



# South Chicago Neighborhood Roundtable

February 23, 2021



# Agenda

## 01 Welcome

## 02 General Updates

- Corridor Manager Updates
- DPD Updates
  - Neighborhood Opportunity Fund
  - RFP timeline
  - CDOT Streetscape Design and Construction

## 03 Corridor Manager – Work Plan

- Top three priorities for the corridor

## 04 Open Discussion & Next Steps

# General Updates



# NEIGHBORHOOD OPPORTUNITY FUND

## Spring 2021 Rollout

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*Grants of up to \$250,000 available for retail businesses, nonprofits and cultural projects across the South, West & Southwest sides*

Applications open Monday, March 8  
Applications due Friday, April 9

### **INFORMATIONAL WEBINARS**

12:00 p.m. | Friday, March 5  
11:30 a.m. | Monday, March 8  
10:30 a.m. | Monday, March 15

Register, apply and learn more at [chicago.gov/nof](https://chicago.gov/nof)

# South Chicago RFP Schedule

- November 30, 2020: RFP released
- January 22, 2021: Pre-Bid conference meeting
- March 30, 2021: RFP responses are due
- April 2021: Developer presentations to community
- Summer 2021: Award contract
- Early 2022: Start construction

# Community Feedback

## 1 Comment Synthesis

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Respondents will present their proposals to the community. DPD will synthesize comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable.

## 2 Online Survey

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An online survey soliciting more detailed opinions on the presentations will be made available. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

## 3 Iterative Evaluation

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As the Evaluation Committee continues its review of the proposals, they will incorporate feedback from these sessions into their approach.

## 4 Selection & Negotiation

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Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal.

# Commercial Ave/92<sup>nd</sup> St Streetscape

## **CDOT update**

# Corridor Manager Work Plan

# Corridor Managers



- **Tom Schell**  
Executive Director

- **David Price**  
SSA Manager

- **Erika Rodriguez**  
Project Manager



- **Danielle Cooper**  
Director of Strategy

# Corridor Manager– Work Plan

●	●	Improve safety & security on corridor and in surrounding community		○		○		●	○		●	●	○	●	○	●	●
○	●	Strengthen existing & attract new businesses to corridor		●	●	●	●	●	○	○	●		●	○		○	●
●	●	Support current property owners & attract new investors/developers		●	●	●		●	○	○	○		●	○		○	●
Reduce CPD 4th District "Calls For Service" & AGB Security Incidents by 25%	increase Priority Corridor Occupancy Rate from 61% to 66%		Business and property owners have received tangible support	Reduction in number of vacant/underutilized commercial properties	Properties within the priority corridor are sold	Conduct full calendar of community events along priority corridor	Increase number of businesses on commercial corridor	Reduction of annual CPD 4th District "Calls For Service" & AGB Incidents	City of Chicago	Events Working Group	Safety & Security Working Group	Corridor Manager	Community Roundtable	CPD 4th District & AGB Investigative Services	SSA Commissioners	Priority Corridor Business Owners	Priority Corridor Property Owners
●	●		Increase Priority Corridor Occupancy Rate from 61% to 80%	●	●	●	●	●	●	Resources							
●		Reduce CPD 4th District "Calls For Service" & AGB Security Incidents by 50%							●	<ul style="list-style-type: none"> <li>● Primary Responsibility</li> <li>○ Secondary Responsibility</li> </ul>							

# Corridor Manager– Work Plan

Core Objective: Create vibrant commercial corridor with a rich blend of retail, dining, service, arts and entertainment			
Action Steps	Owner	Milestone	Timeline
Complete Business inventory in priority corridor	Corridor Manager		
All properties are entered into Salesforce (Address, PIN, Pictures, Occupancy Status, Current Owner)	Corridor Manager	Data Entered	3/1/21
Available property owner contact information has been identified (Address, phone number, email address)		Salesforce updated	4/1/21

# Corridor Manager– Work Plan

Action Steps	Owner	Milestone	Timeline
Reach out to and meet with all available/interested business owners	Corridor Manager	Ongoing	7/1/21
Contact all business owners (Phone call, face to face)		Contact info updated	5/1/21
Schedule meetings with interested owners to understand property owner's situation, problems, short and long term goals			7/1/21
Update Salesforce fields to capture relevant business data		Salesforce updated with detailed business info	7/1/21

# Corridor Manager– Work Plan

Action Steps	Owner	Milestone	Timeline
Develop, present and implement a plan for owner to achieve short and long term goals	Corridor Manager		12/31/21
Develop plan of service offerings that support engaged business owners objectives			10/1/21
Present available service offerings and develop owner specific strategy to achieve short and long term objectives			10/1/21
Implement specific elements of plan with engaged business owners			12/31/21

# Corridor Manager– Work Plan

Action Steps	Owner	Milestone	Timeline
Address situation when current service offerings are not adequate to achieve owners objectives	Corridor Manager & Roundtable		12/31/21
Identify problems impacting property owner that are not addressed by current service offerings			10/1/21
Identify other available programs and services and add to service offerings			10/1/21
Modify available programs or create new to address unresolvable owner issues			12/31/21

# Corridor Manager– Work Plan

Action Steps	Owner	Milestone	Timeline
Create corridor wide cohesive business strategy	Corridor Manager		
Hold quarterly social gatherings for businesses			
Have businesses share best practices			
Businesses contribute to calendar of tangible approaches to drive sales			

# Open Discussion/ Next Steps