



City of Chicago
Lori E. Lightfoot, Mayor

Request for Proposals

Pioneer Bank RFP



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

April 23, 2021

BIG IDEAS

for HUMBOLDT PARK

Post-it note to share anything you

1. Stellung
 2. Wirkung
 3. Beurteilung

1. What is the main purpose of the text?
 2. What are the main points of the text?
 3. What are the main arguments of the text?
 4. What are the main conclusions of the text?
 5. What are the main recommendations of the text?

Diagnosis & treatment =
Need to understand
how to manage money
I need a job (union
job) I am underemployed

...
...
...
...
...

Medians w/ Trees
+ Landscaping on
North Ave. west of
pleasure!

1. *Staphylococcus aureus*
 2. *Staphylococcus epidermidis*
 3. *Staphylococcus saprophyticus*
 4. *Staphylococcus carnosus*
 5. *Staphylococcus sciuri*
 6. *Staphylococcus hyacinthi*
 7. *Staphylococcus pasteuri*
 8. *Staphylococcus saprophilus*
 9. *Staphylococcus aureus*
 10. *Staphylococcus aureus*

Attractive, pleasing
lighter, unobtrusive
into the neighbourhood
there - more one way
jazz, minimalist



A LETTER FROM THE COMMISSIONER

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) is pleased to present this Request for Proposals (RFP) for a prime development site within the Humboldt Park community.

The RFP is a key component of Mayor Lori E. Lightfoot's INVEST South/West neighborhood revitalization strategy for Chicago's South and West sides. Its location and scope were coordinated through an extensive community engagement process involving local residents, businesses, elected officials and other stakeholders. Through new quality-of-life amenities, jobs, and other outcomes, the selected development's potential impact on Humboldt Park is expected to resonate for generations to come.

Among the first rounds of RFPs to be issued by the City through a coordinated, commercial corridor revitalization strategy, the RFP includes renderings of potential development concepts that were developed on a pro bono basis through a partnership between DPD and bKL Architecture. In the spirit of INVEST South/West, the RFP also includes a pre-qualified list of design teams that can help a selected respondent fulfill the City's diversity and inclusivity goals.

DPD staff and our community partners appreciate your interest in the site. Please consider other INVEST South/West opportunities at chicago.gov/investsw. We look forward to demonstrating the incredible potential of the South and West sides in the months to come.

Sincerely,

Maurice D. Cox



Commissioner



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I. Executive Summary

INTRODUCTION

The Department of Planning and Development (DPD) of the City of Chicago is pleased to issue this Request for Proposals (RFP) for the acquisition and development of ten privately-owned parcels located at 4000 to 4008 W. North Ave. and 1616 to 1638 N. Pulaski Road. Together, these parcels make up the northwest corner of North Avenue and Pulaski Road. They feature the landmark, vacant Pioneer Bank building, the adjacent two-story Annex building and eight vacant parcels immediately north of Pioneer Bank along the west side of Pulaski Road (the “Site”). Responses to this RFP should build on the recommendations of related area plans, including the 2005 and 2008 Humboldt Park: “Staking Our Claim” Neighborhood Quality-of-Life Plans, as well as more recent conversations with community stakeholders referenced in this document. In addition, development plans should reflect the City’s commitment to high-quality design, as outlined in the 2020 Design Excellence Guidelines.

THE OPPORTUNITY

North Avenue is one of the key commercial and transportation corridors within the City of Chicago and the Humboldt Park community. It was selected as one of the City’s INVEST South/West corridors due to its prominence within the Humboldt Park community, the need to maintain it as vital commercial corridor, and the opportunity to prioritize City investment within a majority Latino community.

The Site is home to the vacant Pioneer Bank building. Constructed in 1925, this five-story, neo-classically designed bank is one of the most prominent and architecturally significant buildings along the North Avenue corridor. The Pioneer Bank Building remained a neighborhood institution through successive ownerships until 2008, when it was closed. Since that time, it has sat unused. In August 2012, in recognition of its architectural merit and importance to the Humboldt Park community and North Avenue, it was designated as a Chicago Landmark. The current owners, who purchased the Site in 2015, have been unable to find a user to take over the Pioneer Bank building, adjacent Annex and the approximately 32,500-square-foot vacant site immediately to the north. DPD approached the owners about participating in the INVEST South/West initiative. The ownership agreed, and they are willing participants in this RFP process. They are willing to negotiate in good faith to sell their interest in the Site to the winning developer who will then redevelop the Site.

Despite the ongoing vacancy of many commercial assets along North Avenue, including the Pioneer Bank building, residents of the Humboldt Park community have increasingly faced the threat of gentrification as higher property values push long-term residents from their homes and apartments. This existential threat to the neighborhood is one that the City and local leaders are committed to addressing head-on.



Figure 1: Aerial of Site

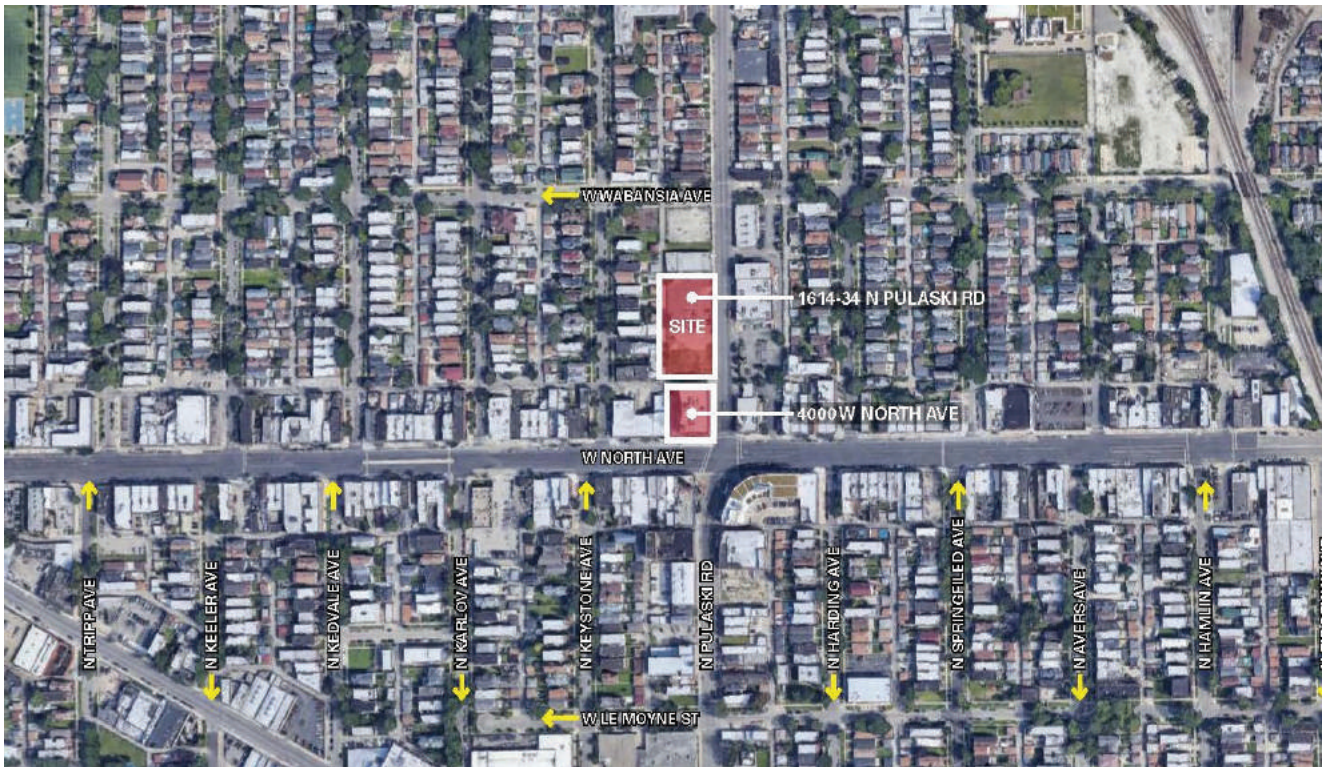


Figure 2: Site Dimensions

Credit: bKL Architects

Therefore, this RFP is seeking respondents that will deliver a proposal that addresses this issue by providing affordable homes that will help stabilize the neighborhood.

The redevelopment of the Pioneer Bank building will be transformative for the North Avenue corridor, the Humboldt Park community, and the City of Chicago as a whole. The main goal of this RFP initiative is to reactive the vacant Pioneer Bank building and the vacant parcels to the north. The City of Chicago is looking for creative developers and organizations to transform this once vibrant asset into a community hub where residents can live in affordable apartments, work, socialize, entertain themselves and join together to empower their lives and the community.

For this project, DPD partnered with the Chicago Central Area Committee (CCAC), who assembled a team of pro-bono architects and real estate professionals including: bKL Architecture, who is the project lead; Focus; Wight and Company; Avison and Young; and McGuire, Ingleski and Associates. Their work was informed by DPD, the alderman, and community stakeholders to create the content of this RFP.

INVEST South/West

INVEST South/West is an unprecedented community improvement initiative from Mayor Lori E. Lightfoot to marshal more than \$750 million in public funding while coordinating across multiple City departments, community organizations and corporate partners in order to realize the re-activation of 12 key commercial corridors across 10 neighborhoods on Chicago's South and West sides. The INVEST South/West neighborhoods — Auburn Gresham, Austin, Bronzeville, Greater Englewood, Greater Roseland, Humboldt Park, New City, North Lawndale, South Chicago and South Shore — were determined through a multi-departmental analysis. Each neighborhood has the existence of at least one well- developed community plan and the existence of at least one active commercial area. Leveraging existing plans and local partners, the City's focus on these initial neighborhoods will enable swift investments that create sustainable improvements, foster additional investment on adjacent blocks, and elevate cultural and artistic vibrancy.

Chicago has the opportunity to address inequities by rethinking the social, cultural, and economic fabric of the city. Through the collaboration of multiple public and private partners, INVEST South/West will engage community stakeholders throughout the West and South sides to build consensus around neighborhood needs and goals, prioritize specific geographies, identify immediate and long-term needs, and ensure future investments will be developed through an equity lens.

The issuance of this RFP is one step towards the implementation of INVEST South/West by focusing on the redevelopment of priority sites. In addition, as noted in the following sections, a host of incentives and supportive investments have been advanced to spur development in this important corridor, and the City is committed to building on the momentum of this opportunity site's development to transform the North Avenue corridor.

THE VISION - LATINO CULTURAL & COMMUNITY HUB

Through conversations with local leaders and community stakeholders, it is clear the Pioneer Bank represents a tremendous opportunity to reimagine what a historic redevelopment of a distressed community asset can look like. Specifically, it offers an opportunity to deliver an inclusive community space that reflects the strong and proud culture of the local community and uplifts their goals and aspirations. In so doing, it will inspire the community to action to preserve and protect what they have while also providing tangible benefits to neighborhood residents.

The idea of a Latino Cultural and Community Hub was born out of the need to ensure that the Latino community in Humboldt Park has a future in the neighborhood. By building the hub the community will have a central gathering space where they can come together and express themselves and their culture. By adding affordable housing to the development on the vacant Pulaski Road site, the community can be assured that it has a place to call home now and in the future.

In consultation with DPD, community stakeholders and the Alderman developed a list of preferred uses for the Latino Cultural and Community Hub. The Pioneer Bank RFP must feature some or all of the following: a community theater or function space for cultural and special events; a center for local arts and culture; a branch location for the Chicago Public Library; a business incubator for entrepreneurs; empowerment center for youth and families with computer labs, study areas and meeting spaces; office space; local retail; a community center; healthy food incubator; or a more unfinished but programmable community space that the community can control directly.



Figure 3: Preferred Concept Rendering

Credit: bKL Architecture

Development Goals

The Pioneer Bank building must be a publicly accessible, culturally significant, active and welcoming hub that brings together the Latino and broader community in Humboldt Park. Ideally, the proposal should also be representative of the greater vision for Humboldt Park community and the North Avenue corridor established in the 2005 and 2008 Quality-of-Life Plans and the community engagement completed as part of this RFP process. Among the goals that were stressed in both the 2005 and 2008 Humboldt Park Quality-of-Life Plans are the need to: provide resources to sustain healthy individuals and families; increase community control over use of physical resources; improve physical, economic and social infrastructure; and provide jobs through training and local business development.

DPD is seeking a developer with experience in Chicago's Humboldt Park community and/or similar communities to build a mixed-use project that embraces high standards of architecture and urban design, and reflects the priorities and needs of the community, as communicated in this RFP. The developer should think outside the bounds of current, speculative, urban real estate dynamics and create a project that is a bulwark against gentrification and displacement of longtime residents, institutions and businesses. The project will consist of two main components. The restoration and redevelopment of the Pioneer Bank building and Pioneer Annex building into a Latino Cultural and Community Hub; and the development of a mixed-use, 100 percent affordable housing development targeting local families, on the vacant Pulaski Road site.

Community benefits should be prioritized, codified and accrue directly to neighborhood residents, not only in the housing, services and amenities that will result from a new development, but also in the financial and economic benefits it will generate over time.

Community Wealth Building

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Latino and Black individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.

The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Latino and Black neighborhoods, and it aims to include wealth building opportunities for these historically under-invested communities. In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership."

In other words, the community in community wealth building indicates an investment not just in the place, but also in the people. The wealth in community wealth building considers who owns the development, who controls it, and who benefits from it. Wealth relies on the development of capital

in multiple forms – financial, human and social. Together, it calls for the meaningful participation of neighborhood residents in the planning, design, ownership and governance of new development. This RFP strongly encourages responses that incorporate innovative implementation of the City’s community wealth building goals. For more information, see the “Community Wealth Building” section of Chapter IV: Planning Framework and Development Potential.

Design Excellence

Design Excellence represents the City’s commitment to a high-quality built environment, which celebrates and enhances Chicago’s unique architectural and urban design legacy. Design Excellence applies to development downtown and in our neighborhoods - to streetscapes and open spaces - to residential, commercial, and industrial uses.

Design Excellence comprises a range of policies and processes to shape the City’s framework for planning, implementation, and evaluation of development. The following Principles were developed by DPD in collaboration with a series of stakeholders. They have informed an environment of Design Excellence in Chicago.

- » **Equity & Inclusion** -- Fair treatment, targeted support, and prosperity for all citizens
- » **Innovation** -- Creative approaches to design and problem-solving
- » **Sense of Place** -- Celebrating and strengthening the culture of our communities
- » **Sustainability** -- Committing to environmental, cultural, and financial longevity
- » **Communication** -- Fostering design appreciation and responding to community needs

Responses to this Request for Proposals are expected to adhere to the Neighborhood Design Guidelines DPD released in 2020 . The guidelines are currently available online and in the addenda. To assist in this goal, the Addenda also includes a list compiled by the Chicago Architecture Center (CAC) of pre-qualified local design firms whose work exhibits the principals of design excellence.

SITE QUICK FACTS

- » **Property Area:**
 - » Pioneer Bank: 49,474 sqft (improved)
 - » Pioneer Bank Annex: 9,375 sqft (improved)
 - » Pulaski Road Site: 33,500 sqft (vacant)
- » **Site Location:** The northwest corner of North Avenue and Pulaski Road
- » **Address:** 4000 to 4008 W North Ave and 1616 to 1638 N Pulaski Road
- » **PINs:** 13-34-430-034; 13-34-430-035; 13-34-430-040; 13-34-430-022 to 027; 13-34-430-036
- » **Community Area:** Humboldt Park
- » **Ward:** 26th - Alderman Roberto Maldonado
- » **TIF:** Pulaski Corridor
- » **Zoning:** Pioneer Bank Building & Annex: B1-5.; Pulaski Road Site: B3-2

RFP AVAILABILITY

This RFP will be available for download starting April 23, 2021 at chicago.gov/investsw

KEY MILESTONES

Pre-Submission Conference

An informational conference is scheduled for May 11, 2021 at 2 p.m. CT virtually via Zoom. Registration will be available at chicago.gov/investsw at the time of the RFP release. Attendance is not required, but is strongly encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website as soon as practical. Department staff will be available to answer questions regarding the property, the goals and objectives of the RFP, and the submission requirements.

PROPOSAL SUBMISSION DEADLINE

All responses to this RFP must be returned no later than 4 p.m. CT on August 31, 2021 to:

City of Chicago
Department of Planning and Development Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602
Attention: Michael Parella, Planner -- West Region

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II. Neighborhood Context

OVERVIEW

The Site is located in Humboldt Park community area, one of the City of Chicago's 77 official community areas. The official City of Chicago boundaries define Humboldt Park as the area between Bloomingdale Avenue to the north, the Union Pacific railroad tracks to the south, California Avenue to the east and the railroad tracks between Cicero Avenue and Kostner Avenue to the west. There is significant diversity within the community, however, which has led to a flexibility as to what constitutes the boundaries of the Humboldt Park neighborhood in popular conception. Generally, when discussing the area between North Avenue and Grand Avenue, Humboldt Park begins west of Western. This area encompasses the traditionally Puerto Rican neighborhood whose heart is the Paseo Boricua along Division Street between Western and California. Along with North Avenue, the primary commercial corridors within Humboldt Park are Chicago Avenue, Pulaski Road, Grand Avenue and the aforementioned Division Street.

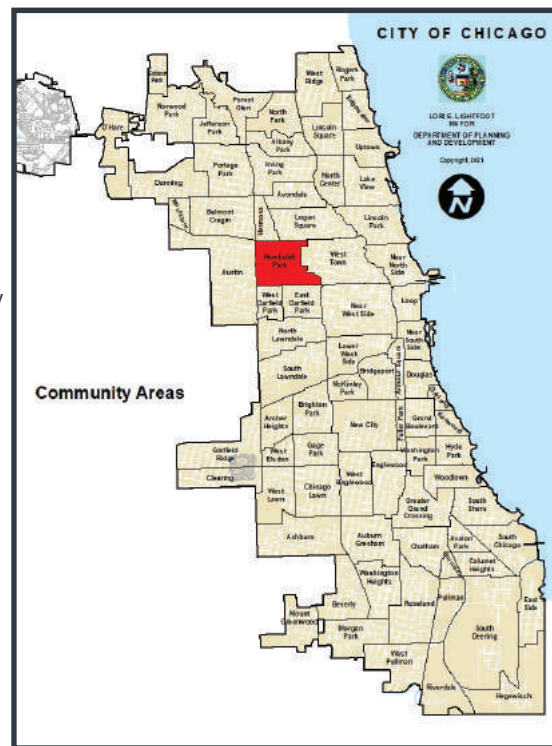


Figure 4: Community map

As you move south and west into the neighborhood, the socio-economic mix begins to change from largely Puerto Rican and Hispanic to African-American. As you move west and north the ethnic make-up is more Mexican-American and Central-American. While these social-economic and cultural differences divide the neighborhood, they do not define it and there is significant mixing of people within greater Humboldt Park.

Each sub-neighborhood and commercial corridor face their own unique opportunities and challenges. Given the differences in character and community of Humboldt Park, DPD created two separate INVEST South/West priority corridors. One is located along Chicago Avenue between Kedzie Avenue and Pulaski Road, and is the subject of a separate RFP. The other is the North Avenue corridor, which extends from Kedzie Avenue to roughly Grand Avenue on the west.

The North Avenue corridor defines the northwest border of the Humboldt Park neighborhood. Here in the area surrounding the corridor, bound by Bloomington Avenue, Kedzie Avenue, Division Street and Kostner Avenue, the neighborhood is over 78 percent Hispanic. The population is 27,927, with 11,525 identifying as white, 2,954 identified as African-American and 11,939 identifying as other. There are 8,705 households living in this area and over 73 percent are over the age of 18.



Figure 5: Neighborhood Map

The median income is \$41,115. The majority of residents, 65 percent rent their homes.

According to the Encyclopedia of Chicago, the Humboldt Park community area was annexed into the City of Chicago in 1869. Humboldt Park itself was initially constructed in 1869 as well and it has remained a vital community amenity and attractive force since that time. The neighborhood grew steadily following the traditional patterns of residential and commercial development within the City of Chicago. Residential growth mainly consisted of two-flats, bungalows, small apartments buildings and wood-frame residential buildings, which were allowed because the area fell outside Chicago’s fire code that otherwise required all brick construction. The neighborhood initially attracted German and Scandinavian residents and later Italians, Danish Polish and Russian Jews. This early ethnic heritage is reflected in such institutions as the former Norwegian American Hospital, the Tudor-inspired Humboldt Park stables, now the National Museum of Puerto Rican Arts & Culture, and the naming

of the neighborhood itself, after German born naturalist Alexander von Humboldt. In the 1970s, the neighborhood went through a dramatic ethnic change as Puerto Rican residents pushed out of Lincoln Park and West Town by early waves of gentrification moved into the area around Division Street. From that point on, the eastern portion of Humboldt Park has been synonymous with Puerto Rican culture in Chicago.

Through these waves of cultural and ethnic succession the prosperity of the neighborhood has waxed and waned. At its peak the population of the neighborhood reached over 80,000 people. Since that time as household sizes decreased, industrial jobs disappeared, and gentrification pressure pushed long-term residents from their homes, the population of the neighborhood has decreased 30 percent from its peak to roughly 56,000 persons. Despite these issues, Humboldt Park remains an attractive place to live and work for many Chicago residents due to the affordable and attractive housing stock, its wealth of community amenities, and its strong sense of community and identity.

KEY ASSETS & RECENT COMMUNITY INVESTMENTS

Urban Fabric & Land Use

Around the turn of the 20th century, North Avenue developed as the commercial spine for the Humboldt Park neighborhood offering residents an almost continuous row of storefronts, banks, theaters and commercial establishments. By 1895, streetcars were operating on North Avenue as far west as Pulaski Road. In 1911, streetcars began service on Pulaski Road. This turned the Pulaski Road and North Avenue intersection into a vital community hub and focal point for Humboldt Park.

Visitors to the North Avenue corridor will find a mix of two- and three-story mixed-use buildings generally built in the early 1900s. Intermixed with these buildings are newer commercial strip-malls and some light industrial buildings. There is a limited number of vacant parcels along the corridor and no City-owned property. Generally speaking, the entirety of the North Avenue corridor is filled with buildings, facing the street-wall that provide retail options for pedestrians and motorists.

The residential streets to the north and south of North Avenue primarily consists of brick- and frame two and three flats, single family homes and small apartments buildings. As with North Avenue itself, there is a limited number of vacant parcels in the community area, and a limited number of City-owned lots. Generally, the residential built environmental is largely intact and in good repair. This adds to the stability and sense of place within the neighborhood, but it also is an attractive force for the process of gentrification.



Figure 6 North/Pulaski Intersection

Credit: Matanky Realty Group



Figure 7: National Museum of Puerto Rican Arts and Culture

Credit: Chicago Park District

Anchor Institutions

The North Avenue corridor does not feature large institutional uses. Within the greater Humboldt Park neighborhood though there are several large institutions, healthcare facilities, social service organizations, education and community anchors

- » **Humboldt Park Health:** Formerly Norwegian American Health their campus is located at Sacramento and Cortez at the south end of Humboldt Park proper. They are currently considering a multi-phased expansion to add a wellness center, residential housing and new hospital to create a medical campus in Humboldt Park.
- » **National Museum of Puerto Rican Arts and Culture:** Located within Humboldt Park at Division and Humboldt and founded in 2000, it is the only national museum entirely devoted to Puerto Rican arts and culture.
- » **McCormick YMCA:** Located at the end of The 606 at Lawndale and Courtland Avenue. The McCormick Y recently underwent a \$9.4 million expansion and renovation that was completed in 2018. The Y added 13,000 additional square feet and now features an aquatics center, family locker rooms, and two multi-purpose rooms.
- » **Schools and churches:** Several schools and churches are located within the area and along the corridor. The Maternity of the Blessed Virgin Mary Church and School is located on North Avenue. Within 5 minutes of the Site is the North Grand High School, Noble-Pritzker High School, West Park Academy of Fine Arts, Nobel, McAuliffe, Stowe, Lowell, Casallas and Cameron Elementary Schools. Also along the corridor is the North Pulaski Branch and Humboldt Park Branch of the Chicago Public Library.

Transportation & Infrastructure

The North Avenue corridor is designated as Illinois State Road 64. It consists of four travel lanes and a parking lane on each side of the street. Because it is a State highway it falls under Illinois Department of Transportation jurisdiction. According to City of Chicago traffic count data, over 40,000 cars pass by the Site daily. This makes North Avenue one of the busiest streets in this area of Chicago.

The Chicago Department of Transportation (CDOT) recently completed a resurfacing of the street and added new striping, curbs crossings and pedestrian refuge islands at key intersections with the corridor. This significantly improved pedestrian safety and security along the corridor. However, greater investments are needed to address its pedestrian environment with the goal of creating a “complete street” that is safer for pedestrians and supports multi-modal travel and economic development. To address these concerns, CDOT is considering a study of the North Avenue corridor to address placemaking, urban design and engineering.

The Site is not located adjacent to any CTA rapid transit stations. The, #72 CTA North Avenue Bus, stops at the Site, and connects to the Damen Blue Line station, located 2.5 miles away. The #54 Pulaski Road Bus is directly adjacent to the Site as well. It is just over a mile to the Grand/Cicero Metra Station. The nearest Divvy bikeshare station is located at the Central Park and North. Divvy will be expanding in the area by 2021 in addition to its recent rollout of a new fleet of dockless electric bikes that improve the program’s distribution.

Parks

The Site is just one mile from Humboldt Park. Totalling 197 acres, it is one of the largest parks in Chicago and one of several parks linked together by Chicago’s famed park and boulevard system. It features a field house, lagoon, boathouse, beach, recreation and picnic fields, “Little Cubs Field” and the National Museum of Puerto Rican Arts and Culture.

The Site is also within walking distance of The 606. Completed in 2015, this linear park, bike and walking trail on top of the former Bloomingdale Line railroad instantly became a valuable and well-used community amenity. However, The 606 has also attracted additional white, affluent residents to the neighborhood increasing gentrification pressure on the community.

In addition to Humboldt Park and The 606, the Site is also in close proximity to many smaller play lots and playgrounds including Beilfuss Park, Keystone Playlot Park and Greenebaum Playlot Park.



Figure 8: Humboldt Park Boat House

Education and The Arts

The Site is in the attendance boundaries of the Grand North High School and Nobel Elementary School. The Site is also within walking distance of the West Park Academy of Fine Art and Technology. One prominent feature of the Humboldt Park community is the large number of murals depicting the triumphs, struggles and artistic creativity of local residents. Many murals can be found in close proximity to the Site, with several along North Avenue, more on The 606 viaduct along Bloomindale Avenue and a large collection in the Paseo Boricua. As a vibrant form of social and community expression, murals are a welcome feature of the neighborhood.

Housing and Other Development

The Pioneer Bank building is not the only architectural asset at North and Pulaski. Just south of North Avenue along Pulaski Road are two buildings – the Pioneer Arcade and the New Apollo Theater. At 1535 N. Pulaski Road, the orange-rated Pioneer Arcade is a three-story, Spanish Baroque style building featuring an elaborate terra-cotta façade, completed in 1925. For over 80 years it served as an entertainment hub for bowling and billiards. It is now vacant. Directly across the street at 1536 N. Pulaski Road is the New Apollo Theater, an old vaudeville playhouse whose façade features neo-classical Greek elements. It is also vacant and in a state of disrepair. Together these three buildings represent the heart of what once was a vibrant commercial, entertainment and residential district.



Figure 9 Pulaski Arcade

Credit: BTL Architects, Inc

Currently, Hispanic Housing is proposing the redevelopment of 1535 N. Pulaski Road into a 61-unit affordable senior housing development. The Pioneer Arcade façade and interior would be preserved as part of the redevelopment and used as a community amenity and meeting space. DPD is currently providing zoning entitlements to Hispanic Housing so the organization can apply for Federal funding for their project. The redevelopment of another key historic structure in close proximity of the Site will be transformative to North and Pulaski intersection. Together, the restoration of the Pioneer Bank building and Pioneer Arcade will bring vibrancy back to the North and Pulaski intersection and ensure that affordable housing is maintained so local residents can stay in the neighborhood.

III. Property Description

IDENTIFICATION

The subject property is located at 4000 to 4008 W. North Ave. and 1616 to 1638 N. Pulaski Road. There is 106 feet of frontage along North Avenue and about 400 feet of frontage along Pulaski Road. The Property Identification Numbers (PINs) are 13-34-430-034; 13-34-430-035 for the Pioneer Bank building and Annex respectively and 13-34-430-040; 13-34-430-022 to 027; 13-34-430-036 for the vacant Pulaski Road site. The property is generally bounded by the north property line of PIN 13-34-430-040 to the north; North Avenue to the south; Pulaski Road to the east; and a public alley between Keystone Avenue and Pulaski Road to the west. The vacant Pulaski Road site is divided from the Pioneer Bank building and Annex by a publicly accessible alley that connects to Keystone Avenue to the west.

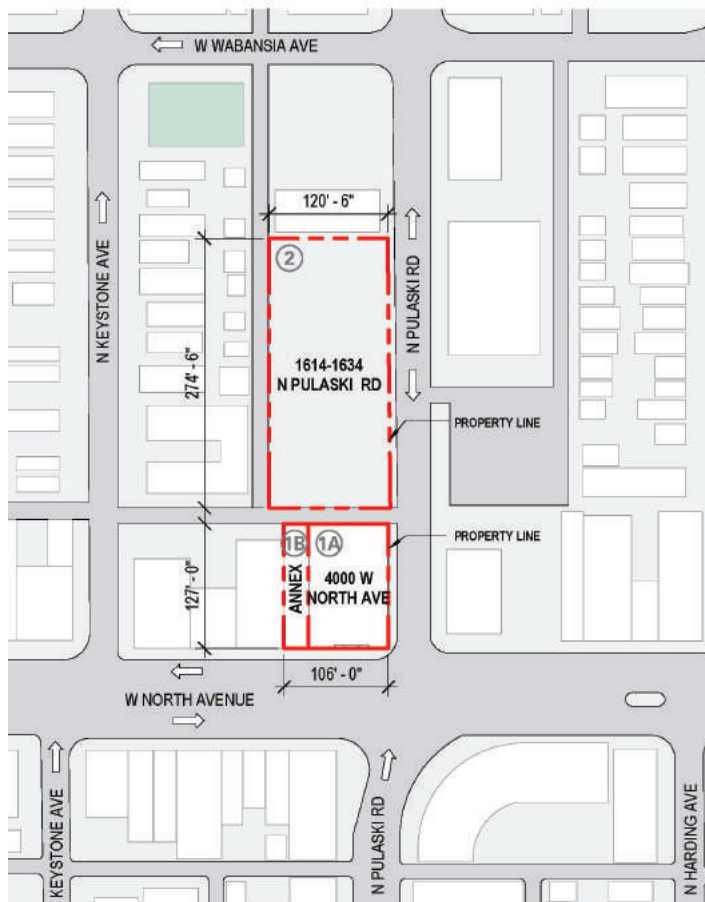


Figure 10: Site Map

Credit: bKL Architecture

OWNERSHIP

The City does not own the site. On Feb. 4, 2021 the current owner signed a Letter of Intent with DPD agreeing to let DPD offer the site through this RFP, and to make a good faith effort to sell the property to the winning respondent. The City is also in the process of obtaining City Council approval for acquisition authority for the Site should the need arise. The City's goal is to facilitate a private transaction between the selected RFP respondent and the private property owner. The City will encourage the selected respondent to privately negotiate the purchase of the property. If such negotiations are not successful, the City may acquire the property and convey it under the terms of an executed Redevelopment Agreement. It is expected that respondent will not engage with the current owners unless they are selected as the winning respondent of the RFP.

SITE DESCRIPTION

The subject site is rectangularly shaped. The Pioneer Bank site measured 10,375 square feet and is improved with a 49,474-square-foot building. The Pioneer Bank Annex measures 3,125 square feet and is improved with an approximately 9,375-square-foot building. The vacant Pulaski site measures approximately 33,500 square feet.



Figure 12: Pioneer Bank Site Context

Credit: bKL Architecture

EXISTING IMPROVEMENTS

The former Pioneer Trust and Savings Bank, located at 4000 W. North Ave., was constructed shortly after the ascendance of North and Pulaski as the commercial heart of the neighborhood. Built in 1925 during a golden age of bank architecture in America, which flourished in the early 20th century, it is an exemplary representation of the neoclassical revival style that was popular with banking institutions of that era. This was a period in which bankers and their architects created monumental bank buildings that would signal to the banking customers the ideas of permanence, safety and security for them and their deposits. Upon its completion it was described as “Chicago’s most beautiful bank.” The five-story building features monumental classical revival style with Greco-Roman columns and other neo-classical features on its prominent east and south facades. At the ground level is features carved stone

reliefs showing scenes of industrial labor and prosperity. The interior banking hall is accessed by a marble staircase leading up from street level. From the floor of the banking hall, it rises three stories above the street level. It is wrapped with two mezzanine levels that previously contained offices for bank managers. It features ionic columns, a coffered ceiling and terrazzo floor.



Figure 11: Pioneer Bank Historic Photos

The 2012 Landmark Designation ordinance specifies the portions of the building that can be changed or modified and those that cannot. According to the report, the south and east façades and where the east façade returns to the north façade must be retained in full. Roof lines are protected, but an addition that is setback and not visible from the public right of way is allowable. Within the interior, the overall spatial volume of the 3-story banking hall must be retained. So does the street level entrance vestibule at the North Avenue entrance, as well as the lobby and staircase leading from the vestibule to the banking hall. The historic decorative floor, wall, ceiling surfaces, detailing, decorative lighting and other fixtures must also be retained. Retention of the teller stations and check-writing stations is encouraged, though the Landmark Commission will review the removal or relocation of these, if these fixtures restrict the reuse of the banking hall, provided at least one of each remains.

The Pioneer Bank Annex building located at 4008 W. North Ave. consists of a two-story 9,375-square-foot building. It was not included in the landmark designation. Therefore, the respondents can change or modify this building to suit their needs. DPD does not have an opinion as to whether the Pioneer Annex building should be renovated or is demolished to make way for a new structure. DPD expects applicants may find it more practical to renovate the Annex

ACQUISITION PROCESS

The City of Chicago has a signed Letter of Intent with the owners of property who have agreed to negotiate in good faith with the winning respondent for the purchase and sale of the Site. DPD's preference is that the selected RFP respondent attempt to purchase all property interests through private negotiations. If no agreement can be reached, the City may use eminent domain authority to acquire the properties on behalf of the selected respondent. It is the DPD's expectation that respondents will only engage with the owners if they are selected as the preferred developer.



Figure 13: Pioneer Bank, Existing Conditions

Credit: bKL Architecture

SITE PREPARATION

The selected respondent will assume the cost of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected respondent is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation or installation of private or public utilities.

The selected respondent is also responsible for reconstructing sidewalks and relocating street lighting standards, fire hydrants, or other facilities within the public way if such work is necessitated by the redevelopment project. Any construction in the public way must be made according to the City's specifications, and the work must be fully bonded

ENVIRONMENTAL CONDITIONS

The City of Chicago has not conducted geotechnical analysis or remediation at the Site, and the City makes no representations, warranties, or covenants as to the suitability of the land for any purpose whatsoever. It is the responsibility of the selected respondent to investigate the environmental and geotechnical conditions of the Site, and any studies performed will be at the respondent's cost.

If federal funding is used for the project, in whole or in part, the project will be subject to National Environmental Policy Act (NEPA) and must go through an environmental planning process that not only requires a compliance check with specific environmental laws, but also provides opportunities to add value through public input, mitigation of potential adverse impacts, and sustainable design. Additionally, if Federal Historic Tax Credits are used, a State Historic Preservation Office (SHPO) review is required for compliance; this review does not meet the NEPA Section 106 requirements.

The following environmental requirements should be met if the selected applicant is receiving financial assistance from the City of Chicago:

- » A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.
- » Based on the results of the Phase I ESA, a Phase II ESA must be conducted. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation letter that meets applicable future use criteria obtained prior to occupancy.
- » The selected respondent shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports, including documents for the IEPA. If assessments are to be performed by others, a reliance letter naming the City of Chicago as an authorized user must be provided by the environmental professional.
- » Any underground storage tanks (USTs) discovered during the redevelopment activities, must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.
- » If the on-Site structures are to be renovated, a hazardous materials survey is required. The "Hazardous Building Material Survey" shall include (but is not limited to) asbestos and LBP survey, visually inspecting the Site to determine the presence and location of polychlorinated-biphenyl (PCB)-containing equipment and materials (such as lighting ballasts, switchgears, transformers, and hydraulic fluids), mercury-containing equipment and materials (mercury lamps, thermostats, switches, thermometers, regulators, and gauges), radioactive material-containing equipment and/or waste, medical wastes (such as biological or infectious wastes, hazardous chemicals, and/or wastes), refrigerants such as chlorofluorocarbons (CFCs), large appliances or equipment, or any other materials that may require special handling or disposal during or after demolition. Abatement of identified hazardous materials must occur prior to construction as required by and in accordance with local, state and/or federal regulations. Special care should be taken when conducting the hazardous building material survey at the Pioneer Bank building as to not violate any landmark laws or regulations.

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IV. Planning Framework and Development Potential

Development of the property is governed by the land use regulations contained in the Chicago Zoning Ordinance as well as other ordinances that govern specific aspects of development such as the Stormwater Management Ordinance. Chicago Landmarks are governed by the Chicago Landmark Ordinance. Plans have been prepared for designated Redevelopment Project Areas to ensure that redevelopment activity contributes to the revitalization of the community. The following sections describe the zoning regulations, landmark requirements, and plans that affect the property. Copies of the ordinances and plans are available from DPD.

REGULATORY CONTEXT

Zoning

The North Avenue-fronting parcels (the Pioneer Bank and Annex) are currently located in a B1-5 -- Neighborhood Shopping District. The Pulaski Road (vacant north parcels) are currently located in a B3-2 -- Community Shopping District. Rezoning will be required to assemble these parcels into a single, developable zoning lot. DPD expects that given the size and complexity of the proposed redevelopment a Planned Development may be triggered. The City will be supportive of projects that seek re-zoning to better achieve the development goals. DPD will coordinate with the selected respondent to determine the appropriate zoning designation to allow for development of the property according to the goals and objectives of the RFP.

Landmark Designation

As a designated Chicago Landmark, all work on the historic bank building requiring City-issued permits will be reviewed by the Commission on Chicago Landmarks in order to protect and enhance the landmark qualities of the property. Landmark qualities are defined by the Commission as significant historical or architectural features. For the Pioneer Bank this includes: exterior elevations, including the primary south and east facades and roof lines; the interior banking hall's volume, columns, floors, walls, ceiling surfaces, historic detailing, decorative lighting and other fixtures. It does not include the Annex. For reference a full copy of the Landmark Designation Report and Designation Ordinance can be found in the addenda. As the building no longer functions as a bank, adapting the building to a new use will play a significant role in preserving the structure. The Commission has no jurisdiction over the use of a property; land use is regulated by the Zoning Ordinance. However, the rehabilitation of the property to accommodate a new use does fall within the Commission's purview of seeking to preserve and enhance its significant features.

In its review of permit applications, the Commission uses the Secretary of the Interior's Standards for Rehabilitation, as a guide to evaluate the appropriateness of proposed work. These standards and other guidelines adopted by the Commission are included in the Addenda. The full text of the landmark ordinance is available online: https://www.chicago.gov/content/dam/city/depts/zlup/Historic_Preservation/Publications/Chicago_Landmarks_Ordinance_2014.pdf

Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation and Bureau of Forestry for public way requirements.

Chicago Parking Garage Ordinance

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

Chicago Townhouse Ordinance

The Chicago Townhouse Ordinance establishes special zoning requirements for townhouse developments (two or more single family dwellings that share party walls). Townhouse permits are obtained as part of the zoning process.

Stormwater Management Ordinance

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Affordable Requirements Ordinance

The current City of Chicago's Affordable Requirements Ordinance (ARO) requires residential developments that receive city financial assistance or involve city-owned land to provide a percentage of units at affordable prices. The ordinance applies to residential developments of 10 or more units and requires that developers provide 10 percent of their units at affordable prices (20 percent if financial assistance is provided). At the Site, the ordinance also applies if a zoning change is granted that increases project density or allows a residential use not previously allowed. A revised ARO is currently under consideration by City Council. The City will issue an addendum if a new ARO program ordinance changes the affordability requirements set forth in this RFP.

Construction Requirements

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26 percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least six percent must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs.

Sustainable Development Policy

The City expects that all proposals will employ strategies that will (1) maximize the environmental, social and economic value of the project and (2) improve the resiliency of the local community area. Proposals that are seeking TIF assistance or Department of Housing financial incentives will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html.

Additionally, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal. The list of resources can be found in the appendices.

Equitable Transit-Oriented Development.

The City of Chicago is committed to Equitable Transit-Oriented Development (ETOD) as a strategy for advancing racial equity, public health, economic growth, and climate resilience.

Transit-oriented developments are a type of community development that include a mix of residential, commercial, and public land uses in a walkable environment that is convenient for people to safely travel by transit, bicycle, or by foot within a 10-minute walk of quality public transportation. The City defines ETOD as development that enables all people - regardless of income, race, ethnicity, age, gender, immigration status or ability - to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. ETOD includes development that prioritizes investments and policies that close the socioeconomic gaps between predominately Black and Brown neighborhoods and those that are majority white. Development opportunities that exist within transit-rich yet historically under-invested communities are critical candidates for eTOD. ETOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability.

In 2013, the Chicago City Council approved a new policy to incentivize transit-oriented development (TOD) near CTA and Metra rail stations. In 2015, the Ordinance was amended to extend the catchment area around stations; encouraging the inclusion of affordable housing units. In January 2019, the City's Transit Oriented Development (TOD) ordinance was again updated to include an explicit equity focus

and expand policy provisions to include dense residential zone areas and several high-frequency bus corridors. In September 2020, the City released a draft ETOD Policy Plan for public comment, which can be found at www.chi.gov/etod. The Plan outlines recommendations to ensure development within designated TOD zones advance equitable outcomes. The ETOD Policy Plan is anticipated to be finalized and formally adopted by the Chicago Plan Commission in Summer 2021. As early implementation of the Plan, the City and its partners will be launching an ETOD demonstration program, including an open call for projects, in Q2 2021.

The Site presents the opportunity to serve as a demonstration of eTOD best practices, leveraging transit access to promote equitable development. For more on the benefits of eTOD and to see great examples, see resources from the Center for Neighborhood Technology (<https://etod.cnt.org/>), the Metropolitan Planning Council (<https://www.metroplanning.org/work/project/30/subpage/5>) and *Elevated Chicago* (<http://www.elevatedchicago.org/whats-etod/>).

RELEVANT PROJECT AREA PLANS AND CITY INITIATIVES

This RFP, the Pioneer Bank Development Framework Plan created by DPD and the pro-bono consultants brought together by CCAC by as well as the INVEST South/West Initiative build upon recommendations from the 2005 and 2008 Humboldt Park: Staking Our Claim, Quality-of-Life Plan.

Humboldt Park: Staking Our Claim Quality of Life Plan, 2005

The 2005 Humboldt Park Quality of Life Plan is a comprehensive community plan that emphasizes the need to combat gentrification, build broad-based community prosperity, strengthen ties between diverse neighborhood residents, and promote health, education safety, public transit and reliable City services.

The plan identifies North Avenue as a key commercial corridor and recommends streetscape and community gateway projects to improve and enhance the corridor. It prioritizes North Avenue as needing commercial and retail investment to ensure that it remains a vital commercial corridor that meets the needs of local residents.



Figure 14: Humboldt Park QLP, 2005

Credit: LISC

Humboldt Park: Staking Our Claim Quality of Life Plan, 2008

The 2008 Humboldt Park: Staking Our Claim – The Next Five Years: Raising the Stakes, builds on the previous plan and adds additional recommendations. Most pointedly it acknowledges the work that was done in the previous years to bridge the cultural and community divides within the Humboldt Park community. It stresses the need to build an inclusive community based on consensus and shared

interest. Fundamentally this plan and the plan before it stress the desire for a clean, safe, prosperous and well-educated community that works for people of all ages. It envisions a neighborhood where residents are able to sustain themselves and remain active members of the community in spite of the pressures of gentrification that undermine the cultural foundation of the community.

Pulaski Corridor Tax Increment Financing Project Redevelopment Area

The Pulaski Corridor TIF was adopted by City Council on June 6, 1999. Its boundaries include the RFP Site. The 383-acre TIF is intended to foster new construction and rehabilitation projects that create jobs and enhance the area's viability for additional private investment. Priorities include land assembly initiatives, rehabilitation efforts, and public works improvements that facilitate traffic flow, and enhance public transit amenities. The Redevelopment Plan stresses the need to maintain the employment and commercial vitality of the corridor. Specifically the redevelopment plan is intended to:

- » eliminate the blighting conditions that cause the Area to qualify for TIF;
- » acquire land and facilitate new development;
- » improve the conditions and appearance of properties within the Area; and
- » establish a program of planned improvements designed to retain existing industries and promote the Area for new employment and tax increment producing industrial development and private investment.

The goals of the Pioneer Bank Development Framework Plan are broadly supported by the TIF. Among the eligible expenses of the TIF are the following:

- » land acquisition
- » property rehabilitation and improvements to various existing properties;
- » private developer assistance;
- » site clean-up and preparation; and
- » marketing and promotion.

The current Pulaski Corridor Tax Increment Financing Project Redevelopment Area expires in 2022. DPD is currently evaluating options for this TIF district which could include: a boundary amendment, a 12-year extension, or the designation of a new TIF district for the subject property..

COMMUNITY WEALTH BUILDING

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Latino and Black individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.

The racial and ethnic wealth gap is the difference in wealth (what you own minus what you owe) between White households and Latino and Black households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Latino and Black families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Latino and Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Latino and Black Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35 percent) and Latino families (43 percent) is lower than the rate for white families (54 percent).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latino homeowners (&145,000 and \$180,000, respectively).
- » An estimated 67 percent of Black households and 71 percent of Latino households do not have enough saved to live above the poverty level for three months, compared with 49 percent of all households.

Two Approaches to Economic Development








Drivers	Community Wealth Building	Traditional Approach
 Place	Develops under-utilized local assets of many kinds, for benefit of local residents.	Aims to attract firms using incentives, which increases the tax burden on local residents.
 Ownership	Promotes local, broad-based ownership as the foundation of a thriving local economy.	Supports absentee and elite ownership, often harming locally owned family firms.
 Multipliers	Encourages institutional buy-local strategies to keep money circulating locally.	Pays less attention to whether money is leaking out of community.
 Collaboration	Brings many players to the table: nonprofits, philanthropy, anchors, and cities.	Decision-making led primarily by government and private sector, excluding local residents.
 Inclusion	Aims to create inclusive, living wage jobs that help all families enjoy economic security.	Key metric is number of jobs created, with little regard for wages or who is hired.
 Workforce	Links training to employment and focuses on jobs for those with barriers to employment.	Relies on generalized training programs without focus on linkages to actual jobs.
 System	Develops institutions and supportive ecosystems to create a new normal of economic activity.	Accepts status quo of wealth inequality, hoping benefits trickle down.

Figure 15: Community Wealth Building vs Traditional Economic Development

Credit: Democracy Collaborative "Cities Building Community Wealth" (2015)

Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Latino and Black neighborhoods, and it aims to include wealth building opportunities for these historically underinvested communities.

In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership.

- » Locally-rooted ownership means that full or partial ownership is held by residents of the neighborhood in which the development is being built .
- » Broadly-held ownership means that the ownership is in the hands of the many, not a privileged few. (One example of broadly-held ownership is a worker cooperative in which all employees of the business are co-owners, as opposed to a model where only senior management or a few investors own the business and benefit from its financial success).

Our focus on local and broad-based ownership is an attempt to expand equity for residents of historically underserved and underinvested communities. To further explain, we rely on the research of Drexel University Nowak Metro Finance Lab, Accelerator for America and Blueprint Local that have articulated the four ways community wealth builds equity:

- » Growing the individual incomes and assets of neighborhood residents by equipping them with marketable skills and enabling full or partial ownership of homes, commercial properties, and businesses;
- » Growing the collective assets of neighborhood residents by endowing locally-run organizations with the ability to create, capture, and deploy value for local priorities and purposes;
- » Improving access to private capital that has high standards, fair terms, a long-term commitment to the neighborhood, and reasonable expectations around returns and impact;
- » Enhancing inclusion by bringing fairness and transparency to neighborhood revitalization so that community voices are heard and respected and trust is restored, and local residents have the opportunity to participate in wealth that is created

In other words: The community in community wealth building indicates an investment not just in the place, but also in the people. The wealth in community wealth building considers who owns the development, who controls it, and who benefits from it. Wealth relies on the development of capital in multiple forms – financial, human and social. Together, it calls for the meaningful participation of neighborhood residents in the planning, design, ownership and governance of new development.

There is no one-size- fits-all model of community wealth building. Rather, community wealth building is a framework with multiple drivers that work together to create a system where all people, especially those historically excluded, can prosper and thrive.

Democracy Collaborative articulates the seven main drivers of community wealth building as follows: place, ownership, multipliers, collaboration, inclusion, workforce and system. See Figure 14 for how to utilize these drivers as a lens through which to contrast community wealth building with a traditional economic development approach.

COMMUNITY PRIORITIES

Approach

To understand community development priorities, a three-part approach was undertaken: review past community plans, meet with key community stakeholders to discuss collective development goals; and review those goals via a community visioning session and neighborhood survey. Initially, previous plans were reviewed to identify the community's vision, objectives and strategies for both Humboldt Park as well as the North Avenue corridor. Direction was predominately taken from the 2005 and 2008 Humboldt Park: Quality of Life Plan.

Community outreach for INVEST South/West was begun on the West Side in January 2020 with a large kickoff event that drew hundreds of attendees who had the opportunity to provide feedback via several engagement activities. Input specific to Humboldt Park and the North Ave Corridor was gathered at this meeting and distilled into a Summary Report that has informed DPD's planning priorities. This included among other things modifying the corridor boundary to shift it further east, closer to the heart of the community.

Despite the community outreach challenges posed by the COVID-19 pandemic, DPD has continued ISW outreach efforts on a frequent basis starting in June 2020 through monthly neighborhood roundtable meetings that involve community stakeholders, residents and local elected officials. Members of the roundtable, as well as other stakeholders, also took part in a Visioning Workshop led by DPD and the CCAC team that gathered pointed feedback on the community priorities for the RFP Site. The visioning work was proceeded by a community survey that was created and promoted by the community stakeholders and the North Avenue Corridor Manager. This ensured that a larger sample of opinions were obtained than could otherwise be accomplished in a single community meeting.

COMMUNITY STAKEHOLDERS

» Alderman Roberto Maldonado	26th Ward
» Kedar Coleman	Bickerdike Development Corp
» Lissette Castaneda	LUCHA
» Jose Lopez	Puerto Rican Cultural Center
» Nadya Henriquez	Puerto Rican Cultural Center
» Juan Calderon	Puerto Rican Cultural Center
» Paul Roldan	Hispanic Housing
» Cristina Pacione-Zayas	The Puerto Rican Agenda
» Jessie Fuentes	The Puerto Rican Agenda
» Pete Schmugge	Northwest Connect Chamber of Commerce
» Bill Smiljanich	Nobel Neighbors
» Josie Pacheco	First Midwest Bank
» Myrna Salazar	CLATA

LARGE GROUP VISIONING SESSIONS

- » February 22, 2021 – North Avenue Humboldt Park INVEST South/West Community Roundtable
- » March 2, 2021 – Pioneer Bank Stakeholder Workshop
- » March 22, 2021 – North Avenue Humboldt Park INVEST South/West Community Roundtable
- » April 5, 2021 -- North Avenue Development Community Visioning Workshop

COMMUNITY SURVEY

In the winter and early spring of 2021, a survey was advertised to Humboldt Park residents by the North Avenue Corridor Manager. The Corridor Manager role was created by DPD as part of the INVEST South/West initiative. Their job it is to manage relationships with businesses and residents in and around the corridor to promote community and economic development. They work in consultation with DPD and Saving Places, a community development program within the National Trust for Historic Preservation. The North Avenue Corridor Manager program is administered by representatives from the Puerto Rican Cultural Center. The questions in the survey were generated by the Corridor Manager

Pioneer Bank Preferred Use (English Speakers)

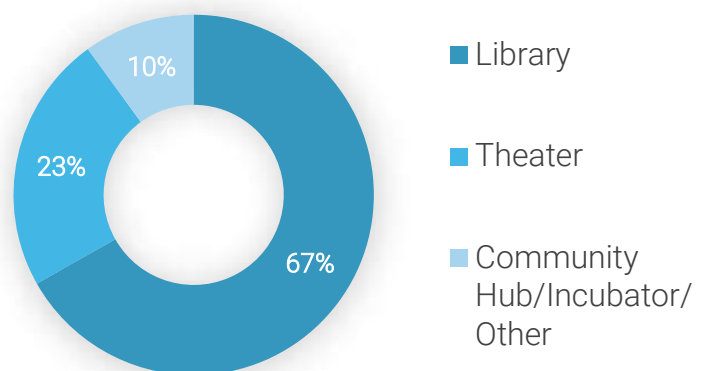


Figure 16: Comparable Survey Result of Preferred Uses
Credit: PRCC

and community stakeholders. They solicited opinions of proposed uses and programs for the Pioneer Bank building and the proposed Latino Cultural and Community Hub. Survey respondents were provided a list of potential uses and asked to respond on a sliding scale of preferences from least to most favorable. These responses were then compared against one another to determine overall preferences. The survey also asked questions to determine the priorities and issues that are most important to local residents.

The survey elicited 383 responses with 323 of those responses coming from residents who lived in the immediate vicinity of the North Avenue corridor. Of those respondents, half identified as Latino, 58 percent have lived in the neighborhood over 10 years and 30 percent lived in the neighborhood over 30 years. The survey was given in English and Spanish and while the results did not deviate greatly the responses are divided between the two groups. Among both English and Spanish speakers an overwhelming majority (three out of four respondents) favored a development that catered to the Latino and Black community and was community controlled. Support for affordable housing was 65 percent for English speakers and 69 percent for Spanish speakers.

Regarding preferred uses 67 percent of English-speaking respondents favored a library, 23 percent a cultural center/theater and the remaining 10 percent favored uses such as a business incubator, empowerment center and other community-based uses. Other components like public plazas, green space and access to healthy food scored highly on the preference scale.

Among Spanish speakers the results were slightly different with 52 percent supporting a library, 22 percent supporting a theater/cultural center, 9 percent supporting a business incubator and 4 percent supporting an empowerment center. The remaining 13 percent was a mix of other uses such as community center and retail. Again, components such as public plazas, green space and access to healthy food scored highly on the preference scale.

The results of the survey are provided to give a snapshot of what the community could support within the Pioneer Bank RFP and to verify the priorities listed within this RFP document. Among the ideas presented as potential uses within the proposed Latino Cultural and Community Hub there is generally broad support. DPD's expectation is that respondents will engage in outreach efforts to the community and bring in local partners who will translate these preferences and visions into the final design of the project.

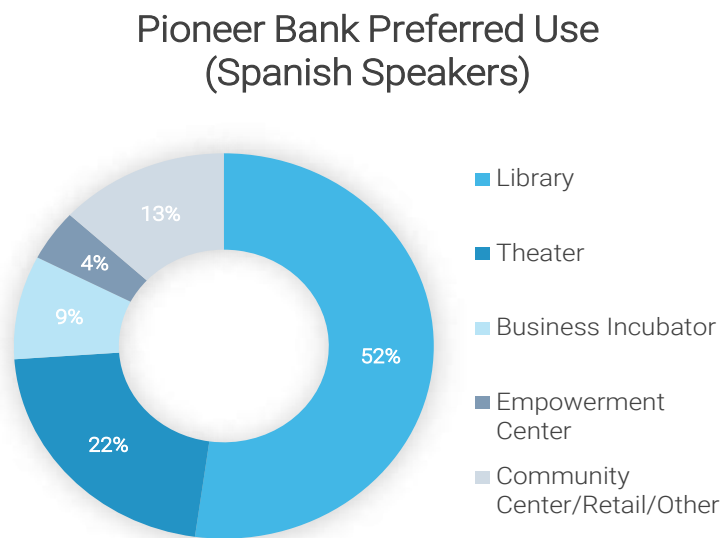


Figure 17: Comparable Survey Result of Preferred Uses
Credit: PRCC

2020 Humboldt Park Community Development Priorities

AFFORDABLE HOUSING

Time and again, the community stressed the need for affordable housing. Gentrification is a real threat to the stability of the neighborhood both for long-term residents and newer residents looking to put down roots. Legislatively, City Council just passed a moratorium on multi-family teardowns in the vicinity of The 606 in order to preserve existing affordable housing. But without the construction of new affordable units, it will remain challenging for existing residents to stay in the neighborhood.

CULTURAL PROMOTION AND PRESERVATION

Cultural expression within the local Latino community is valued and it needs to be a central component of the programming and design of the development. The community envisions a Latino Cultural and Community Hub on the site that will feature an open and accessible gathering space that is programmed by the community. In so doing the development should uplift and inspire the community.

INCLUSIVE AND EQUITABLE GROWTH

The development should reflect local community and feature the community in its programming. The development should not occur at the expense of current residents by raising the cost of living and driving displacement. Rather the development should provide support to existing small businesses, through outreach, technical assistance and physical space so that community members can prosper. The development should be driven by local community development organization and partnerships with local stakeholders should be prioritized.

ECONOMIC DEVELOPMENT FOR THE COMMUNITY

The community has consistently expressed a desire to not only have a say in, but also a stake in, local economic development. New development should be pursued with the goals of building local wealth, lowering unemployment and supporting entrepreneurship. Retail space where present should provide opportunities for Latino-owned and indigenous businesses to grow. Businesses adding jobs to the community should prioritize local hiring and invest in job training assistance.

TRANSPARENCY

Decisions that are made for the Site and for the Humboldt Park community either by the City, DPD or a developer should be done so in an open, transparent and inclusive way. The community needs to be informed of and participate in the decisions that affect them to ensure they have a voice. Furthermore what decisions are made and what benefits are proposed for the community should be written into agreements so that it is clear what expectations need to be met in order for the project to be considered a success.

MARKET POTENTIAL

Demographic Trends

Within the market area (as defined by a mile-wide ring from the Site) there lives 69,744 people and just over 20,670 households. More than 70 percent of the people residing in the market area are over the age of 18 and half of all households have children. The average household size is 3.36 people. The median household income is \$41,115. Latinx heritage dominates --75.7 percent of people living within the market area are of Hispanic origin. A majority of households are renter-occupied at 58 percent compared to owner-occupied at 30 percent. The number of vacant housing units stands at 12 percent. In the last 20 years, the population of the market area has dropped 13 percent down from a high in 2000 of 79,137 people. Many current residents attribute the population decline to the flight of long-time families from the neighborhood due to gentrification

Retail and Housing Market Trends

The North Avenue corridor and market area is relatively healthy, despite the recent downturn in commercial and retail activity due to the ongoing effects of the COVID-19 pandemic. Despite an uptick in activity recently the long-term health for retail in the neighborhood is uncertain. At the start of the pandemic, commercial vacancy rates jumped from 3.2 percent to 5.5 percent. To sustain the corridor economically new residents and businesses need to be added to the corridor and incomes needs to be raised.

One noticeable recent trend is the rise in retail rent. From 2011 to 2020, rents increased by 60 percent. The pandemic softened those rent increases, but if previous trends continue into the 2020s, it will put additional pressure on businesses and could lead to more closures as businesses cannot keep up with rising rent payments. This underscores to the need for not just affordable housing space but affordable retail space in the neighborhood where entrepreneurs can get their start and grow their businesses.

According to market data, the corridor does not suffer from a lack of available goods and services. In fact, on the whole, there is a surplus of retail trade and food services within the corridor. Certain segments do fall short however, including home furnishing stores, home and garden stores, specialty foods stores, bars and beverage retailers. From interviews with community stakeholders the issue is not so much the abundance of stores but the desire for options. Residents expressed demands for more green and healthy dining options.

V. Development & Design Guidelines

The Department of Planning and Development has established multiple goals and objectives for the RFP. The goals are intended to ensure that the chosen submission will be compatible with the City's objectives of revitalizing valuable urban land, creating new and inclusive development, accommodating the needs of the community, and fostering additional new development along North Avenue and in the Humboldt Park community. The development goals are as follows:

- » Construct housing units that are affordable to Humboldt Park residents and offer opportunities for home-ownership;
- » Create new development that produces opportunities for local wealth creation, by either the participation of Latino-owned, local businesses in development and construction and/or local business tenants and property ownership;
- » Provide public gathering and community space that links the Pioneer Bank building and the vacant Pulaski Road site together;
- » Develop vacant land with uses that promote the North Avenue corridor as a community-oriented, mixed-use district; and
- » Improve retail options so Humboldt Park residents can shop and dine in their own community.

DEVELOPMENT PRINCIPLES

The following principles should guide development on the site. They align with input from previous planning efforts and community outreach to support a future vision for North Avenue as a vibrant and culturally significant corridor where residents can meet their practical needs and gather for social activities.

AFFORDABLE HOUSING

- » The development should prioritize affordable housing for 100 percent of the units created. The developer should not just consider rental units but also provide a pathway to homeownership within the development if possible. Finally, the development should maximize the number of units delivered to the project with a goal being upwards of 70 to 90 units. Furthermore, those units should be large enough to accommodate families.

ECONOMIC DEVELOPMENT

- » Pursue opportunities to building community wealth by partnering with Latino-owned local businesses throughout the development process (design, engineering and construction) and in the leasing and ownership of the property.
- » Provide desired community amenities, that reflect the vision of a Latino Cultural and Community Hub, including: community center, public library, theater/arts organization, empowerment center, businesses incubator, youth services, community-serving retail, healthy food and a green roof.
- » Integrate space to promote local entrepreneurship, inclusion and ownership.

SOCIAL EQUITY

- » Include neighborhood stakeholders in the process of implementing the vision and goals in this plan by acknowledging community needs established in previous planning efforts and collaborating with local community-based organizations involved in business development and planning.
- » Work with local economic development organizations to seek out Latino-owned, local businesses as tenants for new commercial space.

SENSE OF PLACE

- » Ensure the design and architectural features of the building are unique and draw inspiration from the local culture and community. There should be visual signifiers in the design of the building and gathering spaces that speak to the predominantly Latino heritage of the neighborhood.
- » Ensure the design reflects the local architectural context including massing and materials. Overall the design should contribute positively to the architectural legacy of the North Avenue corridor and Humboldt Park.

LAND USE AND DEVELOPMENT GUIDELINES

DPD has synthesized recommendations from past plans, feedback from community stakeholders and market data to present a preferred concept for development on the Site that represents community desires and embraces design excellence principles. Working collaboratively with DPD, the consultant team headed by bKL architects created development concepts to offer a vision of future development possibilities meant to inspire RFP applicants and spark creativity for the Site's potential.

LATINO CULTURAL AND COMMUNITY HUB

The concept of a Latino Cultural and Community Hub is based on the idea of bringing the community together around the shared culture that reflects the heritage of the majority of neighborhood residents. The hub is meant to serve as a central gathering place for the community and signify the permanence and resolve of the Latino community to remain in Humboldt Park. This hub will be available to anyone in the neighborhood, and it will not be used exclusively by residents of the affordable housing building. It is also meant to be a welcoming place for non-Latino members of the community as well.

Within the hub, a variety of uses have been proposed by community stakeholders and neighborhood residents. Among them they include the following: a cultural center; public library; community and information center; theater; arts incubator; business incubator; empowerment center; co-working space; healthy food hub featuring a green roof; and a family center with an indoor playground. DPD supports these uses and they are accommodated in the vision seen here.



Figure 18: Restored Pioneer Bank

Credit: bKL Architecture

Note: The Chicago Public Library (CPL) has expressed interest in relocating their existing North Pulaski branch. Should a developer be interested in bringing a public library to the Site it is their responsibility to contact CPL and negotiate leasing terms favorable to both parties. DPD can assist in facilitating those conversations if and when they are requested. As the community has expressed a preference for a public library on the Site DPD supports that use within the RFP. Ultimately however, CPL makes the decision on where it will locate library branches, and CPL will have final say over how that process is managed. CPL has expressed the requirements for the branch located within the RFP to be a minimum of 16,000 gross square feet with (15-20) dedicated parking spots available for library patrons. The branch library would also require a ground level location with direct entry to the exterior sidewalks and parking lot, but is able to be located on multiple levels if necessary.

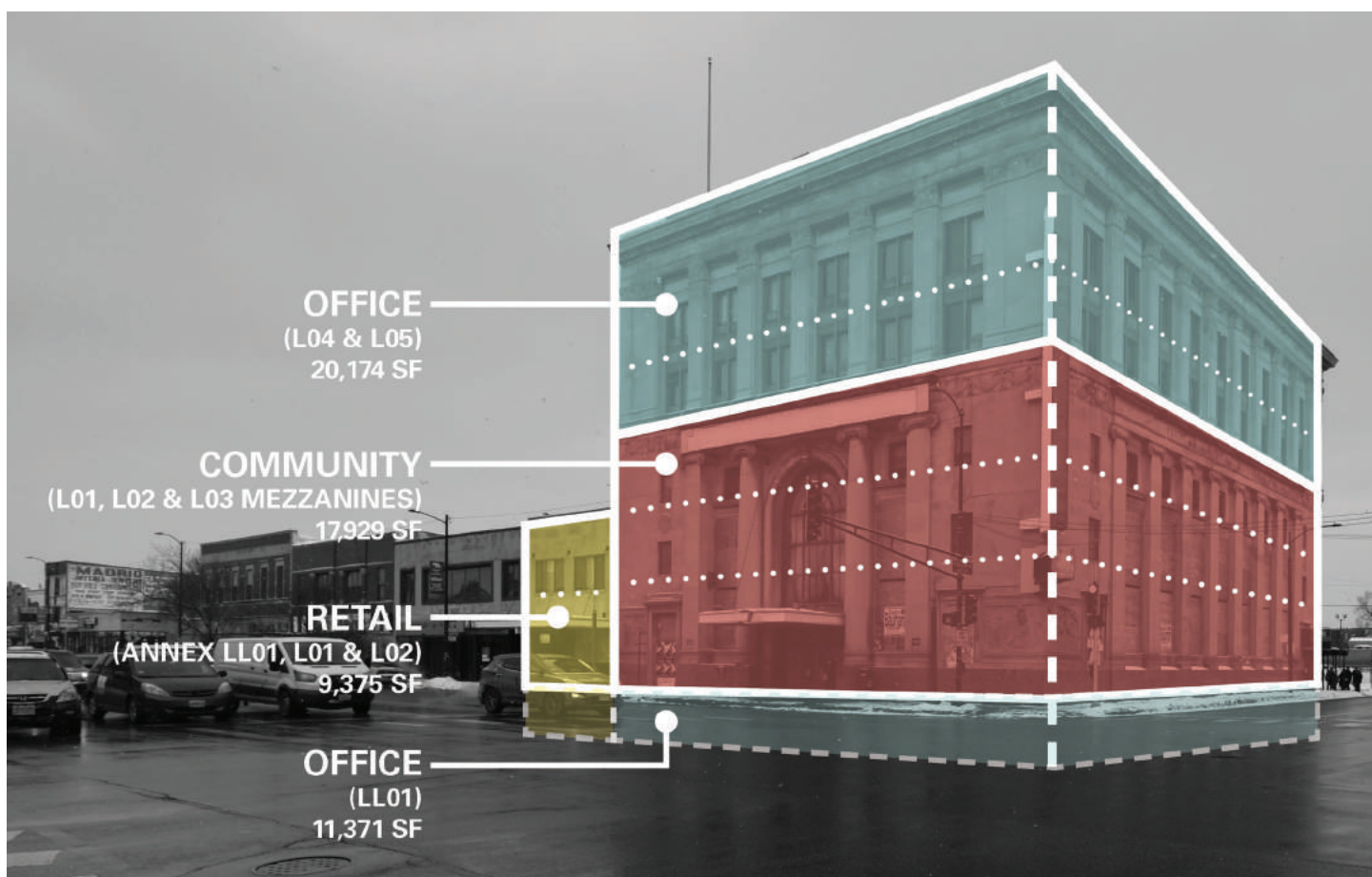


Figure 19: Preferred Concept 1

Credit: bKL Architecture

Proposed Pioneer Bank Programming

The main hall of the Pioneer Bank building features two mezzanine levels and contains approximately 18,000 square feet. The vision considers the three-story banking hall to the best location for the Latino Cultural and Community Hub. Given its size and volume, it can accommodate a large variety of the preferred uses. But some uses could also be accommodated in the upper fourth and fifth floors of the Pioneer Bank building, or at the ground floor of the new affordable housing building if space allows.

Above the main hall there is approximately 20,000 square feet of space on the top two floors and an additional 11,000 square feet in the basement. Currently these space are intended for office uses or support uses for the cultural and community hub such as co-working space, job-training facility or a community center. The 9,375-square-foot Annex space is not landmarked and its first floor is readily accessible to North Avenue. Therefore, retail uses are envisioned for the first floor of the Annex while the upper floor can be adaptable to office, additional retail or other uses as appropriate



Figure 20: Preferred Concept View 2

Credit: bKL Architecture

Proposed Pulaski Road Programming

A new approximately 116,000 square foot affordable housing building is envisioned on the Pulaski Road site. The proposed ground-floor commercial space will be roughly 7,500 square feet. It can accommodate a variety of retail, restaurant or service uses as well as any of the community's preferred uses if the respondents consider this location a better fit as opposed to the Pioneer Bank building.

The upper floors can support anywhere from 70 on up to 90 units of 100% affordable housing. The current vision is targeted to neighborhood families, so the mix of units conceived trends toward larger two- and three-bedroom units.

The community plaza is intended to be an outdoor gathering space that bridges the divide between the Pioneer Bank building and new affordable housing development. It should be utilized for a variety of functions and can be programmed to ensure it remains vital and vibrant year-round. It can serve as an extension of the ground-floor commercial spaces, for use as outdoor dining or pop-up retail. Or it can be used as a public gathering space and programmed with temporary art installations, exhibits or other community-based programming

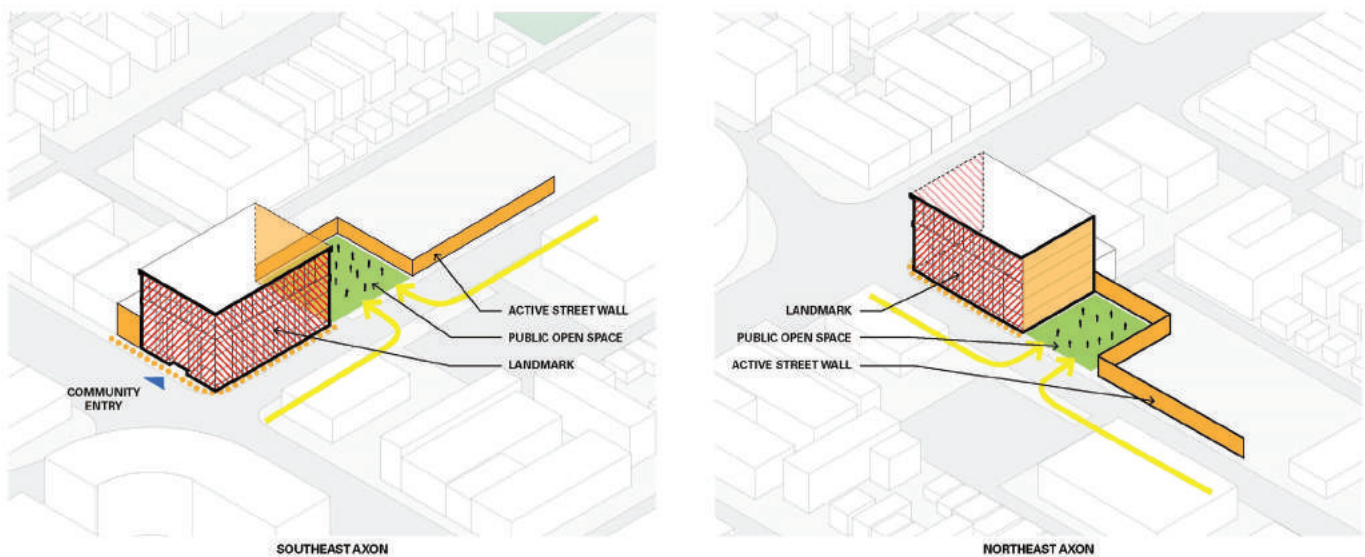


Figure 21: Community Plaza Concept

Credit: bKL Architecture

Massing & Façade

Because the Pioneer Bank building is landmarked there are no significant design changes allowed to the façade of the Pioneer Bank. Great care was taken to create a modern design for the new affordable housing structure that complements the existing Pioneer Bank Building. On the first floor a fully transparent glass façade is used to promote active commercial uses and an inviting pedestrian experience. The enhances the street-wall on Pulaski Road and provided visual continuity for the ground floor.



Figure 22: Preferred Concept View 1

Credit: bKL Architecture

The upper floors of the building are divided into three distinct massings via successive setbacks that reveal more of the bank building and plaza as you move south. Using vertical bands the massing echoes the columns on the façade of the Pioneer Bank and accentuates the vertical elements of the building. To soften the height darker to lighter shades of gray are used on the vertical bands. The transition between the dark gray tones and light gray tones is matched to transitions in the façade datum on the Pioneer Bank building. This adds to the visual consistency between the two buildings. To distinguish each massing and enliven the façade the horizontal spandrels of each massing are given bright and distinct colors in red, green and blue. These colors are drawn from existing Pioneer Bank building. Finally, murals were added to the north façade of the Pioneer Bank building and to the façade facing the plaza on the new building. These murals can be painted by local artists and reflect the heritage of the community and uses within the Site.

Site Plan

Respondents are challenged to link the separate components within the Site together in a cohesive whole. Much care should be given to ensure that the new affordable housing building interacts with the existing Pioneer Bank building in a way that is complementary and enhances both. The vision proposes an elevated walkway leading across the alley from the Pioneer Bank to the new affordable housing structure. This walkway will link the two buildings physically and it is intended to be an alternative, rear entrance to the Pioneer Bank building from the community plaza and affordable housing development

To emphasize its pedestrian orientation, the new affordable housing building footprint creates a street-wall effect for the majority of its Pulaski Road frontage with a generous pedestrian thoroughfare. Because of its scale the building is periodically stepped back as you move south to expose more of the community plaza, elevated walkway and Pioneer Bank building.

To avoid additional curb-cuts, the 51 space surface parking lot is only accessible to Pulaski Road and Keystone Avenue via the alley just north of the Pioneer Bank building. The parking lot is shielded from view from Pulaski Road by the affordable housing building and plaza space.

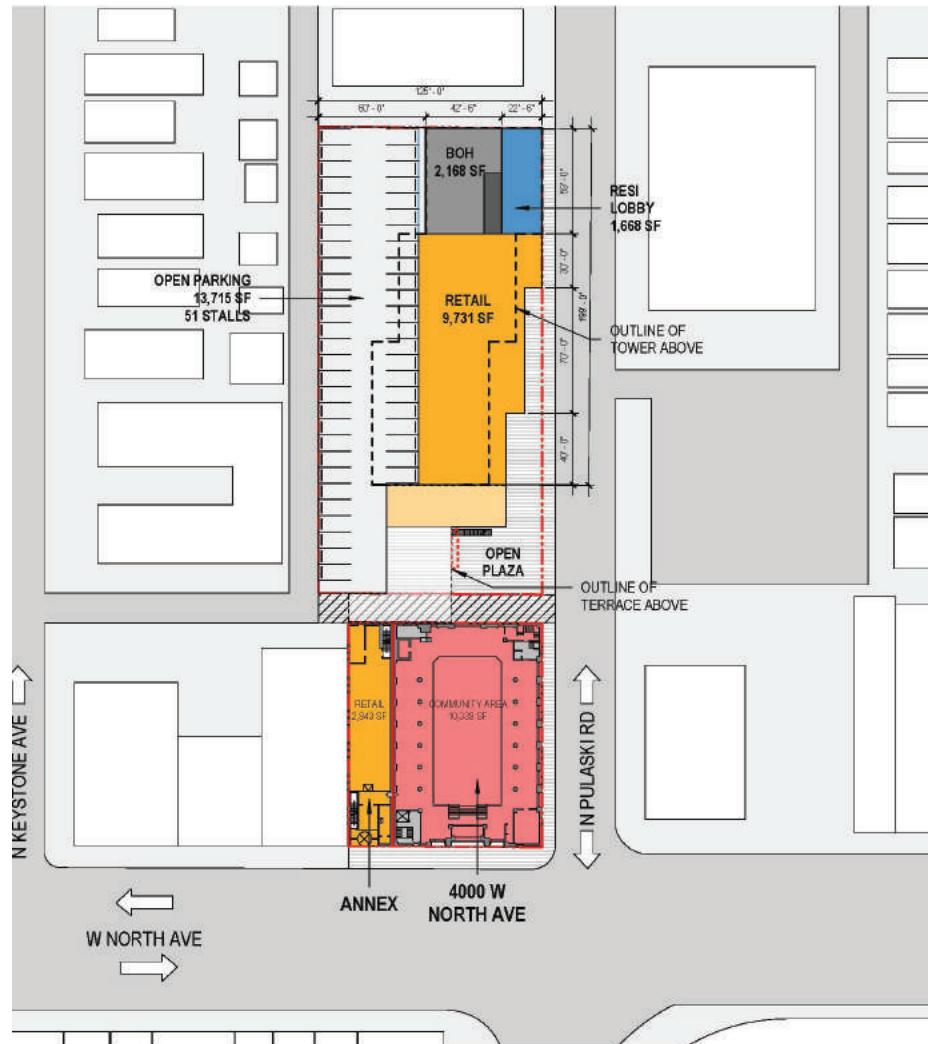


Figure 23: Preferred Site Plan

Credit: bKL Architecture

URBAN DESIGN GUIDELINES

The concept of “design excellence” represents the City of Chicago’s commitment to a high-quality built environment that celebrates and enhances the City’s unique architectural and urban design legacy. DPD’s Neighborhood Design Guidelines provide developers a framework for achieving high-quality projects that complement their surroundings by addressing key design elements.

LAND USE MIX

- » The development should contribute to a mix of uses and reflect uses that are desired by the community and recommended in previous plans.
- » The ground floor of the affordable housing building should contain active uses such as retail, food service, library or community spaces. Residential space on upper floors will promote an active streetlife.

SITE DESIGN

- » Primary pedestrian site access should be prioritized from the main street frontage and be provided from other street frontages. Public-facing uses should be accessed from North Avenue and Pulaski Road, while private uses (e.g. parking lot entries) should be accessed from alleys.
- » Pedestrian, bicycle, and vehicular conflicts should be minimized or eliminated, with vehicular site access provided via alleys whenever possible. In addition, parking and loading access should be combined to minimize driveways.
- » Encourage physical and visible porosity by breaking up development and encouraging through-site pedestrian routes.
- » Open spaces that are accessible and inviting to the public should be created whenever possible and located to leverage interior uses, such as providing an outdoor dining area for a restaurant space.

MASSING

- » Where a building is taller than surrounding developments, the height should transition by stepping down to better relate to adjacent buildings.
- » Increasing density is crucial for maximizing the available affordable housing units on the site. Density increase should be done tactfully while promoting active street frontage and uses near major intersections.
- » When creating massing options, investigate several variations that maximize natural light and determine if elements of these can be integrated into the final design.
- » Identify opportunities for outdoor space, including balconies, and roof decks, that are consistent with surrounding buildings and sensitive to the public realm, such as on top of a step-back.

- » Reinforce the architectural definition of the corners of the block by building to the corner. Strategies for strengthening the corner include adding an architectural feature, special façade treatment, primary building entrance, or other variation in massing.
- » For buildings three stories and above, provide clear differentiation between the base, middle, and top of buildings to promote legibility and interest in the building's form from the street.

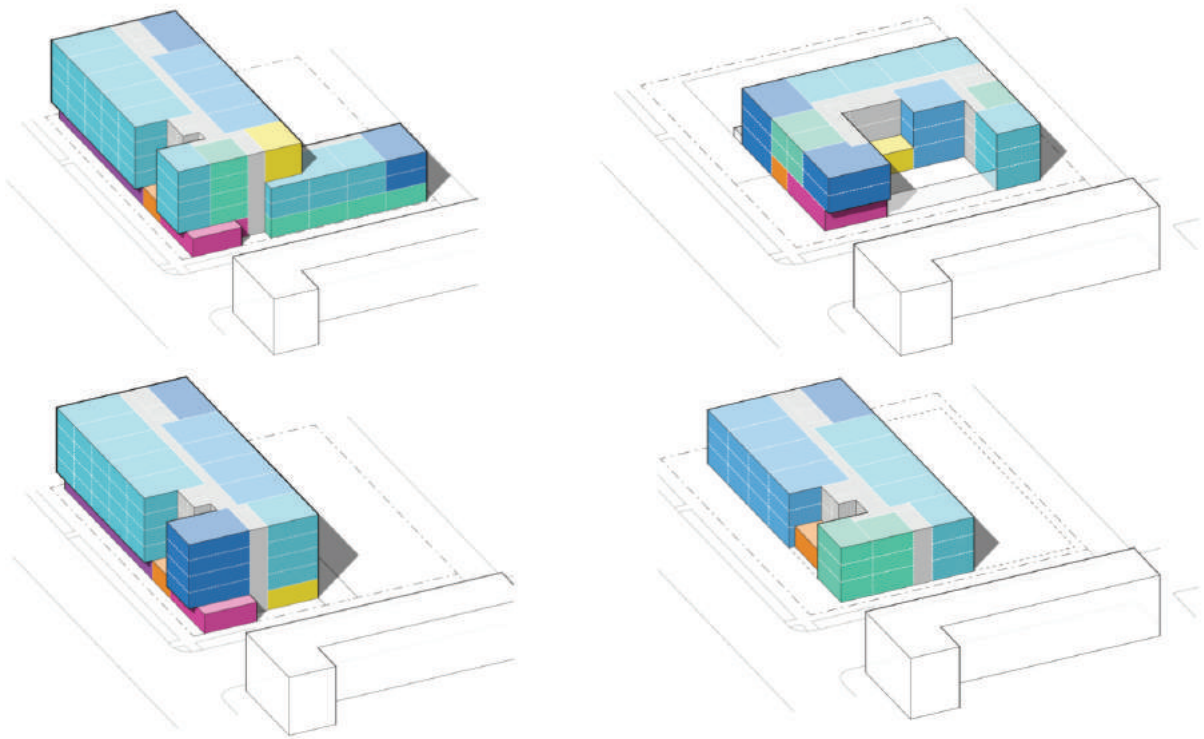


Figure 24: An example image showing multiple massing options that engage a site in different manners

Credit: Studio Dwell, Brooks + Scarpa

FAÇADE

- » Clearly identify building entrances as seen from the street using elements such as architectural details, awnings, or canopy structures.
- » On ground floor frontages, introduce transparency and visual interest to contribute to the street's vitality. For retail, ground floor frontages should be primarily clear, non-reflective windows that allow views of indoor commercial space or product display.
- » All façades that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality, durable, appropriate for use on the primary street-facing façade and fit within the architectural context and materials of the neighborhood.

PUBLIC REALM

- » Streetscape improvements should promote active transportation modes through the creation of complete streets.
- » Where existing sidewalks are too narrow to adequately support site uses (e.g. restaurant outdoor seating), identify ways to set the building back from the property line and expand pedestrian pavement within the site boundary.
- » When designing existing or additional public realm space, consider options for activation and programming to promote vibrancy in the neighborhood.
- » Plant a diverse selection of street trees within the parkway according to the Landscape Ordinance. Install pedestrian amenities such as seating, lighting, wind blocks, overhead canopies, and receptacles where there is high pedestrian traffic or active gathering areas. These elements should be located either within site boundaries or within the parkway.
- » Allow for an open visual field within the public realm for both safety and accessibility.

DESIGN EXCELLENCE FOR THE COMMUNITY

- » Encourage a diverse design approach through the adaptive reuse of a Chicago Landmark paired with a new addition, celebrating contemporary design.
- » Celebrate the authenticity of the urban fabric of the neighborhood and provide a space for cultural expression for residents through murals and public art.

SUSTAINABILITY

- » Design buildings with a flexible approach to infrastructure delivery and interior systems (e.g. furniture, ceiling systems, and partitions), allowing the building to support multiple uses and users over time.
- » Celebrate sustainable landscape design through native plantings, stormwater features, and urban agriculture.

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VI. Finance & Development Incentives

FINANCIAL PRO FORMA

Development Program

Based on the community’s preferred concept, the City modeled a mixed-use renovation of the Pioneer Bank building and new construction of an affordable housing mid-rise on the Pulaski Road site.

On the vacant Pulaski Road site a 115,528 square foot, affordable housing project is modeled. The affordable housing building targets family sized units and includes a preponderance of two-bedroom and three-bedroom units. Currently the model conceives of a 70-unit building with the average unit size being 1,100 square feet. Depending on the site plan and unit mix, additional units could be accommodated on the site. The goal of the developer should be to maximize the amount of affordable housing on site. The model also includes 7,432 square feet in total commercial space on the ground floor.

The project does not conceive of adding affordable housing to the existing Pioneer Bank building or Annex. The consultant team did model adding units to the Pioneer Bank building and found that it may accommodate up to 22 units if the Annex is also added to the footprint. However, the cost of retrofitting the existing Pioneer Bank building and Annex for residential is likely prohibitive. Therefore, it is not encouraged by DPD. The upper floors of the Pioneer Bank building are considered to be best suited towards leasable office or function space, while the Annex is best suited towards retail.

Funding Implications

DPD and the consultant team reviewed the preferred vision to determine the potential development cost, operating pro-forma and funding gap. DPD and the consultant team considered the Cultural and Community Hub and determined that it may not be a significant source of revenue for the project.

PIONEER BANK & ANNEX PROGRAM	
Use	Square Feet
Community	17,929
Office	31,545
Retail (Annex)	9,375
Total Build SF	58,849

NEW AFFORDABLE HOUSING PROGRAM	
Use	Square Feet
Residential	94,381
Retail	7,432
Parking	13,715
Total Build SF	115,528

Figure 25: Development program

Therefore, the intention of the upper floors of the Pioneer Bank building and Annex is that they positively contribute to the revenue of the project while also being a source for jobs for local residents.

The new affordable housing is financially feasible due to the potential subsidies available. The goal is to create affordable housing product to support 60 percent AMI where the Chicago median income is \$63,700 and 60 percent AMI is \$38,220 median household income. The estimated rent from affordable housing will not cover the construction and operating costs, creating a financial gap. To assist in filling the gap 4% LIHTC was modeled. The preferred development concept was analyzed to determine the amount of City financing needed to complete the project. For the entirety of the project DPD identified a \$35.0 million dollar gap for restoration of the existing Pioneer Bank Building and construction of the new affordable housing building.

Financial incentives (subsidies, incentives, grants and loans) are being reviewed to fill the financial gap. Given its historic nature the Pioneer Bank building may qualify for Federal or State Historic Tax Credits. The City requests that developers think creatively regarding programing, revenue generation and available incentives when considering the renovations of the Pioneer Bank building and construction of the affordable housing building. Pending a more rigorous underwriting process, the City is prepared to provide assistance as need to complete the proposed project that best meets the development goals of the RFP.

FINANCIAL PRO FORMA

Sources	\$	%
Debt Capacity	\$8,236,186	15%
Equity	\$3,517,224	6%
LIHTC - 4%	\$8,912,770	16%
Hist. Pres. Tax Credit	\$-	0%
Financing Gap	\$35,065,881	63%
Total	\$55,732,061	100%

Uses	\$	%
Acquisition Cost	\$3,250,000	6%
Land	\$3,250,000	100%
Site Prep	\$-	0%
Financing & Fees	\$-	0%
Hard Cost	\$44,343,867	80%
Hard Costs - Rehab	\$13,833,434	31%
Hard Costs - New Construction	\$30,510,433	69%
Soft Cost	\$8,138,194	15%
Soft Cost - Rehab	\$2,560,653	31%
Soft Cost - New Construction	\$5,577,541	69%
Total	\$55,732,061	100%

Operating Pro Forma	\$
Gross Rentable Revenue	\$1,446,380
Effective Rental Income	\$1,393,670
Total Operating Expenses	\$(628,881)
Net Operating Income (NOI)	\$764,789
Debt Payment	\$(413,066)
Junior Debt	
Cash Flow	\$351,722

Figure 26: Financial pro forma

DEVELOPMENT INCENTIVES

Federal and State Incentives

Respondents are encouraged to consider federal and state development incentives in their proposals:

FEDERAL HISTORIC TAX CREDIT

A 20 percent income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this credit before you apply.

STATE OF ILLINOIS HISTORIC TAX CREDIT

The Illinois Historic Preservation Tax Credit Program (IL-HTC) provides a state income-tax credit equal to 25 percent of a project’s Qualified Rehabilitation Expenditures (QREs), not to exceed \$3 million, to owners of certified historic structures who undertake certified rehabilitations. The substantial investments will create jobs in Illinois, stimulate local economies, and revitalize historic structures and neighborhoods. The Illinois Historic Preservation Tax Credit Program is administered by the Illinois State Historic Preservation Office in the Illinois Department of Natural Resources and runs from January 1, 2019 to December 31, 2023.

Cook County Incentives

Respondents can choose any single Cook County Tax Incentive Classification from the following:

CLASS 7A AND CLASS 7B PROPERTY TAX INCENTIVE CLASSIFICATION

The Class 7a Property Tax Incentive Classification (Class 7a) and Class 7b Property Tax Incentive Classification (Class 7b) were created by the Cook County Board of Commissioners to encourage the full utilization and new construction of commercial buildings in areas in need of commercial development. The Class 7a is for projects in which the development costs do not exceed \$2,000,000.00. The Class 7b is for projects in which the development costs exceed \$2,000,000.00. In Cook County, commercial properties are assessed at an assessment level of twenty-five percent (25%). Properties classified as Class 7a or Class 7b receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15 %) for the eleventh year, and twenty percent (20 %) for the twelfth year. The assessment returns to the full 25 percent (25%) level in the thirteenth year. While a certified ordinance from the City of Chicago supporting a Class 7a or Class 7b classification is required from the City of Chicago, such classification is ultimately determined by the

Cook County Assessor. More information can be found in the Cook County Real Property Assessment Classification Ordinance.

CLASS L PROPERTY TAX INCENTIVE

The Class L Property Tax Incentive Classification (Class L) was created by the Cook County Board of Commissioners to encourage the preservation and rehabilitation of historically and architecturally significant buildings. In Cook County, assessment are reduced to 10 percent for the first 10 years, 15 percent in year 11, 20 percent in year 12, and back to the regular assessment level in year 13. The other portion of the assessment, the land portion, is also eligible for the incentive if the building has been vacant or unused continuously for the prior two years.

City Incentives

Multiple City of Chicago incentives may be combined to provide financial support to the project:

CITY WIDE ADOPT A LANDMARK FUND

The Citywide Adopt-a-Landmark Fund allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark. Restoration project must be consistent with Commission on Chicago Landmarks standards and guidelines. Scope of work and budget must be pre-approved. Scope of work must be substantial interior or exterior renovation work that is visible from a public street or within a portion of the interior that is open to the public. This work must exceed normal maintenance. Projects needing Adopt-a-Landmark Fund grants over \$250,000 will require approval of the City Council.

ENTERPRISE ZONE

The subject property is located in Enterprise Zone 5. Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. Such exemptions include, but may not be limited to, exemption on retailers' occupation tax paid on building materials, an exemption on the state utility tax for electricity and natural gas, and an exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax. More information on the Enterprise Zone program's tax incentives can be found at <https://www2.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Documents/ezqa%202014.pdf>

NEIGHBORHOOD OPPORTUNITY FUND (NOF)

The Neighborhood Opportunity Fund receives funds from downtown development in order to support commercial corridors in many of Chicago's neighborhoods. Business and property owners may apply for grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets. More information can be found in the Neighborhood Opportunity Fund program manual.

NEW MARKET TAX CREDITS (NMTC)

Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity. The investment can consist of a loan or equity participation. Residential projects are not eligible.

The NMTC program works by providing investors in a qualified CDE with a federal tax credit worth 39% of the initial investment. The credit is distributed over seven years and is provided in addition to any return on the investment in the CDE. In order to qualify as a CDE, the entity must be a corporation or partnership whose mission is to provide investment capital or services for low-income persons or communities. All of the money invested in the CDE must be used for investments in low-income communities.

In order to find a qualified CDE partner for your development, go to the U.S. Treasury's Community Development Financial Institutions Fund website at www.cdfifund.gov/programs. Select the link to the NMTC program and then scroll down to supplemental resources. You can download lists of qualified CDEs by name or by state.

TAX INCREMENT FINANCING (TIF)

TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training. New construction is not an eligible expense except for development of low-income housing.

TIF assistance will be considered for projects that provide significant public benefits. Residential projects over 10 units that receive TIF assistance must set aside 10% of the units for sale to or occupancy by households with incomes no greater than 60% of the Chicago Area Median Income for rental developments, or no greater than 100% of the Chicago AMI for for-sale developments, and 10% of the units for sale to or occupancy by households with incomes no greater than 50% of the Chicago Area Median Income for rental developments, or no greater than 80% of the Chicago AMI for for-sale developments. Non-residential developments or residential developments of less than 10 units must provide tangible public benefits such as affordable housing units, new or retained permanent jobs, new retail services in an under-served community, cultural activities, preservation of a historic building, social services, fiscal benefits, innovative environmentally sustainable features or other desired benefits identified in the TIF district's redevelopment plan.

Projects that receive TIF financing must pay prevailing wage rates for all construction jobs. The amount of TIF assistance provided to a project is a function of the increased tax revenue that will be generated by the project over the remaining life of the TIF district, the demonstrated need for financial assistance, and the existence of eligible development costs. Applications for TIF assistance are processed by DPD. The selected respondent will be expected to work with the department in processing the TIF request.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

LIHTC is a public-private partnership in which investors provide equity for low income rental developments in exchange for a federal tax credit over several years. Without the equity, affordable rental housing projects do not generate sufficient funds to work financially. The award of 4% LIHTC and TEB is done by application to the Dept of Housing. After application and award, the credits are sold to an investor, and the proceeds become equity for the affordable development. The equity for the development can range from 30-40 percent of the affordable expenses.

To help direct federal affordable housing resources to where it is most needed, the City develops a Qualified Allocation Plan (QAP). The QAP explains the process on how the City awards LIHTC and describes the selection criteria and application requirements for receiving these federal tax credits and tax-exempt bonds. The final 2021 QAP is expected to be published on May 15, 2021 with an application submission deadline of June 30, 2021. Developers are encouraged to visit the DOH Website at cityofchicago.org/qap for updates on the final application and timelines.

Projects awarded tax credits from the 2021 funding round are expected to be closed by December 2022. Projects that are not closed prior to the June 2023 funding round may risk losing their LIHTC award. Applications for 4% LIHTC and TIF are accepted on a rolling basis. A request for LIHTC and non-TIF resources must come through the funding round. DOH requires compliance with the 2021 Architectural Technical Standards and 2021 MF Policy and Procedures, available online at CityofChicago.org/QAP.

If your RFP response contemplates use of City financing for an affordable housing component, you are strongly encouraged to schedule an intake meeting with DOH to review any questions or concerns about the use or application of these resources. Please use the linked intake form, found here: <https://webapps1.chicago.gov/eforms/housingdevelopment>.

VII. Submission Requirements

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection. All submittals are subject to the Illinois Freedom of Information Act.

PRE-SUBMISSION CONFERENCE

An informational conference will be held on May 11, 2021 at 2:00 p.m. CT virtually via Zoom. The registration page will be available at chicago.gov/investsw when this RFP posts. Attendance is not required but is strongly encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website above as soon as practicable. Department staff will be available to answer questions regarding the property, the goals and objectives of the RFP, and the submission requirements.

COMMUNICATION WITH THE DEPARTMENT

Respondents should refer to the INVEST South/West website for updates and additional information regarding this RFP: https://www.chicago.gov/city/en/sites/invest_sw/home.html. In addition, questions should be directed to Michael Parella, West Region Planner / Project Manager, at: mike.parella@cityofchicago.org

SUBMISSION FORMAT

Submissions must be prepared as 8.5-by-11-inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked CONFIDENTIAL. All submittals are subject to the Illinois Freedom of Information Act.

Required is one original along with electronic files on a flash drive. The original must be left unbound contain original signatures and be marked ORIGINAL.

SUBMISSION CONTENTS

The submission must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided.

1. Cover Letter and Proposal Summary Form

This section must include a cover letter that briefly describes the proposed development project, indicates the offer price, identifies the benefits that the project will create for the city and the neighborhood, and describes the respondent's experience in similar development efforts. The cover letter must be signed by an authorized representative of the responding entity. Insert the Proposal Summary Form, a sample of which is provided in the Appendices, immediately following the cover letter.

2. Respondent's Organization

This section must provide information concerning the respondent's organizational structure. Teams are strongly encouraged to engage in meaningful diversity, inclusion, and "partnership" in structuring a design team. The following information must be provided.

- a. A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf. Provide a description of the contractual structure of the respondent (joint venture, partnership, etc.) and duties of respondent parties. DPD is likely to require copies of agreements, organizational documents, or letters of intent before selecting the winning proposal.
- b. An organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.

3. Respondent's Qualifications

This section must substantiate the ability of the development entity and key design / development team members to successfully complete the proposed project. The following information must be provided.

- a. Qualifications and experience of each entity and key staff person involved in the project.
- b. A description of the project development capability of the entity as evidenced by the ability to complete projects of similar scope, use or complexity within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the development, implementation, or management of the project and the names and roles of key personnel. Provide contact information for references.

- c. A description of the financial capacity of the entity as evidenced by the ability to finance projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support if any, and the size of the equity investment.
- d. A description of the project design capability of the entity as evidenced by the ability to complete projects of similar scope, use, or character within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the design, implementation, or management of the project and the names and roles of key personnel. Include examples from all appropriate professions (e.g. architecture, landscape architecture, urban design, interior design, engineering, etc.). Provide contact information for references.
- e. A description of experience redeveloping sites with environmental contamination, including remediation performed and NFRs obtained from IEPA.
- f. A description of experience rehabilitating and adaptively reusing historic buildings.

4. Commitment to Design Excellence

Describe respondent's approach to excellence in design across development projects. Reference previous work in communities like the South and West Sides of Chicago to illustrate the caliber of design in similar settings. Describe how the team will achieve the goals of the City's Design Excellence Principles in this project.

5. Project Narrative

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the RFP. The following information must be provided.

- a. A detailed description of the proposed project, including how environmental and community requirements will be met
- b. A description of intended users of the development and identification of proposed tenants or end-users if known
- c. A justification of any request for financial assistance or land price write-down

6. Plans and Drawings

The urban design and development drawings and descriptions provided in this RFP represent a starting point for the design of the site. The uses, massing, and site design shown in this document have been reviewed by DPD and community members and have been determined to meet the desired development principles. Still, the Department expects that proposals may

amend or revise these plans to implement unique development visions.

Provide scaled drawings that illustrate the overall character and planning of the development. Each drawing should be no larger than 11-by-17 inch format and be included in each of the submissions. At a minimum, the following drawings, plans, and descriptions must be provided:

- a.** A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, parking and loading.
- b.** At least three massing alternatives for the proposal, including the preferred alternative.
- c.** Floor plans showing floor area totals.
- d.** Elevations of all facades; elevations shall identify building materials, building heights, openings, and other facade details.
- e.** Color eye-level renderings, including renderings of the historic, Pioneer Bank building as appropriate.
- f.** For the Pioneer Bank the applicants will need to follow the submittal requirements established by the Commission on Chicago Landmarks (see Addenda).
- g.** Other plans, drawings, or models at the respondent's option.

7. Financial Information

Each respondent must submit a complete financial plan. In this section, respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the appendices. The City reserves the right to request from the respondent and/or each team member a complete set of current audited financial statements or any other financial documentation. The following financial information must be provided.

- a.** A narrative overview of the financial structure of the proposal. The respondent must identify the sources of equity investment and the sources and terms of lender financing. If the property will be a rental development, describe the development team's management experience and plan. If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term.
- b.** Sources and uses of funds statement, Development budget including costs to meet the environmental requirements, and Pro-forma cash flow projection for rental projects or sales revenue projection for for-sale projects. (Sample format provided in appendices).
- c.** Project completion schedule with key dates.

8. Affirmative Action Plan

The respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The affirmative action program shall include, but not be limited to the following:

- a. A statement of commitment to achieving the minimum participation in contract expenditures of 26 percent for MBEs and 6 percent for WBEs.
- b. A written plan outlining a strategy for utilization of women and minority business enterprises in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

9. Economic Impact

The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

10. Legal Actions

The respondent must provide a listing and description of all legal actions of the past three years in which the firm (or any team member) has been:

- a. A debtor in bankruptcy.
- b. A defendant in a lawsuit for deficient performance under a contract.
- c. A defendant in an administrative action for deficient performance on a project.
- d. A defendant in any criminal action.

11. Special Conditions

This section is reserved for a description of any special conditions that the respondent may offer to, or request from, the City.

12. Forms and agreements (refer to appendices for documents)

All necessary forms and agreements should be included in this section, as follows:

- a. Confidentiality Agreements signed by each principal, project manager, and key team member identified in the proposal. The signed confidentiality agreements must be received before the submission will be considered final.

SUBMISSION ADDRESS AND DEADLINE

The original and a USB drive containing all digital files, must be delivered to the location below in a sealed envelope no later than 4:00 p.m. CT, August 31, 2021. Upon request DPD will confirm acceptance of the delivery in writing. Late deliveries will not be accepted. The respondent is solely responsible for ensuring timely delivery, and any proposal received after the deadline will be returned unopened.

Submit proposals to the following address:

City of Chicago
Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602
Attention: Michael Parella, Planner -- West Region

The outside of each envelope must be labeled as follows:

Request for Proposals
For the Purchase and Development of:
the Pioneer Bank Site
Respondent: Name of Respondent
Package Number __ of __

VIII. Selection Process

EVALUATION AND APPROVAL

The Department of Planning and Development will review the submissions in accordance with the evaluation criteria described below. The Department may recommend a shortlist of respondents who may be asked to answer the department's questions, provide additional information, or make an oral presentation.

The DPD Commissioner may recommend that negotiations be commenced with one or more selected development teams. As a result of these negotiations, the selected proposal may be amended or revised in order to best serve the city's interests. The proposal will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement. Following City Council approval, the redevelopment agreement will be executed and the property redeveloped as described in the agreement.

Evaluation Criteria

The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.

As part of INVEST South/West, this RFP has dual goals: one is to build development sites in identified community areas on the South and West Sides of Chicago, and another is to maximize the participation of residents and ownership of businesses reflecting the diversity of the INVEST South/West communities in all phases of a project – including, but not limited to, design, development, construction, financing, and operations. The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place. For these reasons, the following three criteria will be critical in the review and evaluation of submitted proposals:

Promotion of Short-term and Long-term Community Wealth Building

The RFP is seeking:

- » Bidding teams formed through creative / innovative “partnership” models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the INVEST South/West community areas, which are predominantly Latino and Black; proposal must include details about how the proposed respondent will be structured (e.g., corporation, limited partnership, limited liability

company, etc.), including the name of its executive officers, directors, general partner, managing member(s), etc., as applicable, that directly or indirectly control respondent's day-to-day management and the percentage of interest of each therein.

- » Inclusion of entities in said "partnership" with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that are Latino or Black-owned businesses, and/or bidder(s) that prioritize employment of Latino and Black employees, especially in corporate leadership/decision-making roles or Board positions.
- » Inclusion of bidder(s) with a proven track record of working and making investments in the West and South Side communities of Chicago.
- » Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Alderpeople.
- » Commitment to economic development and other benefits to the city and, in particular, the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly-created jobs focused on employment from the community.
- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents.
- » Beyond the composition of bidding teams/partnerships themselves, bidders are required to unequivocally commit to a strategy for diversity in participants during implementation, aligned with the goals of the City of Chicago¹. Respondents shall provide the following:
 1. Verifiable percentages of actual MBE/WBE participation achieved on at least three representative projects in the last three years. Applicable to any member of the design-build entity (lead entities' experience preferred).
 2. Verifiable percentages of minority, female, and Chicago resident labor actually employed on three representative projects in the last three years. Compare these percentages to any employment goals to which the firm was committed.
 3. Demonstrated plan for this project to utilize meaningful percentages of minority, female, and Chicago resident labor (e.g., description of bidding process and plan to hold contractors accountable).

¹ MBE/WBE participation requirements will be based on the aggregate value of the agreement for both professional and construction / general contracting services. The MBE participation goal for this project is 26%; the WBE participation goal for this project is 6%.

Professional & Technical Competence

The RFP is seeking:

- » Completeness and responsiveness of the proposal.
- » Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects similar to the proposed project, and current and past performance on other projects.
- » Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFP; in particular, quality of the development concept aligned with the community's Quality-of-Life plan(s) and/or committed to preservation of local cultural heritage.
- » Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits. Special consideration will be given to those proposals that exhibit new and creative ways of attaining the goals stated in the RFP.
- » Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles.
- » Project completion schedule.

Economic Feasibility

The RFP is seeking:

- » Viability of applicant's negotiated sale with current private land owners.
- » Respondent's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports or other submitted documentation.
- » Amount of public assistance requested, if any, and the proportion of public assistance to the total project cost.
- » Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost.

Note: The City of Chicago reserves the right to contact all partners to clarify their proposed roles in the project to clarify the details of the partnership structure.

SELECTION PROCESS

The City of Chicago will review the submissions in accordance with the evaluation criteria described above. Evaluation will be made in three steps:

1. The City of Chicago will review all submissions according to required criteria and feasibility.
2. After submissions are received, DPD will invite teams who fully responded to the RFP to present a summary of the proposal to the local community. Attendees will include local elected officials, their staff, community organization representatives, residents, business owners, institutional leaders, and others. DPD expects these events will occur 4 to 8 weeks after the submittal deadline.

DPD will ask development teams to present virtually to the community on a Zoom webinar. To keep the presentations to a manageable length and allow for equal time, DPD will ask that each team submit a video recording of their presentation with a maximum run-time of eight minutes. The recorded presentation has no slide limit or mandated format, but should include the following information:

Team Summary: Development Team; Design Team; Construction Team; Community Partners; Prior Experience (Why this team?)

Project Summary: A detailed description of Proposed Uses/ Tenants; Design Narrative; Phasing; Project Impact Vision (Why this proposal?)

Community Wealth Building: How does the proposal address the elements of Community Wealth Building listed in the RFP's evaluation criteria?

Financials/Capital Stack: What is the composition of your capital stack, including conventional funding, tax credits, grants, city ask, etc.? Indicate any secured commitments or pre-approval letters for financing or other forms of support (e.g., tax credits).

Professional and Technical Competence: How does the proposal address the elements of Professional and Technical Competence listed in the RFP's evaluation criteria.

The videos will be publicly posted on DPD's YouTube page. During the meeting, each team will share their video recording and respond to questions and feedback from the community. Development teams are permitted to work on the video while crafting their submittal, but they are not a required part of the submittal packet, and do not need to be submitted to DPD until one week prior to the public webinar.

3. The City of Chicago will make a final determination of the chosen submission based on evaluation criteria described above.

All bidders/bidding teams that are not chosen will have the opportunity for detailed feedback from the Department of Planning and Development. The objective is to improve submissions to future RFPs in INVEST South/West community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latino developers.

The selected respondent will be invited to complete a Multi Family Financing Application with the Department of Housing for consideration of financial assistance for the residential components of the proposed development.

CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFP without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the RFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.

All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the CDC and the City Council, the selected respondent will be required to disclose additional information concerning the structure and ownership of the development entity. Before the proposal can be considered by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to consideration of the selected proposal by the CDC, the respondent will be required to provide notification of the pending project to several minority and women contractor's associations (DPD will provide contact information), and to inform the department's workforce specialists of permanent job opportunities. Prior to the start of construction, the selected respondent will be required to meet with a representative of the City's monitoring and compliance division to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the City enters into a redevelopment agreement with the selected respondent. The redevelopment agreement must

be consistent with the terms of the RFP and all representations made by the applicant regarding the identification of the development team and description of the redevelopment project. The redevelopment team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following: sell the property or any interest in it; create any assignment with respect to the proposal or the redevelopment agreement; contract or agree to sell the property or any interest in it; or contract or agree to create any assignment with respect to the proposal or the redevelopment agreement. The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.

Acknowledgments

Humboldt Park, North Ave INVEST South/West Roundtable

As part of the INVEST South/West Initiative, a North Ave, Humboldt Park Community Roundtable was assembled by the Department of Planning and Development (DPD). This group of stakeholders includes the local Aldermen, community organizations, institutional leaders, business owners, and residents. This group also participated in the April 2021 Visioning Workshop, which helped shape the ultimate development vision for the site. DPD is grateful for the input of this group, as well as those members of the community who are not listed, but who also joined occasional Roundtable sessions on an ad hoc basis.

» Alderman Roberto Maldonado	26th Ward
» Kedar Coleman	Bickerdike Development Corp
» Lissette Castaneda	LUCHA
» Jose Lopez	Puerto Rican Cultural Center
» Nadya Henriquez	Puerto Rican Cultural Center
» Juan Calderon	Puerto Rican Cultural Center
» Paul Roldan	Hispanic Housing
» Cristina Pacione-Zayas	The Puerto Rican Agenda
» Jessie Fuentes	The Puerto Rican Agenda
» Pete Schmugge	Northwest Connect Chamber of Commerce
» Bill Smiljanich	Nobel Neighbors
» Josie Pacheco	First Midwest Bank
» Myrna Salazar	Chicago Latino Theater Alliance

Pro-Bono Consultant Team

The Chicago Central Area Committee gathered an expert team to provide planning and design assistance in the development of this RFP. They collaborated with DPD to engage stakeholders, study the site conditions and create a development vision. Without their support the RFP would not be made possible. DPD is grateful to the following people who contributed to this effort:

- » Gregory Hummel, Chairman – CCAC
- » Kelly O'Brien, Executive Director – CCAC
- » Nira Harikrishnan, Assistant Project Manager – CCAC

- » Danielle Tillman, Managing Principal –bKL Architecture LLC
- » Jon Gately, Principal – bKL Architecture LLC
- » Daniela Sesma, Associate –bkL Architecture LLC
- » Will Erickson, Associate –bKL Architecture LLC
- » Phillip Shin, Associate –bkL Architecture LLC
- » Vic Howell, Development Manager – Focus
- » JC Griffin, Senior Broker – Avison Young
- » James Mark, Chief Strategy Officer – Wight & Company
- » Scott Steffes, Project Director – Wight & Company
- » Randy Jardine, Director Cost Management – Wight & Company
- » Erica Ruggiero, Principal – McGuire Igleski & Associates, Inc
- » Sarah Haas, Principal – McGuire Igleski & Associates, Inc

