

# 2019

*Annual Financial Report*

## Neighborhood Opportunity Bonus



Lori E. Lightfoot  
Mayor

*Neighborhood Opportunity Fund  
Adopt-A-Landmark Fund  
Local Impact Fund*

## **FORWARD**

The 2019 annual report on the Neighborhood Opportunity Bonus system provides a detailed look at one of the most innovative community improvement programs ever developed by the City of Chicago.

This program was designed to ensure all of Chicago benefits from downtown expansion and investment. For too long, Chicago's West, Southwest and South side neighborhoods were isolated from the billions of dollars of private investment occurring downtown. The Neighborhood Opportunity Bonus system brings equity to this imbalance through a new funding tool that's creating stronger retail strips, better public facilities and enhanced historic resources for everyone who works, lives and raises families in the city.

The program was made possible by improvements to the City's zoning code, which was refined to enable downtown construction projects to seek additional size and density through voluntary financial contributions that support neighborhood growth. Every contribution to the system is voluntary, and every allocation is extensively reviewed by the Department of Planning and Development prior to distribution. This report provides a full accounting of revenues and expenditures as part of our commitment to making the program fully accountable to stakeholders citywide.

As downtown Chicago and the Neighborhood Opportunity Bonus system continue to grow, generations of Chicagoans will benefit for years to come.

### **City of Chicago**

Department of Planning and Development  
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*The financial information in this booklet represent initial approvals in 2019 and is subject to change.  
The information was not audited by an accredited agency.*

COVER IMAGE: 2019 bonus project 800 W. Fulton Market

## Neighborhood Opportunity Bonus Overview



***The Neighborhood Opportunity Bonus system is an innovative community development tool that leverages private investment in downtown construction projects on behalf of under-served neighborhood commercial corridors, local infrastructure and historic landmarks.***

Approved by City Council in May 2016, the Neighborhood Opportunity Bonus system helps ensure an equitable approach to community development by making new financial resources available for important community areas that lack private investment.

The program is part of an effort to foster equitable citywide growth by leveraging strong markets on behalf of weak markets and important neighborhood improvement projects.

The city's strongest investment market — downtown — has benefited from dozens of corporate headquarter relocations and new residential investment projects. Meanwhile, the city's weakest markets — primarily on the West and South sides of the city — continue to suffer from decades of disinvestment dating to drastic population shifts to the city's suburbs following World War II. The

***November 2019 ribbon cutting for Neighborhood Opportunity Fund grant recipient Osito's Tap, 26th Street and Ridgeway Avenue***

program was developed by the Department of Planning and Development to address these disparities in private investment under the premise that ongoing investment downtown is unsustainable without strong neighborhoods.

The Neighborhood Opportunity Bonus system generates funding by allowing floor area ratio (FAR) bonuses for new construction projects within Chicago's Downtown (D) zoning district. Floor area bonuses enable new buildings to exceed zoning restrictions on total floor space for a given location in exchange for financial payments. For example, if a project is limited to 250,000 square feet under the zoning code, the developer can exceed that amount by making a voluntary financial payment based on the additional square footage.

Previously, zoning bonuses were regulated by a 2004 ordinance that allowed additional space in exchange for onsite design amenities of questionable public value, such as atriums, winter gardens, green roofs, fountains and other design features. The new system eliminated these bonuses while still ensuring high-quality design through a rigorous design review and approval process that is separate from bonus calculations.

FAR increases through the Neighborhood Opportunity Bonus system are only available for projects within Chicago's Downtown zoning district due to the proximity of numerous public transit options that can support the additional density. Ongoing development has expanded the downtown area beyond the established boundaries of the district since it was designated in 2004.

To accommodate ongoing expansion, the downtown district's boundaries were expanded by City Council in 2016 and 2017. The expanded areas are well-served by public transit and possess other features that align with the development patterns of the downtown area, including higher densities, proximity to thousands of jobs, and robust market demand. The added geography expanded the zoning district by more than 20 percent, providing for more transit-oriented growth while increasing the area that can generate revenues for neighborhood improvement projects.

Prior to the creation of the fund, the City's primary economic development tool for neighborhood improvements involved Tax Increment Financing (TIF). Illinois state law requires that TIF revenues must be used within the individual districts that generated the funding, which means revenues from downtown TIF districts must be allocated for downtown projects. The Neighborhood Opportunity Fund instead allocates revenues generated anywhere within the downtown area's 7.2-square-mile footprint to "qualified investment areas" that encompass an 86-square-mile area on the West, Southwest and South sides. Payments into the Neighborhood Opportunity Bonus system are deposited into three funds, each with a specific purpose within the context of local needs: the Neighborhood Opportunity Fund, the Adopt-a-Landmark Fund and the Local Impact Fund.

### **Adopt-A-Landmark Fund**

Ten percent of Neighborhood Opportunity Bonus revenues are designated for the citywide Adopt-a-Landmark Fund, which is earmarked for restoration of designated City of Chicago Landmarks and contributing buildings in designated Landmark districts throughout the city, subject to program guidelines. Adopt-A-Landmark grants under \$250,000 are intended for projects located on an eligible commercial corridor to help repair and rehabilitate a

building's exterior that is visible from the public way or an interior space that is open to the public. Uncompleted projects are eligible for grants larger than \$30,000. Completed projects are eligible for grants up to \$30,000. Grants that exceed \$250,000 require City Council review and approval.

### **Local Impact Fund**

Ten percent of Neighborhood Opportunity Bonus revenues are designated for the Local Impact Fund, which supports infrastructure and other public improvements located within one mile of the development site. Eligible expenditures include public transit facilities, streetscapes, open spaces, river walks, public buildings and other uses, including designated City Landmarks.

### **Neighborhood Opportunity Fund**

Eighty percent of Neighborhood Opportunity Bonus revenues are allocated for the Neighborhood Opportunity Fund (NOF). In 2019, Mayor Lightfoot announced that NOF will serve as a key funding tool to encourage investment in the 10 initial neighborhoods participating in the INVEST South/West initiative. The fund supports projects along commercial corridors within the West, Southwest, and South sides that will have a catalytic impact, especially projects that fill a gap in goods or services that are underrepresented in the neighborhood, and demonstrate financial feasibility with a clear and ready path to implementation.

To be eligible, projects must be related to new construction or the rehabilitation of existing buildings that lead to publicly accessible commercial spaces or cultural assets. Grants up to \$250,000 must be used for projects located on a commercial corridor. Grants that exceed \$250,000 require City Council approval and are subject to the City's construction compliance requirements.

Program improvements implemented during the year also enabled grants of up to 100 percent of total costs if owned and staffed by local residents; help with managing the contracting and construction process; navigating access to lending and capital; and an online application portal that helps would-be business owners to access the readiness of their proposals.



# Neighborhood Opportunity Bonus

## 2019 Payment Commitments

*Payment commitments are made when a FAR bonus project's zoning application is approved by City Council. All projects listed below were approved in 2019. Revenues will be collected when a project applies for building permit.*

	ADDRESS	BONUS SQUARE FEET	PENDING NOF PAYMENT	PENDING LOCAL IMPACT PAYMENT	ADOPT-A-LANDMARK PENDING PAYMENT	TOTAL PENDING PAYMENT
1	906 W. Randolph	209,739.80	\$3,892,770.69	\$486,596.34	\$486,596.34	\$4,865,963.36
2	12 W. Maple	35604	\$979,822.08	\$122,477.76	\$122,477.76	\$1,224,778
3	345 N. Morgan / 1000 W. Carroll	328361.3	\$6,094,443.20	\$761,805.40	\$761,805.40	\$7,618,054
4	301 W. Huron / 308 W. Erie	93,648	\$2,577,190.21	\$322,148.78	\$322,148.78	\$3,221,487.76
5	1043 W. Fulton	78058	\$1,448,756.48	\$181,094.56	\$181,094.56	\$1,810,945.60
6	300 N. Michigan	157,559	\$3,125,976.07	\$390,747.01	\$390,747.01	\$3,907,470.09
7	1230 W. Washington	76703	\$1,423,607.68	\$177,950.96	\$177,950.96	\$1,779,510
8	488 N. LaSalle	50301	\$1,384,286.80	\$173,035.85	\$173,035.85	\$1,730,358.50
9	800 W. Fulton	170,762	\$3,169,333.60	\$396,166.70	\$396,166.70	\$3,961,667.00
<b>TOTAL</b>		<b>1,200,736.10</b>	<b>\$24,096,186.81</b>	<b>\$3,012,023.36</b>	<b>\$3,012,023.36</b>	<b>\$30,120,234.31</b>

# Neighborhood Opportunity Fund

## 2019 Allocations

*Allocations are preliminary estimates. Final awards are determined after two contractor bids have been received and a construction budget is finalized.*

PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
13th Flow	30 W. Garfield Blvd.	Renovations to an existing fitness facility serving the Washington Park community.	\$45,500.00
5 Loaves Eatery	405 E. 75th St.	Expansion of established neighborhood restaurant that will allow them to grow into adjacent storefront, increase capacity and improve efficiency.	\$211,602.30
57th Street Bookcase	4130 S. Wabash Ave.	Buildout of new HQ for a direct-to-consumer furniture maker with a contemporary-modern aesthetic. The building will be used for production space, gallery space and event space.	\$250,000.00
7 One Street	2311 - 13 E. 71st St.	Buildout for casual dining restaurant and bar that pays homage to neighborhood history. They will serve comfort food with a modern twist and name menu items after prominent neighborhood Street names.	\$50,000.00
79th/Halsted Retail	7861 S. Halsted St.	Renovations to six (6) unit commercial property to fill three (3) vacant units and to update the façade.	\$50,000.00
A2 Express	6901 - 09 S. Wentworth Ave. / 141 - 147 W. 69th St.	Buildout and renovations for multi-tenant commercial property.	\$250,000.00
ABJ A.R.T.S.	1818 E. 71st St.	Renovations for arts and culture organization including the buildout of a 125-seat black box theatre.	\$118,950.00
Acquario Piscis Pet Store & Grooming	3040 W. Cermak Rd.	Interior and exterior renovations (including façade enhancement) for the existing pet store and grooming salon. Locally and family-owned business that sells pet supplies, reptiles, birds, rodents, and fish.	\$47,898.50
AGB Investigative Services	2445 W. 71st St.	Redevelopment of property to accommodate professional office for a full service security firm.	\$83,074.50
Avenue Dogs	5845 W. Chicago Ave.	Buildout of vacant office space for a new Vienna beef hot dog stand. Applicant will also renovate the adjacent vacant lot to build an outdoor patio for seating during warmer months.	\$51,350.00
Beverly Food Market	8636 S. Ashland Ave.	Renovations for a start-up grocery store that includes a deli and take-out foods space. The food market occupies a former Walgreens location.	\$250,000.00
Bridgewater Studio	4834 S. Oakley Ave	Expansion and rehabilitation of an existing 50,000 sq ft building to expand the custom furniture and design business with the adjoining lot to increase production capacity, hire from the neighborhood and add an arts mentorship incubation space.	\$1,850,000.00
C.R.O.E. Broadcast Studio	2433 W. 71st St.	Renovations of existing TV broadcast studio to add radio and web-based services. C.O.R.E.'s programming is intended to help with outreach center serving local residents and the surrounding community.	\$138,831.50

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PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
<b>Café Du Bois</b>	325 W. 95th St.	Acquire, renovate, and transform the vacant property into a sit-down retail coffee shop, Café Du Bois. The project will be developed and managed by The Endeleo Institute who will seek a local resident to manage and operate the coffee shop.	\$250,000.00
<b>Catedral Café</b>	2455 - 59 S. Christian Ave.	Buildout for start-up vegan restaurant with demo kitchen and rooftop patio. The owners own La Catedral Café & restaurant across the street, an anchor in the Little Village community.	\$204,500.00
<b>Cerveza Fiesta Restaurant and Brewpub</b>	3125 W. Cermak Rd.	Landlord buildout for new restaurant tenant – Cerveza Fiesta Restaurant and Brewpub. In addition to brewpub food and beer offerings, they will conduct brewing classes on site.	\$142,350.00
<b>Chef Sara's Café</b>	7201 S. Exchange Ave.	Renovations to existing local café to increase efficiency and improve customer dining area.	\$53,300.00
<b>Civic Commons - St. Laurence</b>	1341-53 E. 72nd Street	Redevelopment of the former St. Laurence Catholic elementary school into a 40,000 sq ft arts and business incubator for community use, art programming, art skill training and artist work space.	\$1,600,000.00
<b>Cup O' Joe Coffee - Veteran Roasters</b>	626 East 111th Street	Lease relocation of Cup of Joe to expand into a 28,000 sq ft facility for coffee and brewery production, that will include a cafe and brewpub and provide jobs to veterans.	\$2,000,000.00
<b>D.G. Deli and Produce Market</b>	5449 W. Division St.	Buildout for a start-up fresh meat and vegetables store.	\$79,300.00
<b>Definition Theater Company</b>	6551 S Cottage Grove Ave	Rehabilitation and acquisition of an existing building, to include new HVAC, ceiling replacement, roof repairs, and buildout of office space and rehearsal space for a performing arts center and theatre.	\$1,600,000.00
<b>Don Pepe Restaurant</b>	3614 W. 26th St.	Expansion of the restaurant to provide opportunities to feature local Latinx-themed artwork. Don Pepe will work with local artists to showcase their work. The project will add new capacity with a new exhaust hood and walk-in freezer.	\$35,999.60
<b>DragonFLY Gallery and Creative Spaces</b>	2436 W. Madison St.	Acquisition and buildout for an art gallery and studio that will also offer classes and programming for local high school students.	\$98,325.00
<b>Duwell Fish Company</b>	617 S. Pulaski Rd.	Existing fish retailer renovating their parking lot and building out space for an outdoor farmer's market. A 50-year old family-owned company.	\$80,207.69
<b>El Pollo Bravo</b>	4105 W. 26th St.	Acquisition and buildout to re-open a chicken restaurant (specializing in flame grilled chicken). This project will allow Pollo Bravo to remain on the same block they were formerly operating on.	\$161,525.00
<b>Englewood Branded</b>	1546 W. 63rd St.	Renovations to existing neighborhood-centric screen printing shop. The renovations will allow them to improve the retail area and the screen printing training area.	\$162,500.00



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PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
Far South CDC	9951 S. Halsted St.	Renovations to office space to help Far South CDC increase its office capacity, providing space for 18 – 25 employees.	\$49,510.00
Floreria La Orquidea	2458 S. Millard Ave.	Acquisition and buildout for relocation and expansion of existing floral arrangement business.	\$243,750.00
FoodHero L3C	3525 W. 26th St.	Buildout for a shared commercial kitchen with culinary and business training programs. Food Hero is an existing organization that offers certified courses in restaurant management, food manufacturing, food safety, etc.	\$162,500.00
Frances Cocktail Lounge	307 E. 75th St.	Expansion of longstanding neighborhood tavern with an all seasons back patio and expansion of kitchen.	\$55,267.65
Full Video Production Services	2226 E. 71st St.	Acquisition of an adjacent lot and renovations to an existing video production service business.	\$250,000.00
Gatling's Repast & Event Center	10223-10227 S. Halsted St.	Buildout for a state of the art events center affiliated with nearby Gatling's Chapel to support and grow the 30-year old business.	\$250,000.00
Give Me Some Sugah	2234 E. 71st St.	Renovations to existing local bakery to increase commercial kitchen capacity.	\$12,805.00
GN Bank	4619 S. King Drive	Renovations for a the only remaining black-owned, community bank in Chicago, the successor to ISF Bank.	\$50,850.00
Halsted Memorial Chapels	12345 S. Halsted St.	Interior and exterior renovations to convert a former bowling alley into a new funeral home offering affordable services to the community.	\$250,000.00
Herban Produce	2858 W. Van Buren St.	Expansion for existing urban farm and buildout of adjacent commercial storefront for an associated events space.	\$150,751.25
Heritage Café	1849 E. 79th St.	Renovation and acquisition of building to improve efficiency, increase capacity, and make use of the back lot for the café.	\$193,450.00
Heritage Plaza Banquet Facility	1500 W. 95th St.	Commercial kitchen and banquet hall renovations for an existing community-oriented banquet facility affiliated with Third Baptist Church of Chicago.	\$150,000.00
Hoagie Kingz	10314 S Halsted St.	Tenant buildout for new sandwich shop specializing in hoagies, steak sandwiches, gyros, wings, Italian beefs, etc.	\$36,985.00
Huddle House Diner	9401 S. Stony Island Ave.	Acquisition of vacant lot and construction of a new location for Huddle House diner franchise.	\$1,100,000.00
Jacaranda Bar	3608 W. 26th St.	Beautification of the space for a neighborhood tavern and lounge, plus addition of a back patio.	\$83,850.00
Karry Young Development	1310 E. 75th St.	Buildout of a banquet hall and events space on the ground floor with a full kitchen and a cigar lounge on the second floor.	\$250,000.00
Kusanya Café	823 W. 69th St.	Renovations to neighborhood café and adjacent space to allow for an expansion where they will offer wellness and yoga classes.	\$55,250.00
Love Dental	11139 S. Halsted St.	Renovations to a parking lot for a general dental office.	\$25,350.00

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PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
<b>M &amp; M Realty LLC</b>	1701 E. 75th St.	Redevelopment of a vacant former carwash for a multi-tenant retail strip to accommodate a new coffee shop and other commercial uses.	\$250,000.00
<b>M Lounge</b>	69 East Garfield Blvd.	Buildout for an upscale boutique restaurant called Cleo's and a private event space called M7. M Lounge owns and operates two similar lounges in the South Loop.	\$235,300.00
<b>Madland Industries, LLC</b>	328 N. Albany Ave	Rehabilitation of the property to house Passion House Coffee Roasters, a photography business, and other potential tenants.	\$660,000.00
<b>Martinez Funeral Home</b>	2534 S. Pulaski Rd.	Interior and exterior renovations to independently owned, LatinX funeral home.	\$114,400.00
<b>Melvina Masterminds</b>	6114 W. North Ave.	Buildout for a new entity, led by comedian and Chicago native Hannibal Burrese, that will seek to enrich students with skill development. This entity will offer entrepreneurship training programs and include a performing arts venue.	\$250,000.00
<b>Mosaic Wellness and Beauty Bar</b>	5658 - 60 W. Madison St.	Buildout for start-up full service salon including wellness services.	\$48,750.00
<b>MZZ.Tish's Personal Touch Salon</b>	8602 S. Racine Ave.	Renovations to an existing beauty salon.	\$18,248.75
<b>Nipseys Restaurant &amp; Bar</b>	9156 S. Stony Island Ave.	Buildout for a start-up southern-style restaurant with 90s theme.	\$95,875.00
<b>North Lawndale Employment Network</b>	1111 S. Homan	Acquisition and rehabilitation of a site to build new training campus that will house a café and event rental space as well as an urban farm for Sweet Beginnings.	\$2,500,000.00
<b>Nortom Public Accounting &amp; Auditing Company</b>	1514 W. 87th St.	Buildout for a start-up accounting services and insurance brokerage firm.	\$21,710.00
<b>Nubian Nation Greek Boutique</b>	7525 S. Vincennes Ave.	Beautification of an long-standing retailer/distributor (e-commerce business) of merchandise for black Greek letter organizations.	\$90,735.00
<b>Ogden Commons</b>	2632-2646 West Ogden	New construction of a large office and retail building for retail restaurant tenants.	\$2,500,000.00
<b>OK Corral</b>	3225 W. 26th St.	Buildout for the relocation of a longstanding western wear retailer that has been in business in Little Village for over 15 years.	\$179,400.00
<b>Panaderia Coral</b>	3807 W. 26th St.	Interior renovations to increase capacity for longstanding neighborhood bakery that has been serving the community since 1980.	\$95,230.70
<b>Party Wheelz</b>	7508 S. Cottage Grove Ave.	Acquisition and buildout for start-up event space focused on birthdays for ages 3 - 12. Kids will be able to drive high-end brand electric cars that can be remotely controlled by parents.	\$132,184.00
<b>Peach's on 47th</b>	4652 S. King Dr.	Expansion of an existing restaurant kitchen and dining hall to provide live jazz and blues on the weekends as part of a musically curated brunch.	\$400,000.00
<b>PMJ Enterprises</b>	4122 W. Grand Ave.	Facade repairs for a general contracting company's professional office.	\$145,662.40
<b>RH Sneed's Hardware &amp; Maintenance</b>	1650 W. 79th St.	Interior and exterior renovations for a longstanding, minority-owned, independent hardware store.	\$23,075.00

# Neighborhood Opportunity Fund

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PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
<b>Rincon Family Services and XD Technology Center</b>	3942 W. North Ave.	Buildout for a technology training center extension of a family support center.	\$237,250.00
<b>Rock the Islands Café</b>	7114 S. Yates Blvd.	Buildout for a start-up restaurant that will feature fare inspired by Jamaican, Haitian, and Cuban cuisines.	\$59,475.00
<b>Shakespear Rose Culinary Kitchen</b>	6246 S. St Lawrence Ave.	Rehab of a commercial space to accommodate a commercial kitchen to incubate food-based businesses. Will offer cooking classes, host events and pop-up restaurants.	\$89,700.00
<b>Smokey Zo's</b>	11641 S. Halsted Ave.	Buildout for a start-up wife-and-husband-owned barbecue restaurant.	\$53,250.00
<b>Spirit &amp; Soul Catering</b>	5141 W. Madison St.	Buildout for a start-up southern style restaurant and catering operation.	\$41,925.00
<b>Stewart Music Emporium</b>	212 E. 79th St.	Buildout for start-up music store that offers rentals, music lessons and rehearsal space.	\$162,678.63
<b>Stone Community Development Corporation</b>	4932-36 W. Chicago Ave.	Renovations of multi-tenant commercial space for professional office space, a community center operated by Stone Community CDC, and a new gourmet popcorn retailer.	\$250,000.00
<b>Stony Island Designs</b>	6948 S. Stony Island Ave.	Building renovations for a start-up paint and decorating products retailer.	\$90,870.00
<b>Style and Flow Salon</b>	9912 S. Ewing Ave.	Buildout for a start-up beauty salon specializing in blow outs.	\$12,407.00
<b>Sweet Potato Patch / McLaurin Development Partners</b>	7721 S. Ashland Ave	Acquisition of 21,478 sf vacant site and buildout of commercial kitchen to serve as a business incubator for urban farming entrepreneurs in re-purposed shipping containers.	\$1,000,000.00
<b>Taqueria Maravatio</b>	2625 W. 59th St.	Buildout for relocation and expansion of existing Mexican restaurant.	\$186,387.50
<b>Teatro Tariakuri</b>	3117 W. 63rd St.	Exterior renovations (façade, storefront and roofing) to an existing dance theatre company that provides services to children and adults. They offer classes in English and Spanish.	\$35,750.00
<b>The Annex</b>	2100 E. 71st St.	Buildout for new food hall, incubator and business accelerator.	\$110,000.00
<b>The Artisan Collective</b>	1735 E. 71st St.	Buildout for South Shore Chamber of commerce led arts-focused retail incubator to support local artisans.	\$39,563.55
<b>The Boyce Group and Aquarium Que Bar &amp; Grill</b>	3452-58 W. 16th St.	Buildout for a multi-tenant commercial building that will house staffing agency and start-up barbeque themed sports bar.	\$138,450.00
<b>The Build Brothers</b>	2612 W. 71st St.	Buildout for a new office space for engineering and construction company including a technical training center. They will offer training to 14-21 year olds for technical programs such as AutoCad and Micro-Station.	\$250,000.00
<b>The Grove on Cottage</b>	4528 S. Cottage Grove Ave.	New construction of coworking space on the Cottage Grove corridor with office space and amenities including a café, retail space, a wellness center and a live music venue.	\$1,500,000.00

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PROJECT	ADDRESS	SUMMARY	PRELIMINARY NOF AWARD
The Jumper Store	5315 W. Lake St.	Acquisition and buildout for existing party rental company looking to open a new location to expand their business.	\$187,200.00
The Lighthouse Café	524 S. Laramie Ave.	Buildout for start-up neighborhood coffee shop.	\$29,425.50
The Reading Room Café	335 E. 51st St.	Buildout for minority/woman-owned start-up vegan café with a library theme. They will create a "lending library" wall of books for customers.	\$54,600.00
The Salud Center Fitness Facility	3039 E. 91st St.	Buildout of a new fitness center as part of the forthcoming Salud Center, a redevelopment of a vacated large YMCA building.	\$250,000.00
The Wellness Connection at Imani Village	901 E. 95th St.	Buildout of commercial tenant spaces within Imani Village project for a pharmacy, produce market and coffee shop -- all tenants will have a health focus.	\$219,000.46
The Woodshop Art Gallery	441 E. 75th St.	Renovations to update longstanding community anchor art gallery, custom cabinetry maker and frame shop. The Woodshop has been serving the South Side for over 40 years.	\$45,175.00
Tom's Pancake House	1509 W. 47th St.	Acquisition and buildout for a start-up family-oriented diner offer an "American breakfast." They will collaborate with nearby culinary schools to offer workforce training opportunities.	\$250,000.00
Urban Core	1840 E. 71st St.	Buildout to accommodate four new health-focused businesses including yoga studio.	\$235,599.00
Vendors Kitchen	3654 W. 16th St.	Building purchase and commercial kitchen expansion for an existing Mexican street vendor cooperative.	\$110,000.00
Wagging Swag Pet Salon	820 E. 63rd St.	Buildout of a commercial unit in Woodlawn Station for an upscale dog, cat, and general pet grooming salon. Will provide dog walking and doggy daycare services as well.	\$114,238.80
Waldron Property Solutions LLC	9017 S. Cottage Grove	Acquisition and buildout of office space for a general contracting firm.	\$242,450.00
West Humboldt Park Development Council	3620 W. Chicago Ave.	Renovations for a neighborhood non-profit organization focused on business development and commercial corridor enhancements.	\$120,282.50
Wincorp Ventures	2838 W. Roosevelt Rd.	Conversion of existing convenience store into small grocery with healthier food options.	\$159,217.50
Windy City Mushroom	4514 W. North Ave.	Complete renovations including façade and mechanicals for a new mushroom growing facility that will sell to local restaurants and retailers, and will also donate extra mushrooms to local food pantries.	\$250,000.00
Woodlawn Station	804 - 820 E. 63rd St.	This project will help fund the tenant improvements for the following new tenants: Brown Sugar Bakery, UPS and Blue Lotus Yoga. The tenants will have less buildout required of them byway of this assistance.	\$125,000.00
YWCA Metropolitan Chicago's Small Business Incubator	6600 S. Cottage Grove.	Expansion for a long standing social services center who is adding a small business incubator and technology training center.	\$131,971.80

# Neighborhood Opportunity Fund

*Program allocations more than \$250,000 require City Council approval.  
The below allocations were approved by City Council in 2019.*

## 2019 Large Grant Allocations

LANDMARK	ADDRESS	PROJECT	AWARD
Madland Industries	328 N. Albany Ave.	Photo studio/cafe	\$660,000
Leamington Foods	3250 W. Roosevelt Road	Grocery Store upgrades	\$1,200,000
Ogden Washtenaw LLC	2632-46 W. Ogden Ave.	Retail buildouts	\$2,500,000
SYTE Corp.	6793 S. Chicago Ave.	Commercial space	\$2,100,000
Enlace Chicago LLC	2759 S. Harding	Commercial space	\$550,000

# Adopt-A-Landmark Fund

*Landmark allocations listed below were approved by the Commission on Chicago Landmarks in 2019.*

## 2019 Awards

LANDMARK	ADDRESS	PROJECT	AWARD
On Leong Merchants Association,	2212 S. Wentworth Ave.	To support the restoration of the cast iron storefronts, window replacements, and plaster repair, among other work. The building, designed in the Oriental style and completed in 1927, was designated a Chicago Landmark in 1993.	\$250,000
Holy Trinity Orthodox Cathedral and Rectory	1121 S. Leavitt St	To support the replacement of the front porch, exterior metal work and stucco repair. Designed to resemble Russian provincial churches, the building is one of only two churches from master architect Louis Sullivan, and its construction was partially paid for by Czar Nicholas II. It was completed in 1903 and designated a Chicago Landmark in 1979.	\$250,000
Norwegian Lutheran Memorial Church	2610 N. Kedzie Ave.	support the restoration of the main façade facing Kedzie and the masonry above the roofline. Designed in the Gothic Revival style and completed in 1912, it is one of only two churches in America that uses Norwegian as a primary language. Also known by its Norwegian name Minnekirken, the church is a contributing building to the Logan Square Boulevards District, designated a Chicago Landmark in 2005.	\$250,000
Beverly Unitarian Church	10244 S. Longwood Drive	To support the rebuilding of its turrets and associated roof and masonry work. The castle-like structure was built with Joliet limestone in 1886 by real estate dealer Robert C. Givins and modeled after a home he saw on the River Dee in eastern Ireland. The building, which has operated as a church since the early 1940s, is a contributing structure to the Longwood Drive District, designated a Chicago Landmark in 1981.	\$250,000

# Local Impact Fund

*Local impact allocations are generally identified when a FAR bonus project is approved by City Council.*

## 2019 Allocations

PROJECT	ADDRESS	USE	SOURCE	AMOUNT
Milwaukee/Erie park (new)	2212 S. Wentworth Ave.	Park upgrades	716-42 N Aberdeen St & 721-39 N Ogden Ave	\$78,868.40
Brown line repainting	Multiple locations	Public infrastructure	353 W. Grand	\$529,030.72
Skinner Park fieldhouse	1331 W. Adams St.	Park upgrades	312-28 N Carpenter St	\$146,038
Seneca Park	220 E. Chicago Ave.	Park upgrades	750 N State St	\$1,323,959.60
Skinner Park fieldhouse & streetscape lighting	1331 W. Adams St.	Park upgrades	801 W Lake St.	\$582,723.68
West Loop Library	122 N. Aberdeen St.	Branch upgrades	110 N Carpenter St	\$359,757.76

# Appendix

## Neighborhood Opportunity Fund

### Advisory Committee



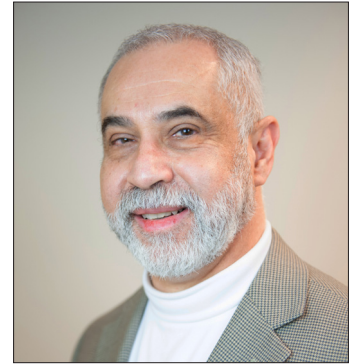
Craig Chico  
Back of the Yards Neighborhood  
Council



Ed Coleman  
Bethel New Life



Angela Hurlock  
Claretian Associates



Rafael Leon  
Chicago Metropolitan  
Community Housing  
Development Corporation



Maxine Mitchell  
Applied Real Estate Analysis, Inc.



Carlos Nelson  
Greater Auburn-Gresham  
Development Corporation



Rev. Dr. Richard Tolliver  
St. Edmund's Episcopal Church



Jamie DiPaulo  
Illinois Hispanic Chamber of Commerce

## Neighborhood Opportunity Fund

### Community Partners

51st Business Association Accion Chicago Arts & Business Council of Chicago Austin African American Business  
Networking Association Austin Chamber of Commerce Back of the Yards Neighborhood Council  
Calumet Area Industrial Commission Chatham Business Association SBD Chicago Community Loan Fund (CCLF)  
Chicago Community Trust Chicago Urban League City of Chicago, BACP City of Chicago, DCASE  
City of Chicago, Dept of Buildings Community Law Project Far South CDC  
Greater Auburn Gresham Development Corp Greater Chatham Initiative Greater Englewood CDC  
Greater Roseland Chamber of Commerce Greater Southwest Development Corp  
Illinois Hispanic Chamber of Commerce Lawyers for the Creative Arts Little Village Chamber of Commerce  
Local Initiatives Support Corporation (LISC) Mid South Business Association & Resource Center  
New Covenant Community Dev. Corp. North Lawndale Employment Network  
Northwest Connection Chamber of Commerce Northwest Side Housing Center  
Polsky Center for Entrepreneurship and Innovation (University of Chicago) Quad Communities Development Corp  
South Chicago Parents and Friends, Inc. South East Chicago Commission South Shore Chamber  
Southeast Chicago Chamber Sunshine Enterprises West Humboldt Park Development Council  
West Side Forward Westside Health Authority Women's Business Development Center YWCA