



# South Shore Community Roundtable

June 25, 2020



Please mute  
your microphone



# Agenda

- 01 Welcome**
- 02 ISW Progress**
- 03 Corridor Manager RFP**
- 04 79<sup>th</sup> Street Potential Opportunity Sites**
- 05 Open Discussion & Next Steps**

# NEIGHBORHOOD REGION TEAM

## SOUTHEAST



**Lisa Washington**  
(312) 744-0538

[lisa.washington@cityofchicago.org](mailto:lisa.washington@cityofchicago.org)



**Kim Morris**  
(312) 744-4477

[kimberly.morris@cityofchicago.org](mailto:kimberly.morris@cityofchicago.org)



**Patrick Brutus**  
312-744-4565

[patrick.brutus@cityofchicago.org](mailto:patrick.brutus@cityofchicago.org)



**Bob Wolf**  
312-744-2777

[robert.wolf@cityofchicago.org](mailto:robert.wolf@cityofchicago.org)



**Luke Mich**  
312-742-9232

[luke.mich@cityofchicago.org](mailto:luke.mich@cityofchicago.org)

\*If information is missing, please email [Ethan.Lassiter@cityofchicago.org](mailto:Ethan.Lassiter@cityofchicago.org)

# Additional Challenges

## COVID-19

- Health
- Economy

## Protests

## Unrest

## Reopening

# 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 Chicago 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 Chicago Ave
- 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

## Week of:

**June 8**

Aldermanic review of RFP

**June 15**

RFP released to the public

**July 10**

Applications due to LISC

**July 13–24**

Application review period

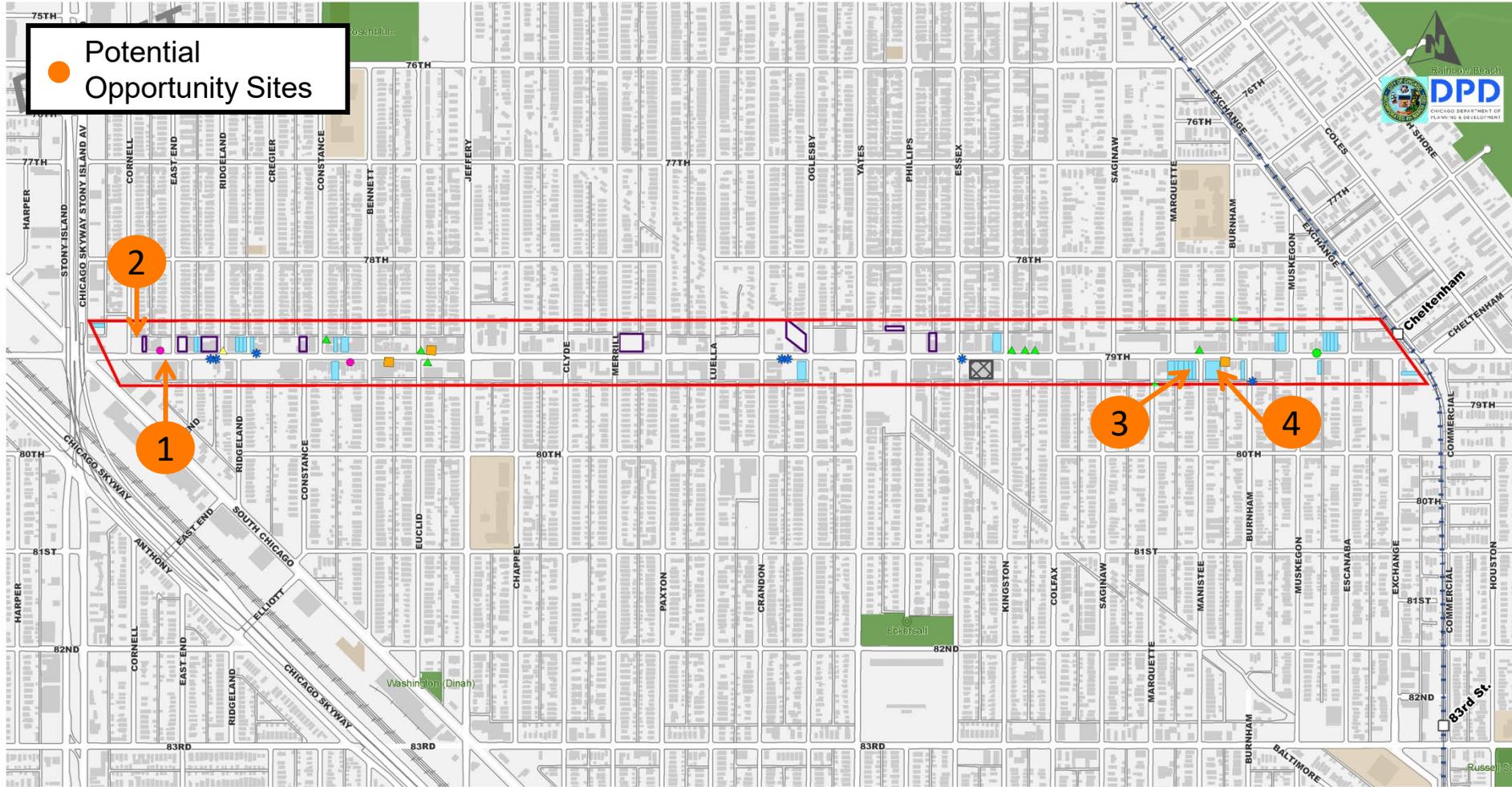
**July 31**

Final Corridor Managers named

# South Shore Potential Opportunity Sites

# 79th – Commercial to Stony Island

## NOF, RTZ, and SBIF Projects



Potential Opportunity Sites

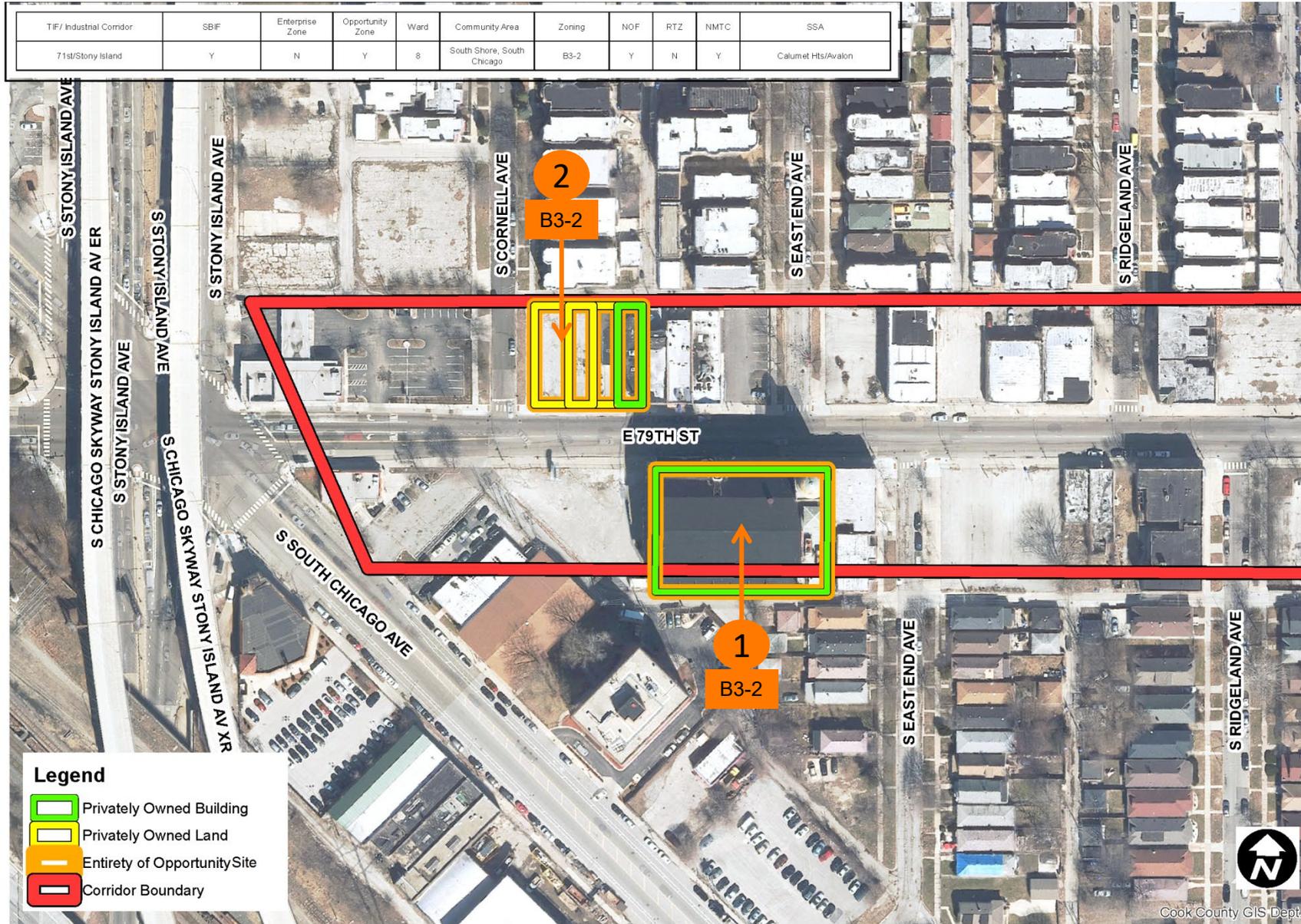
- Invest South & West Corridor
- Parks and Boulevards
- CTA
- School Grounds
- Closed CPS Schools
- City Owned
- Vacant Improved--Not Exempt
- Cook County Land Bank Controlled
- Resilient Corridor Project
- Buildings
- NOF Grantee - Active
- ▲ SBIF Grantee - Active
- ▲ SBIF Grantee - Complete
- RTZ - Active
- RTZ - Complete
- ✦ Metra
- 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 Benkeire, 2020  
 Demo-Lien - City of Chicago Law Department, January 2020  
 Buildings Layer - DoIT, partially maintained, 2017

### 79th & Stony Island



# 79th – Commercial to Stony Island



# 1. 1645 E. 79th St. – New Regal Theater



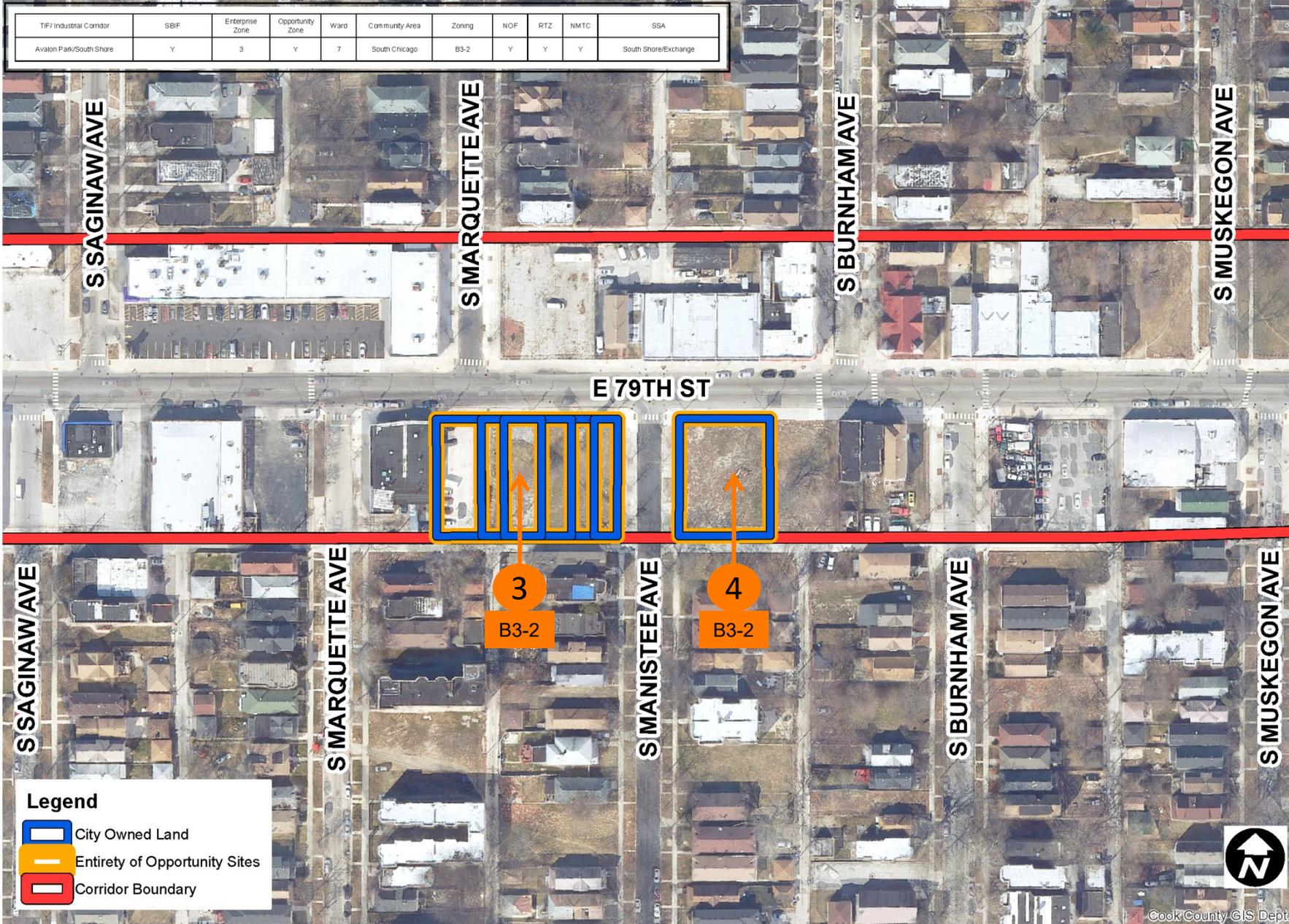
The New Regal Theater is a historically significant building (a designated Chicago Landmark) that helps define the character of the neighborhood. Its ownership is interested in revitalizing the building, but needs assistance.

## 2. 1630-1638 E. 79th St.



The former Leon's BBQ site can provide parking for the New Regal Theater or be redeveloped.

# 79th – Commercial to Stony Island



# Open Discussion

# Open Discussion

- 01 How might the continued challenges of COVID-19 and the recent civil unrest change our priorities?
- 02 Anything else we should discuss?

# Next Steps

# Next Steps

- 01 Selection & onboarding of Corridor Manager
- 03 Due diligence on opportunity sites and other priorities
- 04 Next Neighborhood Roundtable (*late July*)