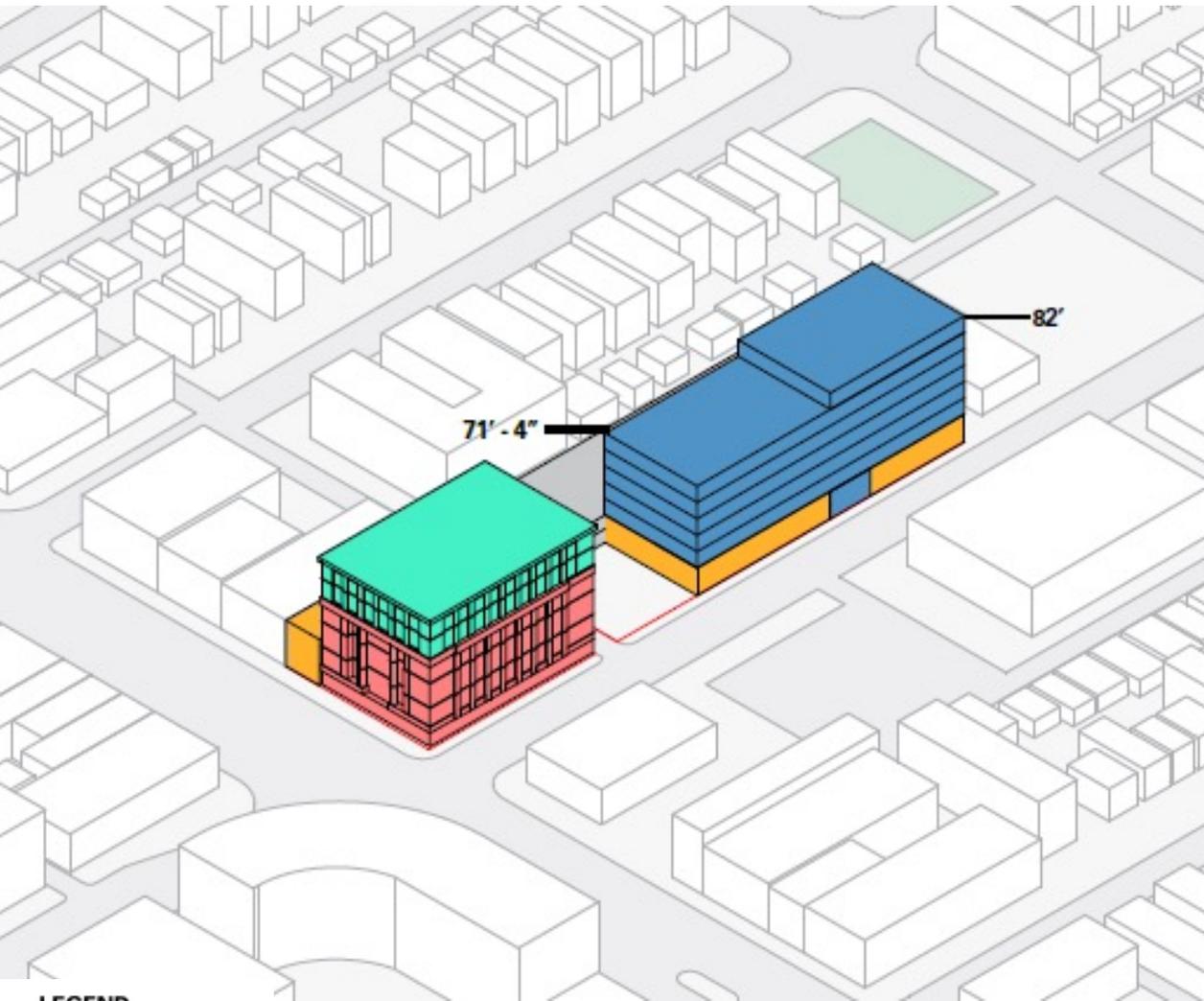


90 Unit Option

- LEGEND**
- RESIDENTIAL
 - COMMUNITY
 - OFFICE
 - RETAIL
 - MECHANICAL



Alt 1



LEGEND

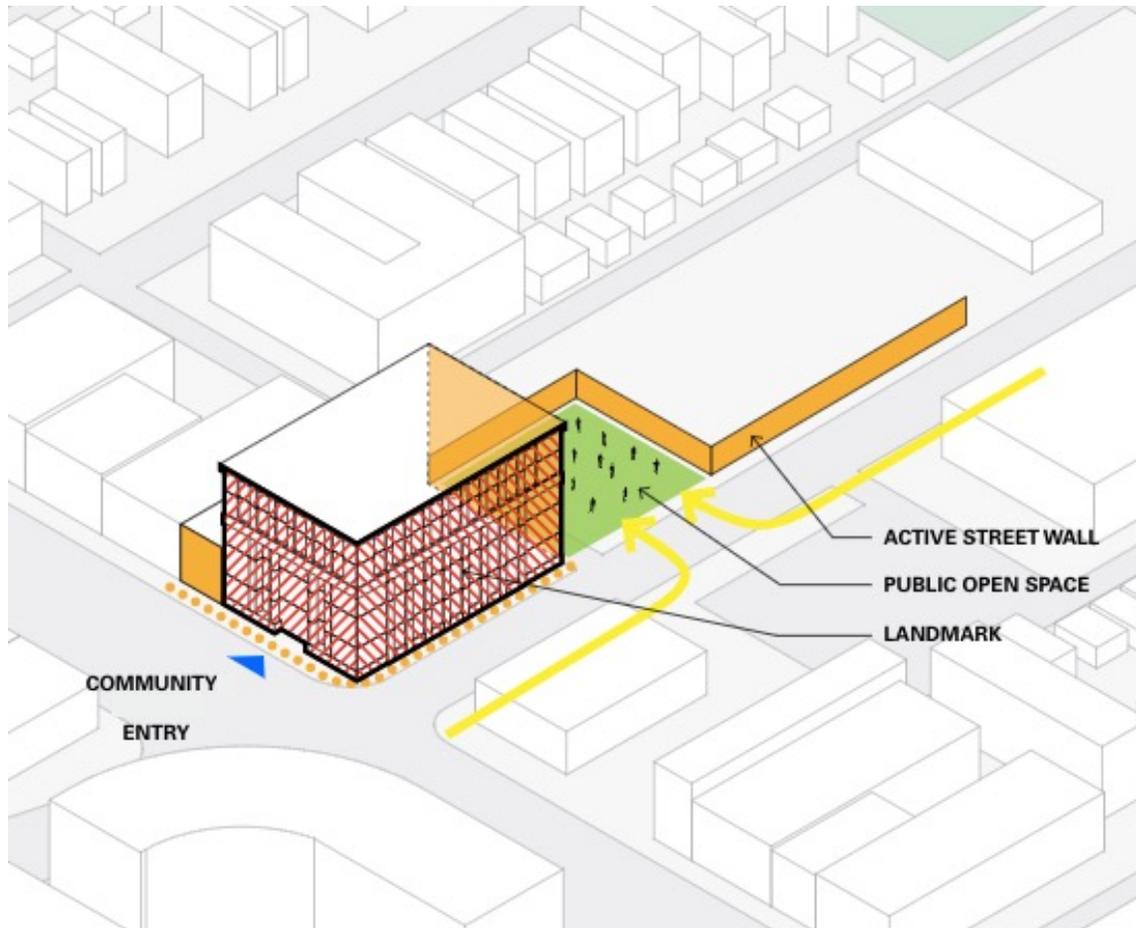
- RESIDENTIAL
- COMMUNITY
- OFFICE
- RETAIL
- MECHANICAL



Alt 2



Community Plaza



WISH LIST BY CATEGORY

ART/PERFORMING ARTS	EDUCATION	COMMUNITY/ ENTERTAINMENT	EMPOWERMENT/BUSINESS DEVELOPMENT	RETAIL/SERVICES	Housing
2 theaters (black box) 100-150 pp	Library. A reception hall, a circulation desk, and the reference library, Library Offices, Study rooms, Computer Lab for community members and obtain computer literacy classes	Community Space for celebrations, banquets, community meetings, cultural events	EMPOWERMENT CENTER (two sections ADULT and YOUTH) entrepreneurship and professional development, job search, capacity building, resume preparation, financial literacy.	Retail Shopping	Multigenerational Affordable Housing on vacant lot
Arts Incubator/Artist Residency		Free Indoor Playground	Business Incubator	Access to Healthy Food (no franchise)	
Latino Theater Alliance office		North Ave Corridor Information Kios/Center	Affordable Co-working space		
Multidisciplinary Cultural Center		Community collaboration spaces for local non-profits and neighborhood groups	Spanish Speaking Business Development		
Rehearsal Space		The roof will display a sign advertising the library and the cultural organization(s) housed inside the building			
Space for Art/Local History Exhibits		Use of roof top for outdoors garden or a space to gather			

Next Steps

Community Visioning Meeting

Monday, April 5th

1. What is an RFP?

- Purpose
- Goals
- Structure

2. Example ISW RFPS

- Example Final Vision
- Winning Respondents

3. North Ave Corridor Overview

- Geography/Demographics

4. Why Pioneer Bank?

- Key Features/Design

5. Planning & Community Engagement

- How Did We Get Here?

6. Pioneer Bank Vision

- Latino Cultural Hub
- Community Hub

7. North Site Affordable Housing Design

- Alternatives: Massing/Site Plans/Reference Images

8. Break-Out Group Discussion

- What Are Development Priorities?

9. Group Discussion and Consensus

- What are Preferred Designs Concepts?

GOALS FOR TODAY

To gather **input from the community on development priorities** for the Roseland Michigan Avenue Corridor:

- Determine specific **development possibilities** for key sites
- Attract **new amenities & businesses** to benefit residents and business owners
- Identify **programming needs** along Michigan Avenue
- Identify potential **economic development strategies**

HOW DO YOU ENVISION THE FUTURE OF SOUTH MICHIGAN AVENUE?

PLEASE TYPE 3 VISIONING WORDS IN THE
CHAT



ROSELAND OPPORTUNITY



ROSELAND OPPORTUNITY



ROSELAND OPPORTUNITY



Sherman Phoenix, Milwaukee, WI



Little Black Pearl, Chicago, IL

ROSELAND OPPORTUNITY



Inspiration Kitchens, Chicago, IL



The Hatchery, Chicago, IL

ROSELAND OPPORTUNITY



Development scenario - 1A



S. MICHIGAN AVE.

E. 112TH STREET

SINGLE FAMILY/TOWN HOME
20,300 SF
11 UNITS
2 FLOORS

MULTI-UNIT RESIDENTIAL
47,460 SF
53 UNITS
3 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR

Development scenario - 1A



E. 112TH STREET

S. MICHIGAN AVE.

SINGLE FAMILY/TOWN HOME
20,300 SF
11 UNITS
2 FLOORS

MULTI-UNIT RESIDENTIAL
47,460 SF
53 UNITS
3 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR



Development scenario - 1b

E. 112TH STREET

SINGLE FAMILY/TOWN HOME
20,300 SF
11 UNITS
2 FLOORS

MULTI-UNIT RESIDENTIAL
31,896 SF
36 UNITS
3 FLOORS

NON-RESIDENTIAL + PRODUCTION SPACE
20,207 SF
1 FLOOR

S. MICHIGAN AVE.

GIANT

Development scenario - 1b



E. 112TH STREET

S. MICHIGAN AVE.

SINGLE FAMILY/TOWN HOME
20,300 SF
11 UNITS
2 FLOORS

MULTI-UNIT RESIDENTIAL
31,896 SF
36 UNITS
3 FLOORS

NON-RESIDENTIAL +
PRODUCTION SPACE
20,207 SF
1 FLOOR

DEVELOPMENT SCENARIO – 2B

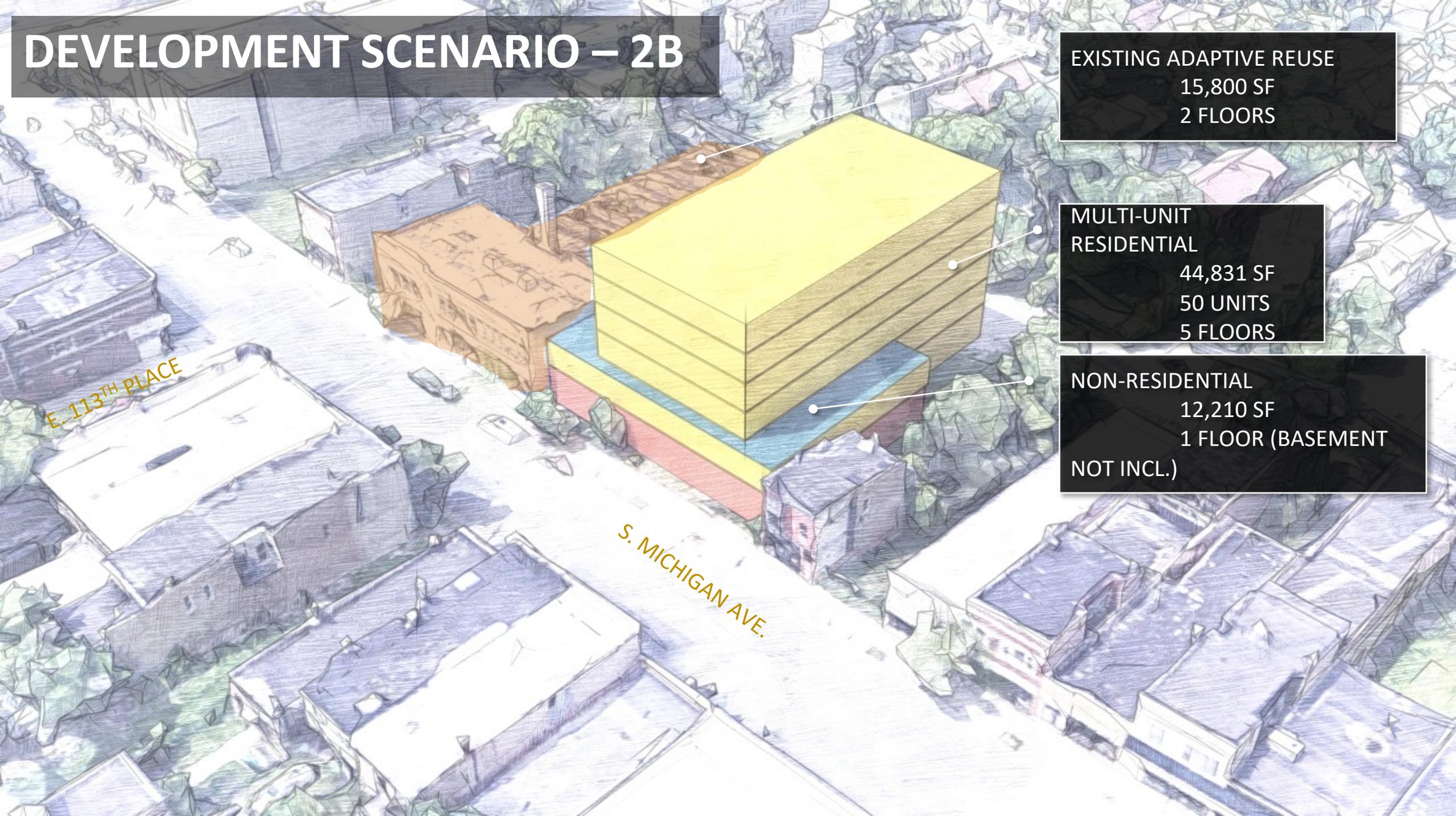
EXISTING ADAPTIVE REUSE
15,800 SF
2 FLOORS

MULTI-UNIT
RESIDENTIAL
44,831 SF
50 UNITS
5 FLOORS

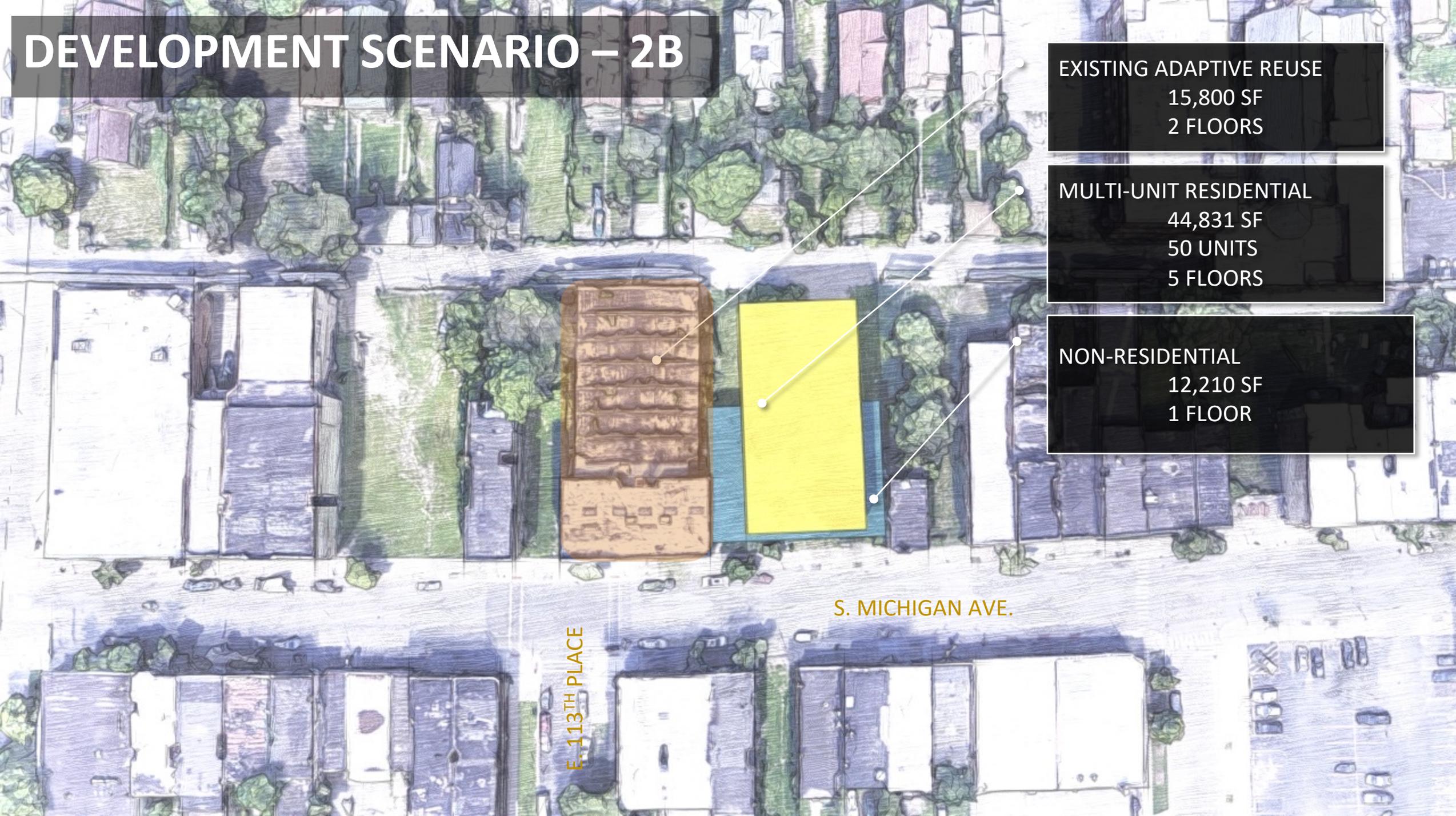
NON-RESIDENTIAL
12,210 SF
1 FLOOR (BASEMENT
NOT INCL.)

E. 113TH PLACE

S. MICHIGAN AVE.



DEVELOPMENT SCENARIO – 2B



EXISTING ADAPTIVE REUSE
15,800 SF
2 FLOORS

MULTI-UNIT RESIDENTIAL
44,831 SF
50 UNITS
5 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR

S. MICHIGAN AVE.

E. 113TH PLACE

BREAKOUT GROUPS

- **Everyone has been assigned to a Breakout Group, facilitated by DPD and CCAC Consulting Team Members**
- **Etiquette**
 - **Allow one person to speak at a time**
 - **Be courteous and respectful of everyone's ideas and comments**
 - **Consider using the chat function to share ideas**
- **Schedule**
 - **30-minute breakout group**
 - **Focus on the discussion questions**
 - **Groups reconvene to summarize key takeaways**

DISCUSSION QUESTIONS

1. Given development priorities shown, what are your top development priorities for these sites?
2. Do you have a preferred building scale and/or program? Is there anything you would change?
3. What aspects of community culture or priorities are missing?

SUMMARY OF KEY TAKEAWAYS

1. Given development priorities shown, what are your top development priorities for these sites?
2. Do you have a preferred building scale and/or program? Is there anything you would change?
3. What aspects of community culture or priorities are missing?

Next Steps

1. Community Visioning Workshop -- April 5th

2. RFP Release – April 21

3. Roundtable – April 26th @ 12:00pm