



# Ogden Avenue / North Lawndale Community Roundtable

June 2020



Please mute  
your microphone



# Agenda

- 01 Welcome
- 02 ISW Progress
- 03 Corridor Manager RFP**
- 05 Opportunity Sites
- 06 Open Discussion & Next Steps

# Community

Commissioner Dennis Deer, *Cook County District 2*

Angela Mason, *Farm on Ogden*

Richard Townsell, *Lawndale Christian Development Council*

Bruce Miller, *Lawndale Christian Health Center*

Pastor James Brooks, *Lawndale Christian Health Center*

Rodney Brown, *New Covenant CDC*

Haman Cross, *North Lawndale Community Coordinating Council*

Sheila McNary, *North Lawndale Community Coordinating Council*

Christyn Freemon, *North Lawndale Employment Network*

Debra Wesley, *Sinai Community Institute*

Jesse Green, *Sinai Health System*

Mara Ruff, *Sinai Health System*

# City

Alderman Rodriguez (22nd Ward)

Alderman Scott (24th Ward)

Alderman Ervin (28<sup>th</sup> Ward)

DPD

CDOT

DCASE

Mayor's Office

Mayor's Office Summer Fellows

# ISW Progress

# ISW: Where We Are Now



**Kick-offs**

*Winter '19-'20*

Introduce  
**INVEST**  
South/West to  
stakeholders



**Phase 0:  
Mobilizing &  
Operationalizing  
Thru ~June**

Mobilize  
resources in  
community  
areas to execute  
on ISW



**Phase 1:  
Activating**

*Thru ~Dec.*

Actively target  
public  
investment in  
community  
areas



**Phase 2:  
Progressing**

*Thru 2021, 2022*

Leverage  
public  
investment into  
private  
investments



**Phase 3:  
Measuring**

*Throughout*

Monitor impact  
and identify  
areas to go  
deeper

# Corridor Manager

# LISC Chicago

LISC will manage the program:

- Select, coordinate, & support Corridor Managers
- Ensure projects move forward
- Ensure Corridor Managers have resources they need

# Corridor Manager Role

- Entity with economic development experience working along North Ave to achieve ISW goals
- Manages new development activities
- Markets corridor opportunities
- Identifies sites/projects with potential for catalytic growth



# Selection Criteria

- Economic development experience: marketing & attracting investment in the neighborhood
- Existing relationships with business owners & property owners on corridor
- Ability to participate in Neighborhood Roundtables and contribute to consensus building around shared priorities
- Experience working with City incentive programs such as TIF, NOF, and/or running an SSA
- Able to identify & execute catalytic projects to build local wealth

# Corridor Manager Selection Timeline

**June 8<sup>th</sup>:** Aldermanic review of RFP

**June 15<sup>th</sup>:** RFP released to public

**June 24, July 1:** Informational webinars

**July 10<sup>th</sup>:** Applications due to LISC

**July 13-24:** Application review period

**July 31:** Corridor Managers named

# Opportunity Sites

# 3400-18 W Ogden

- Roughly 40,000 sf combined
- 3410 W Ogden:
  - Privately owned
  - City pursuing acquisition via foreclosure
- Potential to consolidate parcels and relocate alley
- Redevelopment solicited via RFP
- Eligible for TOD parking and density bonuses w/rezoning





# 3536-56 W Ogden

- Roughly 35,500 sf total
  - City-owned: 26,000 sf
  - Privately-owned: 9,500 sf
- 3550 W Ogden: owned by Lawndale Christian
- Requires site assembly
- Across Ogden from Central Park CTA Pink Line station
- Eligible for TOD parking and density bonuses w/rezoning



# 3202 W Ogden

## Douglas Park Auditorium

- Historically significant
- Currently occupied by church
- Other buildings on block are boarded-up, under single ownership of auto parts business
- Rehab & reuse opportunity



# Open Discussion

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What are the community's priorities?

- Continued impact of COVID-19 and reopening
- Businesses negatively impacted by looting



# Next Steps

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- 01 Selection & onboarding of Corridor Manager
- 02 Corridor vision, opportunity sites and other priorities
- 03 Next Neighborhood Roundtable (*late July*)