



CorridorLive!

FAÇADE RESTORATION PROGRAM

September 2026

Agenda

Welcome + Introduction

Façade Restoration Program Overview

Application Process

Questions

Community Desk Chicago



- Community Desk Chicago (The Desk) is a 501c3 with a mission to advance equitable economic prosperity in collaboration with historically under-resourced communities.
- We serve as a “**help desk**” for community-centered real estate development projects supporting nonprofits, entrepreneurs, and community developers.
- We focus on small-scale developments on **neighborhood commercial corridors** that are under 10,000 SF and under \$10M in total development costs. These developments also **promote community wealth building** that **improves the quality of life** for residents (e.g., restaurants, gallery spaces, local boutiques).
- The Desk is currently piloting our CorridorLive! framework in the South Shore community on 71st Street between Stony Island and Yates.

Façade Restoration Program

Program Goals

- Build on existing momentum along the corridor
- Restore the facades of architecturally attractive properties along the corridor built pre-1940s
- Reactivate vacant and blighted buildings
- Restore the historical character of the 71st Street Corridor
- Promote a vibrant and safe business corridor



Grant Awards

- Up to 90% of Total Project Costs
- Maximum award of \$250K (will vary based on project need)



Key Program Qualifications

- Property must be located on 71st Street between Stony Island and Yates
- Property age is pre-1940s with architecturally attractive/significant elements
- Property owner is an active member of the South Shore Chamber of Commerce
- Property does not operate uses incompatible with the long-term goals of the corridor
 - Liquor stores, pawn shops, strip clubs, adult stores, payday loan stores/currency exchanges, place of worship, dollar stores, tobacco/vape stores

Key Terms & Conditions

- Façade design work started by November 2026
- Façade restoration started by March 2027
- Property owner contributes at least 10% of the restoration costs
– existing construction work is eligible
- Engage an approved restoration architect/consultants and contractor
- Willingness to expand the scope of work if necessary to create a “curb appeal”
- Recorded lien against the property for the grant amount for a 5-year hold period – a pro-rated claw back may be enforced if sold prior to the hold period
- Right of first refusal for community acquisition of the property should it be sold
- Use of a construction escrow to administer grant funds

Eligible Costs

- **Hard Costs**
 - Select demolition related to restoration
 - Front exterior façade including masonry, stone/terra cotta, cornices
 - Tuckpointing and related masonry repairs
 - Roof, parapet wall, and related repairs if impacting the façade
 - Storefront systems including lintels
 - Other expenses as identified by the restoration architect/consultant
- **Soft Costs**
 - Façade restoration architect or consultant
 - General contractor overhead, fee, general requirements, insurance
 - Project manager/owner's representative
 - Permit fees
 - Other expenses as identified by restoration architect/consultant

Award Considerations

- Condition of the property
- Potential corridor impact post-restoration
- Restoration Costs
- Status of existing/proposed construction plans for the property
- Current/post-renovation uses

Application Process

Application Process + Timeline

- Application are by invitation only
- Request to apply should be submitted to funding@communitydeskchicago.org
- Applications are now open
 - Applicant must apply through via Capital Connect (Desk's Grant Portal)
- Applications Close – October 9, 2026 at 5pm CT
- Grants Awarded – October 23, 2026

Capital Connect



PUBLIC FUNDING PROGRAMS

Funding Program Name	Application Link	Status	Start Date
Wealth Our Way		In progress	6/16/2025

INVITED FUNDING REQUESTS

Funding Request Name	Status	Applying Organization	Submission Deadline
Test Real Estate Grant - TEST Jean Bakery	Expired	TEST Jean Bakery	9/30/2026

Capital Connect



COMMUNITY
DESK CHICAGO

[Home](#)[Grant Opportunities & Open Applications](#)[More](#)



Capital Connect



Funding Request

Test Real Estate Grant - TEST Jean Bakery

Submit Application

Applying Organization	Status	Requested Amount	Awarded Amount	Submission Deadline
TEST Jean Bakery	Expired	\$250,000.00		9/30/2026

This application has been submitted. Please contact the Desk (funding@communitydeskchicago.org) if you have questions about your application.

Organization Information

Organization Name

TEST Jean Bakery

EIN 

00-01234567

Email Address

Website

www.jeansbakery.com

Phone

Organization Overview and History

Bakery on 71st Street

Files (0)

Add Files

Upload Files

Or drop files

COMMUNITY DESK CHICAGO PRESENTATION

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Required Attachments

Project budget – Must submit the Desk's template

Proof of ownership

Proof of funding sources – minimum 10%

Cost estimate

Any existing drawings

Project timeline

Project team

Existing condition photos

Budget Template – Property Information

Project Name

Instructions

Please complete the light yellow cells.
Gray cells will self-populate based on values entered elsewhere.
Not all line items are required, but the level of information outlined in the template is beneficial, if available.
If some of the input cells are not relevant to your project, please leave blank.

Property Information

Is the building currently in operation?

Percentage Occupied

Total Building SF

Are the property taxes current?

Are there any non-mortgage liens recorded against the property?

If Owner Occupied:

Detail your real estate occupancy costs, including mortgage, taxes, utilities, maintenance for the portion occupied by the property owner.

	SF	Annual Amount	\$/SF
Occupied SF		\$ -	
Mortgage			
Taxes			
Utilities			
Other Expenses (Maintenance, Insurance, etc)			

Identify your current annual revenues/sales if owner-occupied

Tenant-Occupied Properties

Detail all current or anticipated lease revenue.
1) Specify if the tenant is active or anticipated. If the space is vacant without an active or pending tenant, please list tenant as TBD and select vacant as the status.
2) Include the lease type and revenue accordingly. If gross lease, only complete the base rent. If tenant pays a base rent plus pass-through costs, please identify pass-through costs in the Additional Rent column.
3) Use the "other" field to capture any residential rental.

Rent Revenue	Commercial Use/Tenant	Tenant Status	Lease Type	SF	Total Base Rent/Year	Total Additional Rent	Total Rent	Cost Per SF	Lease Term (Years)
				-	-	\$ -	\$ -		
Commercial Tenant 1							\$ -		
Commercial Tenant 2							\$ -		
Commercial Tenant 3							\$ -		
Commercial Tenant 4							\$ -		
Commercial Tenant 5							\$ -		
Commercial Tenant 6							\$ -		
Commercial Tenant 7							\$ -		
Commercial Tenant 8							\$ -		
Other							\$ -		
Other							\$ -		

Building Expenses

Please identify the annual expenses for the property. This number should not include any expenses identified in the owner-occupied section.

Notes

Please use this section to provide additional information related to the information provided.

Budget Template - Construction

CorridorLive! Façade Restoration Program Budget Template

Construction Sources & Uses

Please enter data into yellow cells
Do not enter data in grey cells

Please verify that this column shows "In Balance" to confirm sources and uses match.
Sources & Uses Balance Check: IN BALANCE

Total Construction Sources	Instructions	Amount	Funds Committed?	Notes
Requested CorridorLive! Façade Restoration Funds	Specify the requested grant amount			
Equity/Cash	Include sources for the 10% contribution requirement			
Source 1				
Source 2				
Source 3				
Enter Additional Lines Here				
Enter Additional Lines Here				
Enter Additional Lines Here				
Enter Additional Lines Here				
If needed, insert additional lines above here.				

TOTAL CONSTRUCTION SOURCES: \$ -

Uses	Instructions	Amount	Notes (Include Sources of Estimates)
Hard Costs			
Demolition	Any demolition/site prep related to the façade restoration		
Masonry Restoration & Tuckpointing	Costs to repair/restore the masonry		
Decorative Metalwork and Cornices	Costs to repair any decorative elements on the façade		
Roof and Parapet Wall	Costs to repair/replace roof if impacting the façade		
Windows	Costs to replace any windows and/or lintels		
Storefront System	Costs to replace the storefront systems		
General Contractor Fee			
Payment and Performance Bonds			
Contractor's Contingency			
GC Liability Insurance			
Permits			
Utility Connections/New Services	Include items such as water and power connections.		
Owner's Hard Cost Contingency	Include any additional contingency beyond the GC contingency.		
Enter Additional Lines Here			
Enter Additional Lines Here	If needed, insert additional lines above here.		

Soft Costs			
Project Manager/Owner's Reps			
Architect and Engineering			
Owner's Soft Cost Contingency	Include a soft cost contingency for items beyond those noted above.		
Enter Additional Lines Here			
Enter Additional Lines Here	If needed, insert additional lines above here.		

Misc			
Enter Additional Lines Here	Include any additional costs not outlined above.		
Enter Additional Lines Here	If needed, insert additional lines above here.		

TOTAL PROJECT EXPENSES: \$ -

Questions?

Please send questions to
funding@communitydeskchicago.org