



City of Chicago  
Lori E. Lightfoot, Mayor

# Request for Proposals

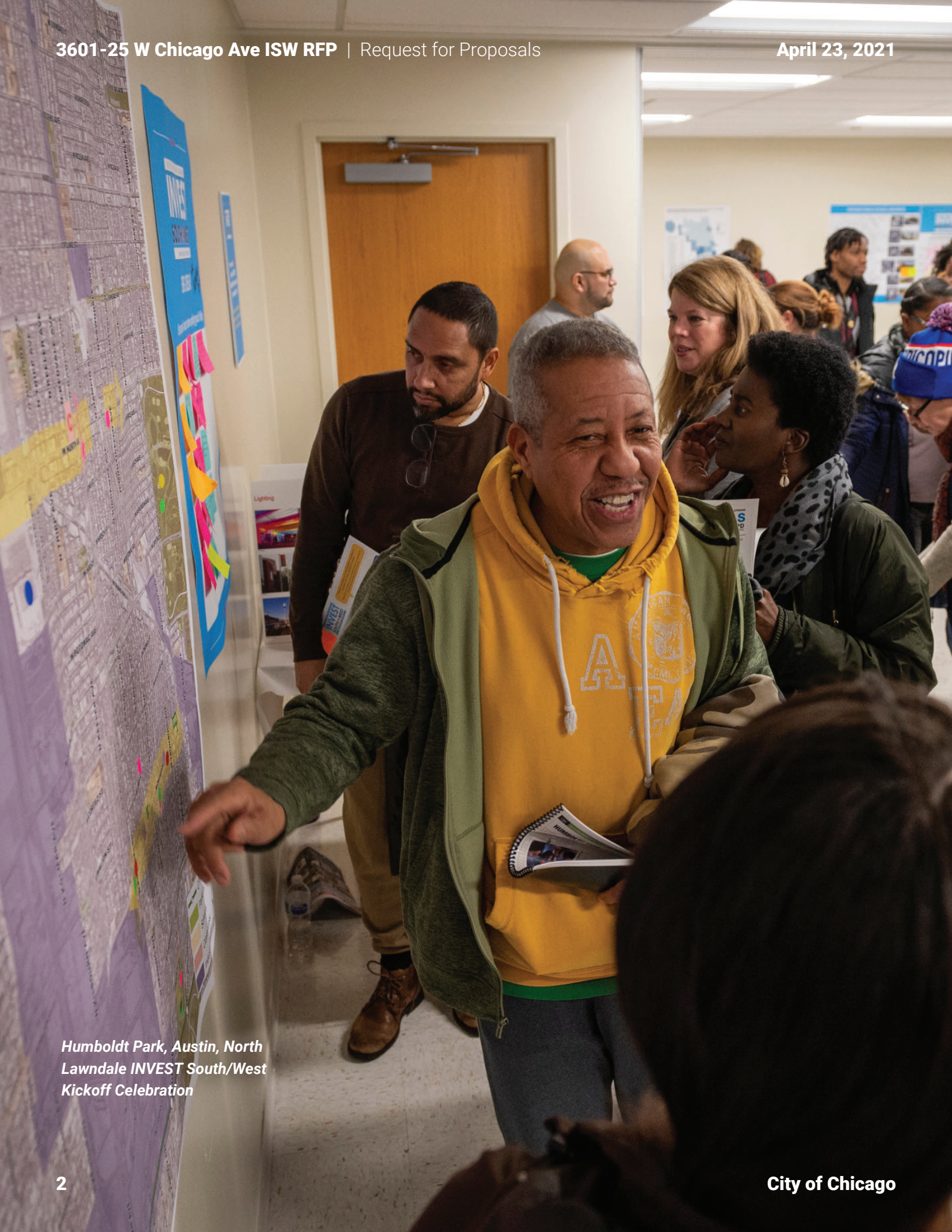
## 3601-25 W Chicago Ave



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

**April 23, 2021**





*Humboldt Park, Austin, North  
Lawndale INVEST South/West  
Kickoff Celebration*



## 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.

As a part of the third round 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 the Chicago Central Area Committee (CCAC) led by the JGMA (Juan Gabriel Moreno Architects). 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](https://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



# Table of Contents

**I. EXECUTIVE SUMMARY .....6**

Introduction ..... 6

The Opportunity ..... 6

Vision..... 9

Site Quick Facts..... 12

RFP Availability ..... 12

Key Milestones ..... 12

Proposal Submission Deadline ..... 12

**II. NEIGHBORHOOD INVESTMENT CONTEXT ..... 14**

Overview..... 14

Key Investment Assets ..... 17

Recent Community Investments ..... 19

**III. PROPERTY DESCRIPTION ..... 24**

Identification ..... 24

Ownership & Acquisition Process ..... 24

Site Description..... 25

Site Prep ..... 25

Environmental and Soil Conditions ..... 25

Target Price ..... 29

**IV. PLANNING FRAMEWORK AND DEVELOPMENT POTENTIAL ..... 30**

2021 Community Priorities..... 30

Market Potential ..... 32

Relevant Project Area Plans and City Initiatives ..... 34

Regulatory Context..... 36

Sustainable Development Policy ..... 37

**V. DEVELOPMENT GUIDELINES ..... 40**

Development Principles..... 40

Design Guidelines..... 41

Development Vision ..... 44



**VI. FINANCE & DEVELOPMENT INCENTIVES . . . . . 50**  
Financial Pro Forma . . . . . 50  
Development Initiatives . . . . . 52

**VII. SUBMISSION REQUIREMENTS . . . . . 56**  
Pre-Submission Conference . . . . . 56  
Communication with the Department . . . . . 56  
Submission Format . . . . . 56  
Submission Contents . . . . . 56  
Submission Address and Deadline . . . . . 61

**VIII. SELECTION PROCESS . . . . . 62**  
Evaluation and Approval . . . . . 62  
Selection Process . . . . . 65  
Cancellation . . . . . 66  
Conditions of Acceptance . . . . . 66

**ACKNOWLEDGMENTS . . . . . 68**

**APPENDIX (under separate cover)**  
A - Informational Attachments  
B - Policy Resources  
C - Forms and Affidavits  
D - Environmental Reports



# 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 purchase and development of two contiguous parcels (Lots) privately owned by the City of Chicago located at 3601-3625 W. Chicago Ave. Collectively, these parcels make up a block-long development site on West Chicago Avenue between North Monticello Avenue to the west, and North Central Park Avenue to the east (the “Site”). Responses to this RFP should build on the recommendations of related area plans, reflect community desires, and offer opportunities to build local wealth for West Side residents. Additionally, development plans should reflect the City’s commitment to high-quality design, as outlined in the 2020 Design Excellence Guidelines, included in the appendices.

## THE OPPORTUNITY

Recent community engagement related to this Request for Proposals has favored a desire to expand commercial, for-profit, and active uses along Chicago Ave, including sit-down restaurants or cafes, neighborhood retail, health/wellness, and community-focused establishments. The main goal of this RFP is to strengthen the central part of the corridor by activating this site with a community-based development and continue the work of restoring Chicago Avenue to a district where Humboldt Park residents can live, shop, and socialize.

Humboldt Park’s Chicago Avenue lays within the West Humboldt Park section of the neighborhood. The Avenue holds key historic significance to both the community of Humboldt Park and the City of Chicago as a cardinal street that extends from Lake Shore Drive to Chicago’s western limit at Austin Boulevard, and beyond into the west suburban communities. Historically, in part due to the “Great Migration” of black southerners, Chicago Avenue was known as the one of the northern limit lines of the Chicago Black West Side. Since the civil rights era, the avenue has retained a strong ethnic identity for Black Culture. Throughout its history, Chicago Avenue has served as a vital East-West thoroughfare connecting the West Side to the Near North Side and Downtown. This densely developed, mixed-use street has retained some of the grand, ornate, brick laden commercial buildings common in its heyday. Adjacent neighborhood streets are lined with an eclectic mix of bungalows, two-to-three flats, and Greystone buildings.

Disinvestment and segregation began to negatively impact the vitality and character of the corridor in the mid-20th century and, today, some of the mixed-use buildings that once lined Chicago Avenue have been replaced by vacant lots, unoccupied buildings, and automobile-centric development.





**Figure 1:** Birdseye aerial of site



**Figure 2:** Chicago Avenue looking west



The main goal of this RFP is to strengthen the corridor by building on recent efforts of local stakeholders to leverage recent trends of investment and redevelopment to revitalize the corridor with a mix of commercial, health and wellness, and community uses. The Site has proximity to several community assets that include the CTA #66 Bus Route, Neighborhood Housing Services of Chicago, Inc. (NHS), the soon-to-be renovated Kells Park, the nearby Joint Public Safety Training Center campus, the Richard M. Daley Library, and the Kelly Hall YMCA, among others. By prioritizing development on this property, DPD has the ability to influence development outcomes in partnership with community stakeholders.

For the release of this RFP, DPD has partnered with the design firm JGMA (Juan Gabriel Moreno Architects), who have provided pro bono architecture and planning services that include development concepts and programming of the Site. Their work, in partnership with DPD's efforts and community participation around INVEST South/West efforts on Chicago Avenue, has informed 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.

The need for urgent investment in these neighborhoods has come into even sharper focus over the past year. 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 South and West 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 toward the implementation of INVEST South/West by focusing on the redevelopment of vacant City-owned land. 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 this momentum to transform this important site.

## THE VISION

The 2005 and 2008 Humboldt Park Quality of Life Plan envisions a revitalized Chicago Avenue that supports a mix of land uses, commercial redevelopment, and streetscape improvements that provides both employment opportunities and community amenities. Community engagement has further informed this model as it relates to the corridor and surrounding area by recommending various uses in a walkable environment that allows residents to meet their job and shopping needs within their own neighborhood. A mix of housing products with both affordable, market-rate housing, and a community land trust will encourage inclusive growth.



**Figure 3:** Preferred concept rendering

**Credit:** JGMA

Community input received through the visioning process for this RFP further built upon the vision of the Quality of Life Plan, recommending similar outcomes for a mix of land uses, commercial redevelopment, and streetscape improvements that provide both employment opportunities and community amenities. Residents expressed a need for improved safety, health and wellness options, and more communal gathering spaces.

The preferred development concept shown in this document is representative of the community's vision, based on DPD's outreach efforts, and a market analysis of the potential for new development on



the corridor. These images are intended to capture the site's potential and inspire creative proposals. However, there are multiple approaches that could be taken to support new development on the site. Considering its size, the opportunity exists to add neighboring vacant private parcels for an overall richer connection that includes a mix of uses and design approaches.

The preferred concept includes new commercial retail spaces, community amenity space, a new more prominent Westside Hub for NHS, a mixed-use plaza capable of facilitating parking needs or cultural performances and other community events, and housing. Located at the heart of the Chicago Avenue corridor, the redevelopment of this site is a chance to transform the surrounding blocks and spark a resurgence of redevelopment around the epicenter of corridor which embraces its rich past and promising future.

The site is seen as being the next piece to strengthen the heart of the Chicago Avenue corridor. Moreover, this opportunity will be a catalyst to spurring further development in between the vacant parcels and underutilized storefronts along the corridor. The new development offers the chance to bring tangible benefits to Humboldt Park in the form of affordable housing to prevent displacement, new commercial space to foster local business growth and retail amenities, and public space to give West Humboldt Park residents a reason to frequent Chicago Avenue. Additionally, it provides the community an opportunity to shape its own future by participating in the development and evaluation process, and creates wealth building opportunities for local developers, small business owners, and other tenants who have the chance to build and occupy the future development.

### **Development Goals**

DPD is seeking a developer with experience on Chicago's West Side 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 document. The project will consist of multiple retail and/or commercial units on the ground floor that support local business and employment opportunities. Recommended storefront uses include restaurants, a small-format grocer, cafés, general merchandising, business incubator or co-working space, and programmable community space. Above the ground-floor, DPD seeks housing uses, ideally a mix of affordable and market-rate dwelling units with features and amenities appropriate for urban living.

Additionally, DPD encourages prospective developers to consider the potential to build out elements of the corridor masterplan beyond the limits of this RFP. Through the work of this RFP, alternative complementary development sites were identified along the corridor. The work of the consultant team has led to the basis of a framework for a new master plan for the future of development along the corridor. It is the department's expectation that this RFP proposal will be a catalyst for later further development which aligns with the community vision that has been continually developed through the previous planning studies and the work conducted for the RFP.

Overall, the RFP proposal should be representative of the greater vision for Humboldt Park and the Chicago Avenue corridor established in the 2005 and 2008 Quality-of-Life Plan and the community engagement completed as part of the RFP process.

## 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 a 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 will be expected to adhere to the Design Excellence Principles (See appendix). To assist in this goal, the Appendix also includes a list compiled by the Chicago Architecture Center (CAC) of pre-qualified local design firms whose work exhibits Design Excellence. In addition, the Department of Planning and Development recently released Neighborhood Design Guidelines to assist developers and designers in the application of Design Excellence to their projects. Proposals are expected to follow these Guidelines, which are currently available online. (See appendix)



## SITE QUICK FACTS

- » **Site Location:** 3601-3625 W. Chicago Ave.
- » **PINs:** 16-11-107-001 & 16-11-107-036
- » **Property Size:** 26,330 square feet
- » **Community Area:** Humboldt Park
- » **Ward:** 27th- Alderman Walter Burnett, Jr.
- » **TIF:** Chicago/Central Park
- » **Zoning:** B3-2 Neighborhood Shopping District

## RFP AVAILABILITY

This RFP will be available for download starting on April 23, 2021 from the City's INVEST South/West website at <https://www.chicago.gov/investsw>

## KEY MILESTONES

### Pre-Submission Conference

An informational conference will be held on May 13, 2021, at 2:00 p.m. C.S.T. virtually via Zoom.

Meeting invites will be sent to applicants who register via the website above. Attendance is not required but is 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.

### Site Visit

A site visit may be scheduled in the near future - to be confirmed at the Pre-Submission Conference.

## PROPOSAL SUBMISSION DEADLINE

All responses to this RFP must be returned no later than 4:00 p.m. C.S.T. 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: Ernest Bellamy, Assoc. AIA - Planner, West Region

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# II. Neighborhood Context

## OVERVIEW

Humboldt Park is one of the 77 official community areas of the City of Chicago. Humboldt Park is bordered by Bloomingdale Avenue to the north, Kinzie Street/ Union Pacific West - Metra Railroad tracks to the south, Kedzie Avenue/California Avenue to the east and railroad tracks at Kenton Avenue to the west. It is located approximately 4.5 miles northwest from the Chicago Loop which includes the City's central business district.

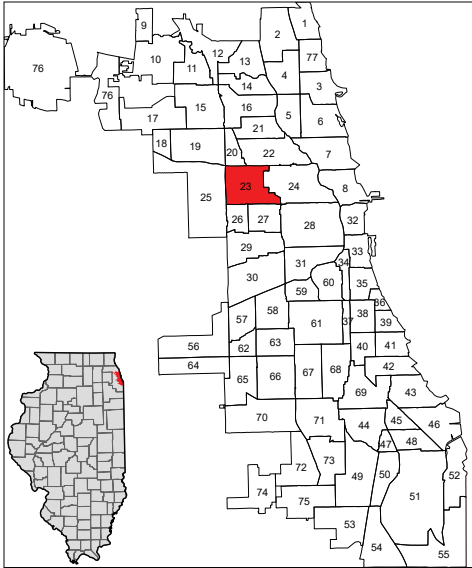
According to the Chicago Metropolitan Agency for Planning, Humboldt Park has a total population of 56,162 with 17,141 total households and an average household size of 3.3. The community is 33.0% Black non-Hispanic, 57.1% Hispanic or Latino, 7.1% White non-Hispanic, and 0.9% Asian non-Hispanic. The median age is 31.2, with 31.7% of the population 19 years old or younger and 14.3% 65 years old or older. Median income is \$34,153.

The INVEST South/West Humboldt Park - Chicago Avenue Corridor stretches a one-mile segment of Chicago Avenue from Pulaski Road in the west to Kinzie Avenue in the East. The corridor is located in the West Humboldt Park section of Humboldt Park, which is generally seen informally as the portion of Humboldt Park west of Grand Avenue. The West Humboldt Park neighborhood is predominantly Black in ethnic makeup, south of Division Street.

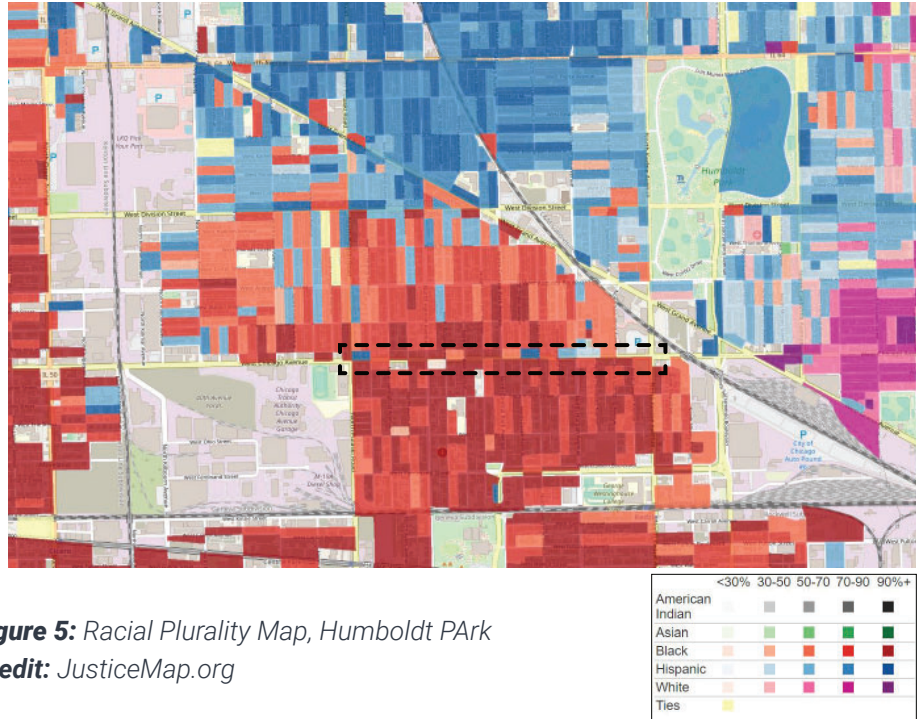
## Community History

Located just 4.5 miles from downtown Chicago, Humboldt Park represents a diverse tapestry of Chicago's cultural makeup. The Humboldt Park community became a part of Chicago in 1869 via annexation of sparsely developed land on the fringes of the city. Humboldt Park, the 207-acre park named for the naturalist Alexander von Humboldt, is one of the grandest urban parks within the 26-mile Chicago Park and Boulevard system encircling most of the city.

As the City expanded, Humboldt Park came to house various ethnic groups. The first notable groups included large numbers of German, Scandinavians, and Italians who moved in from neighborhoods to the east. Other nationalities, including Polish and Russian Jews, and Ukrainians, also began to settle over the decades between the 1920s and 1930s. At this time, Humboldt Park's population peaked, with 80,000 residents.



**Figure 4:** Neighborhood location



**Figure 5:** Racial Plurality Map, Humboldt Park  
Credit: JusticeMap.org



**Figure 6:** Humboldt Park Fieldhouse  
Credit: CTA Archives



In the mid-1950s, Puerto Ricans began to resettle into the neighborhood from adjacent neighborhoods, most prominently West Town. The period between 1950 and 1965 marked a rapid growth of the neighborhood's Puerto Rican population. The racial strife of the 1960s was an important part of the neighborhood's history. On June 12, 1966, the first of two riots occurred in the community which dealt with race relations. The "66 Division Street Riots" were in response to the shooting of a young Puerto Rican man by a police officer. This sparked a riot that lasted three days and led to the creation of many organizations that to this day struggle for economic and social change in the community.

In smaller, but increasingly significant, numbers, Mexican immigrants joined the community mix. By 1980 they represented almost one-third of Humboldt Park's 29,000 Latinos, with Latinos constituting 41 percent of the total population. By 2000, Latinos were 48 percent of the population, and half were of Mexican origin. Meanwhile, the black population has steadily increased to equal the size of the Latino population.



**Figure 7:** INVEST South/West Chicago Avenue Corridors (Austin, Humboldt Park)  
A continuing line of investment along Chicago Avenue





**Figure 8:** West Humboldt Park Wall Art Mural: *The Right Connections*

Lead Artists: Benard Williams and Jamal P. Weber    Assisted by: Jeff Maldonado

## KEY ASSETS

Despite experiencing decades of disinvestment, the community is primed for new and exciting opportunities for reinvestment. With leadership and strategic action from committed residents, community organizations, business owners, and elected officials, Humboldt Park is rebounding. These community stakeholders have banded together to change the narrative of their community, and now Humboldt Park is on the cusp of fulfilling its true potential.

It is the primary goal of DPD to fully support the recent efforts of these community stakeholders via the INVEST South/West initiative and comprehensive planning efforts to ensure that the vitality of this community is reinforced, and the commercial and retail viability is optimized..

### Anchor Institutions

West Humboldt Park is home to several key institutional anchors whose historical significance make up the fabric of the neighborhood.



NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

NHS is a nonprofit neighborhood revitalization organization committed to helping homeowners and strengthening neighborhoods throughout Chicago, South Suburban Cook County and Elgin. The West Side Hub, located at 3601 W. Chicago Ave., is responsible for assisting residents across the entire westside of Chicago. NHS has been at this site since the mid-1990s

NOBLE SCHOOLS - ROWE CLARK MATH & SCIENCE ACADEMY

Noble is a nonprofit organization that runs 17 charter public high schools and one middle school in the City of Chicago. The Rowe-Clark Math & Science Academy's mission is to emphasize education on math and science, and to prepare students for college graduation and purposeful citizenship by exhibiting ambitious scholarship, self-discipline, honorable character, and a fit lifestyle. Rowe-Clark has been part of the community since 2007.

KELLY HALL YMCA

Kelly Hall YMCA is a community haven where people of all ages, interests and abilities can build and maintain healthy lifestyle habits and discover their full potential. As a nonprofit organization committed to youth development, healthy living and social responsibility, the Kelly Hall YMCA has been proud to serve the neighborhoods of Humboldt Park and Garfield Park since 2009.

RICHARD M. DALEY LIBRARY

The Richard M. Daley Library is a modern and spacious branch of the Chicago Public Library system. The library opened July of 2011. The library helps to anchor the eastern end of the Corridor. The library is directly across Kedzie Ave from Kells Park.

As one of the more modern libraries built within the past decade, the branch features environmentally sustainable construction and landscaping. The library features a large, high ceiling high reading room with natural light, a community Meeting Room, Youth and adult sections, and computer cluster.

WEST HUMBOLDT PARK DEVELOPMENT COUNCIL

Originally the West Humboldt Park Family & Community Development Council, WHPDC was established in 1992 focused on supporting the West Humboldt Park community. As a delegate agency for the City of Chicago, the organization has facilitated numerous community projects and continue to work on the economic and residential development of the community. WHPDC works in partnership with other community

organizations to empower this community towards continued growth and sustainability.

CHILDREN'S PLACE ASSOCIATION

Opened in 1991 to serve children with HIV/AIDS, today Children's Place helps kids and families confronting serious health issues — such as cancer, epilepsy, autism, and HIV — as well as extreme

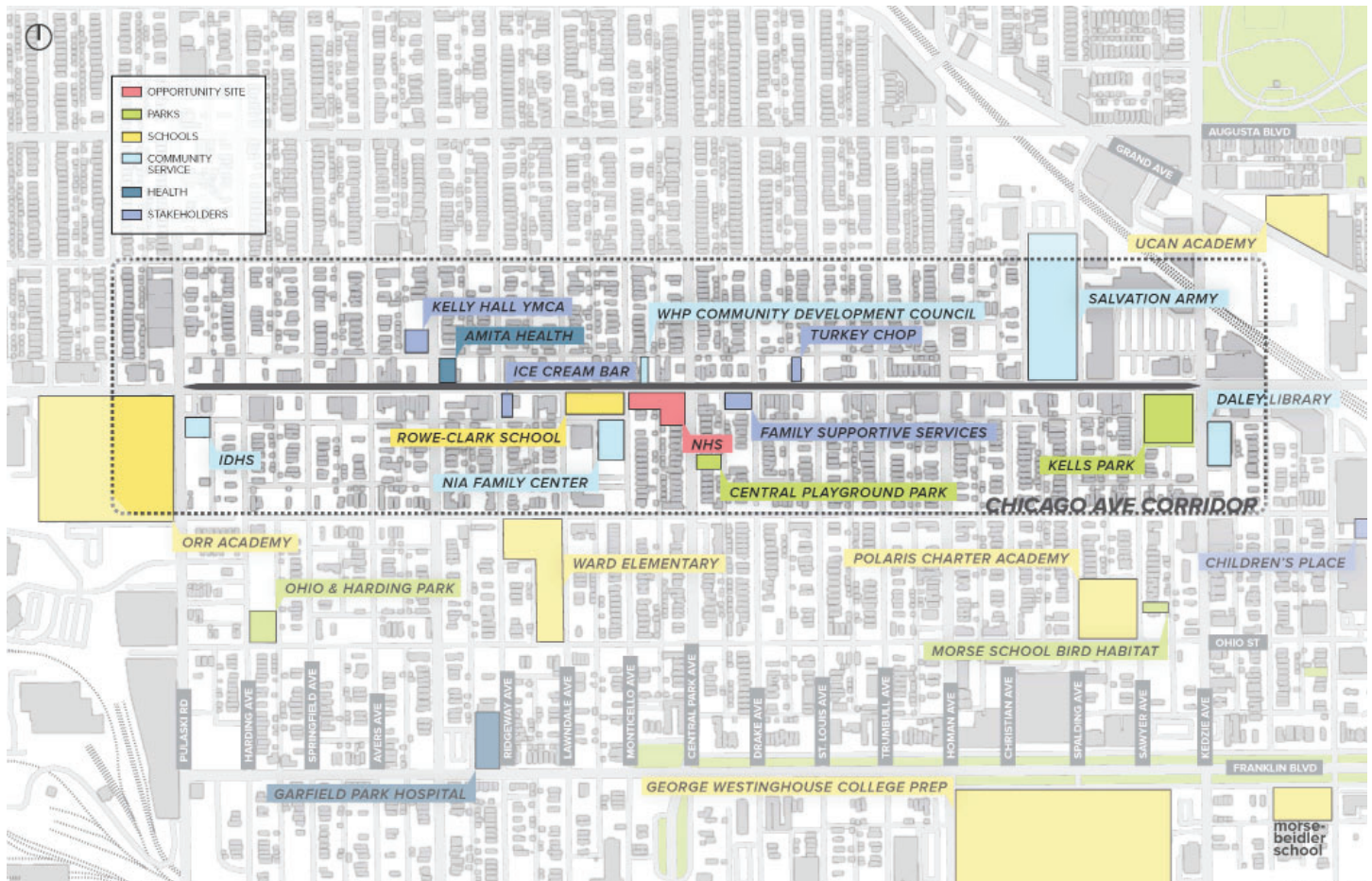
poverty. The Children's Place Association's comprehensive services are designed to maximize impact on a child's future and empower them to become successful adults.

### NIA FAMILY CENTER

Nia Family Center is a leading early education center serving West Humboldt Park, Logan Square, Hermosa and surrounding areas since 1993. The organization specializes in the Reggio Emilia approach to learning, a focus on math and literacy, individualized learning programs and much more. It also provides high quality day care and childcare.

### THE SALVATION ARMY, FREEDOM CENTER

The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. The Freedom Center opened in 2015 as a 20-acre campus within West Humboldt Park. The Freedom Center consists of the Harbor Light Center, The Salvation Army Corrections Center (Pathway Forward), and the Corps Community Center. The Harbor Light Center consists of a 212-bed residential substance abuse treatment center, while Pathway Forward program is a 201-bed community integration halfway house program. The Corps Community Center provides church programming and many other recreational and educational programs.



**Figure 9:** INVEST South/West Chicago Avenue Corridor Neighborhood Context

**Credit:** JGMA



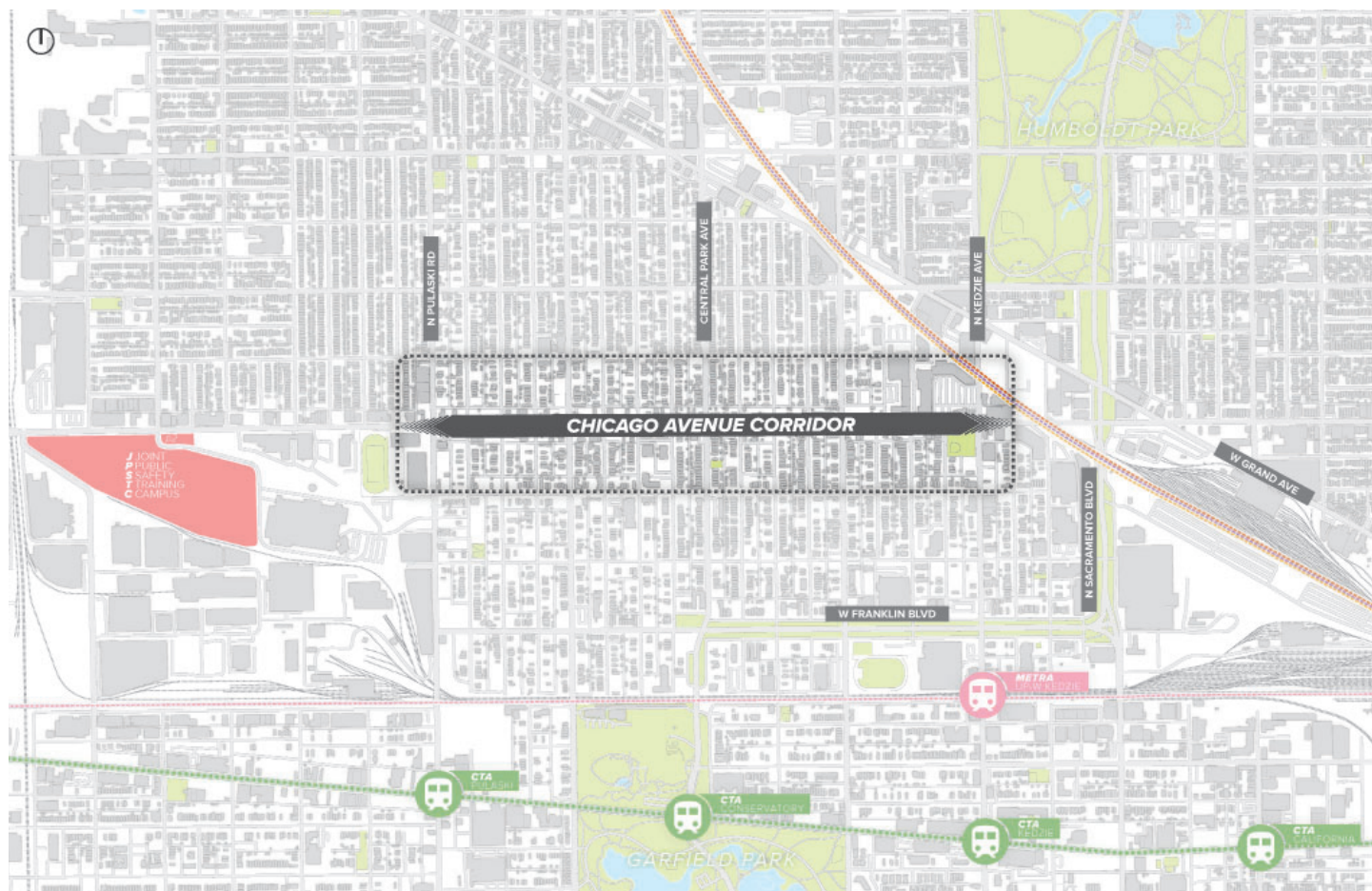
## RECENT COMMUNITY INVESTMENTS

The City of Chicago is committed to investment throughout Humboldt Park. Below highlights a select, illustrative compilation of recent community investments to show the City's unwavering dedication to the vitalization of the neighborhood.

### Transportation & Infrastructure

The Site is considered a Transit-Served Location as it is supported CTA bus line corridor (Chicago Zoning Code 17-10-0102-B). The Corridor is served by the Chicago Transit Authority's (CTA) #66 (Chicago Avenue), #53 (Pulaski Road), #82 (Homan Ave), and #52 (Kedzie Ave) bus routes. There are three CTA Green Line Stations just south of the corridor in the neighboring Garfield Park neighborhood. The closest of these is the Conservatory Station, which is approximately 0.7 miles south of the Site. The Metra UP-W Line, Kedzie Ave Station is approximately one mile southeast of the Site.

The Chicago Ave corridor lies within the Divvy bike sharing service area, and the system's Phase 2 expansion area for 2021. Existing Divvy stations are located on or adjacent to Chicago Avenue at the intersection of Kedzie Ave. Stakeholder engagement is underway for potential Divvy stations on or adjacent to Chicago Avenue at the intersections of Harding Ave, Kostner Ave, and Lamon Ave. Additional locations are being considered 0.25 miles north of the site at Augusta Blvd and Central Park, and 0.25 miles south at Ohio Street and Central Park. These locations are subject to change.



**Figure 10:** INVEST South/West Chicago Avenue Corridor Transportation Context

**Credit:** JGMA



Developers who choose to sponsor/donate a Divvy station to the City's bike sharing network may achieve reduced parking requirements in specific locations under Chicago's Zoning Code, and can also earn points under Chicago's Sustainable Development Policy.

In addition, CTA recently invested \$32 million dollars into e-bus infrastructure along Chicago Avenue. Investments include a new charging station at the Chicago/Austin bus turnaround, additional charging at Navy Pier and Chicago Garage, and 20 new e-buses, which will be delivered by early 2022.

Over the next few years, more than \$17 million dollars will be invested in additional transportation and public way-related improvements along the Chicago Avenue corridor; roadway resurfacing, pedestrian safety improvements, traffic signal upgrades, and a streetscape project are all planned for Chicago Avenue

### **Parks**

The subject site is just less than a half-mile from the Alexander Von Humboldt Park, a 207-acre regional park that is one of the largest and most iconic in the entire Chicago Park District. The park features a wide range of programming that includes numerous sports fields, a soccer pitch, gardens, fishing lagoons, a pool, fieldhouse, the Humboldt Park Cultural Center, which offers arts programming, and the National Museum of Puerto Rican Arts & Culture.

The Site is also within walking distance of several neighborhood parks and playlots that are located along and just off the Chicago Avenue corridor:

- George Kells Park, 3201 W. Chicago Ave.
- Orr Park, 744 N. Pulaski Road
- Central Playlot Park, 721 N. Central Park Ave.

### **Education and the Arts**

The Site is in the attendance boundaries of the Orr Academy High School and Laura S. Ward Elementary School. The Site is also within walking distance of the Rowe-Clark Math & Science Academy, a high school opened in the fall of 2007 at 3645 W. Chicago Ave., and the Polaris Charter Academy, a charter K-8 school located just to the south of Chicago Avenue at 620 N. Sawyer Ave.

The Chicago Avenue corridor does not have any cultural or fine art venues along the corridor, but there are several cultural facilities located north of the corridor, including the National Museum of Puerto Rican Arts and Culture, the Humboldt Park Cultural Center, as well as the Kimball Arts Center. Additionally, toward the western border of Humboldt Park is the C.R.A.F.T. building, an affordable creative workspace for artists.

The Department of Cultural Affairs & Special Events (DCASE) recently launched the INVEST South/West Artist-In-Residence program, which is investing in local artists in multiple neighborhoods, including Humboldt Park. Each chosen artist will work directly with local planners to identify priority areas for consideration and development. Artists or artist teams will be selected to work directly with DCASE, DPD, and other city agencies, local organizations, and residents to develop and implement



**Figure 11:** West Humboldt Park Wall Art

Artist: Tom Wild Sketch

a series of community engagement, public art, and site-specific cultural programs that reflect each neighborhood's history and residents to create spaces that promote the health, happiness, and well-being of the entire community.

Humboldt Park specifically will work directly with local businesses and community groups to imagine a series of public art interventions and cultural engagements that assist with the beautification and commercial branding of Chicago Avenue.

### **Housing and Other Development**

In the neighborhood surrounding the Site there has been a saturation of multiple supportive housing developments that will complement development of the Site and the Chicago Avenue corridor. Just south of the Site, on Huron between North Monticello Avenue and North Lawndale Avenue, is a senior living lifestyle community. Just north of the corridor, the Mission of Our Lady of Angels is nearing completion of rehabbing their previous school building into a multi-use center with 45-bedroom volunteer residences and retreat space.

Along the corridor are a part of supportive housing buildings. The Children's Place Association's West Humboldt Place and Family & Community Services building has 13 units of affordable apartments. The Salvation Army Freedom Center provides a multitude of supportive services and temporary housing.

Finally, there are several business rehab projects financed by the Small Business Improvement Fund (SBIF) which will rehab existing storefronts. Beyond these developments, various commercial owners have rehabbed the façades and interiors of their businesses along Chicago Avenue in order to meet market demands.

### **Economic Development**

To further support the INVEST South/West initiative, DPD, in partnership with LISC Chicago and Main Street America, has selected a Corridor Manager for each of the 12 INVEST South/West corridors. Corridor Managers are local Community Based Organization (CBO) or Chamber of Commerce with a proven track record of effective small business and community engagement in their respective communities. West Humboldt Park Development Council has been awarded the Corridor Manager role on Chicago Avenue, to assist DPD in prioritizing INVEST South/West projects, marketing the opportunity along the corridor, and supporting other investment and development efforts in Humboldt Park.

## Public Safety

The Joint Public Safety Training Campus (JPSTC) located at the western most edge of West Humboldt Park, on lands which are part of the Northwest Industrial Park. Given its prominence and expanse along Chicago Ave The JPSTC site is seen as a unique infill opportunity which will stitch the Chicago Ave corridor community fabric of Austin and Humboldt Park. The entire campus is envisioned as a “best in-class” state-of-the-art facility, aimed at improving the quality of training and skill development Chicago’s first responders receive at the beginning of and throughout their career.

JPSTC is currently under construction and scheduled for completion in late 2022/early 2023.

As part of conversations surrounding the creation of two Invest South/West (ISW) corridors along Chicago Avenue, an opportunity emerged to enhance the JPSTC community space and ultimately reimagine the role a public safety training campus plays within a neighborhood. A highly collaborative feasibility study was just completed by a team lead by Latent Design, in close coordination with the Public Building Commission of Chicago (PBC), the Department of Planning and Development (DPD), and the Department of Assets, Information and Services (AIS). The study, authorized by Mayor Lightfoot and DPD Commissioner Cox, was tasked with engaging the community and project stakeholders to explore possibilities for leveraging the City’s JPSTC investment to catalyze other beneficial investments.

The Feasibility Study for Phase 1A of the JPSTC examined an adjusted scope which incorporates two restaurants, extensive site improvements and remediation, outdoor public space, and a dynamic and inclusive community center. Elements of the Phase 1A improvements are scheduled to be completed in tandem with the completion of the main JPSTC building with others scheduled for completion soon after.



**Figure 12:** Joint Public Safety Training Campus, Rendering

**Credit:** AECOM



# III. Property Description

## IDENTIFICATION

The Site is located at 3601-3625 W. Chicago Ave., between North Central Park and North Monticello Avenues.

Property Identification Numbers (PINs) are 16-11-107-036, and 16-11-107-001. The section of alley that provides access to West Chicago Avenue would be vacated and relocated to spill out either on Central Park or Monticello, via the site, dependent on proposed design. Alley access to 747-749 N Monticello Avenue will be maintained. Please refer to the appendices for maps and other site information.

## OWNERSHIP AND ACQUISITION PROCESS

### 3625 W Chicago Ave

The City of Chicago is in the process of obtaining acquisition authority from City Council for the privately-owned parcel at 3625 W. Chicago Ave. The selected RFP respondent must make a reasonable attempt (as determined by DPD) to purchase all interests in that property through private negotiations with the existing private landowner(s). If no agreement can be reached, the City may, at its sole discretion, and subject to City Council authorization, use eminent domain authority to acquire the property.

### 3601 W Chicago Ave

Neighborhood Housing Services of Chicago, Inc. (NHS) owns the parcel at 3601 W. Chicago Ave. and is willing to explore options for inclusion and redevelopment for their parcel pursuant to this RFP. NHS is open to negotiations with developers responding to the RFP. NHS, intends to continue operating its West Side Hub from this location. **DPD will only consider proposals that incorporate both parcels and integrates the Westside Hub requirements specified by NHS.** The overall parcels will be conveyed to the selected respondent under the terms of an executed Redevelopment Agreement.

For further detailed requirements of the NHS Westside Hub, respondents should contact:

Linda Greene

Director, NHS Redevelopment Corporation

Email: [lgreene@nhschicago.org](mailto:lgreene@nhschicago.org)

Subject: ISW HP-Chicago Ave RFP – NHS Westside Hub Specifications

## SITE DESCRIPTION

The subject site is a polygon-shaped plottage with a total area of roughly 29,500 square feet or 0.68 acres. The site is level at street grade containing a vacant commercial property and an improved property. The site property is served by a public alley to the middle that will be relocated, at the developer's expense, concurrent with the construction of the project to consolidate the parcels. Please refer to the appendices for maps and photographs.

## 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 AND SOIL CONDITIONS

### Environmental Conditions

The City of Chicago has done no remediation on the subject property, and the City makes no representations, warranties, or covenants as to the suitability of the land for any purpose whatsoever. The City has not performed a geotechnical analysis of 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.

### Environmental Requirements

Redevelopment will be subject to the below environmental requirements. Funding assistance for the costs associated with the below environmental requirements will be negotiated between the City and the selected respondent; however, any costs not covered by the City will be the responsibility of the selected respondent. The City will grant the selected respondent a right-of-entry onto the City-owned property for the purpose of conducting geotechnical and environmental tests. The respondent must provide the City with an acceptable certificate of insurance, and the respondent must agree to provide the City with copies of any and all geotechnical, environmental or other test reports.

For buildings that are located on the Sites a hazardous materials survey is required on the buildings. "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,

<b>PIN</b>	16-11-107-036	16-11-107-001
<b>Address</b>	3601 W. Chicago Ave	3613-3625 W. Chicago Ave
<b>Size (acres)</b>	0.445	0.215
<b>Shape</b>	Retangular	Rectangular
<b>Location</b>	Corner	Corner
<b>Frontage</b>	W. Chicago Ave.: 125' N. Monticello Ave.: 155'	W. Chicago Ave.: 125' N. Central Park Ave.: 75'
<b>Condition</b>	Improved	Vacant
<b>Ownership</b>	Private (NHS owned)	Private
<b>Zoning</b>	B3-2	B3-2

**Figure 13:** Property description table



**Figure 14:** Parcel map

**Credit:** JGMA





**Figure 15:** Subject site as viewed from Chicago Ave looking west from Central Park Ave



**Figure 16:** Aerial view of subject site

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.

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.

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 (NFR) letter that meets applicable future use criteria obtained prior to occupancy.

The Site at 3601W Chicago is known to be a former gas station. That property received an NFR letter from the IEPA dated December 29, 2005, for a Leaking Underground Storage Tank (LUST) Incident. The NFR letter is attached in Appendix D. The Phase I ESA must evaluate this NFR letter and any other related IEPA documents to determine if the NFR is satisfactory for the proposed use or if additional assessment is necessary.

The Developer 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. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) 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.

The City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.



## **TARGET PRICE**

For land not owned by the City, applicants are expected to negotiate in good faith with the owners of the property.

There will be a target price for the private property at 3625 W Chicago Ave. This target price will be determined by an appraisal to be received by the City of Chicago in April 2021. The target price will be equal to the fair market value estimated by the above mentioned appraisal.

The appraised value will assume that the property is free and clear of all improvements and environmental contamination. The allocation of demolition and environmental clean-up costs will be negotiated between the City and the selected respondent; therefore, the proposed purchase price should assume that the property is free and clear of environmental contamination. The appraisal also assumes the property's current zoning.

The target price is not a minimum bid; however, applicants are advised that purchase price is an important consideration in DPD's evaluation of responses to the RFP. For land not owned by the City, applicants are expected to negotiate in good faith with the owners of the property.

# 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. Plans have been prepared for designated Redevelopment Project Areas to ensure that redevelopment activity contributes to the revitalization of the community. Quality-of-life plans have also been developed for certain areas of the city to provide a general guide for development and to describe the long-range planning goals for the community. The following sections describe the zoning regulations and plans that affect the property. Copies of the ordinances and plans are available from DPD.

## 2021 COMMUNITY PLANNING PRIORITIES

### Approach

To understand community priorities, a three-part approach was undertaken. First, past plans were reviewed to identify recurring themes. While each plan examined Humboldt Park from different perspectives, there were consistent mentions of economic and workforce development, walkability, safety, and the renewal of community life.

Community outreach for INVEST South/West began 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 Chicago Ave Corridor was gathered at this meeting and distilled into a Summary Report that has since informed DPD’s planning priorities.

Despite the community outreach challenges posed by the COVID-19 pandemic, DPD has continued ISW outreach efforts on a frequent basis via monthly Community Roundtable meetings that involve community stakeholders, residents, and local elected officials. Members of the Community Roundtable, as well as other stakeholders, also took part in a visioning workshop led by DPD and JGMA that gathered pointed feedback on the community priorities for the RFP Site. The workshop was followed by several key stakeholder interviews to elaborate on feedback from the visioning workshop.

### RECENT STAKEHOLDER OUTREACH INTERVIEWS

- |   |                         |
|---|-------------------------|
| Abraham Fattah, The Ice Cream Bar         | Maurice Fears, YMCA     |
| Bruce Hardy, Children’s Place Association |                         |
| Adrienne Whitney-Boykin, WHPDC            | Nefertari Cutler, WHPDC |



Ellen Moiani, Rowe Clark Academy  
SSA#63 Commissioner

Cathy Krieger, Children's Place Association  
SSA#63 Commissioner

LARGER GROUP SESSIONS (SEE ACKNOWLEDGEMENTS FOR FULL LIST OF PARTICIPANTS)

- » February 2021 Humboldt Park – Chicago Avenue INVEST South/West Community Roundtable
- » February 24, 2021 Humboldt Park – Chicago Avenue Community Visioning Workshop 1
- » March, 2021 Humboldt Park – Chicago Avenue INVEST South/West Community Roundtable
- » April 1, 2021 Humboldt Park – Chicago Avenue Community Visioning Workshop 2
- » 2021 Humboldt Park – Chicago Avenue Community Priorities

While many priorities were captured during the planning process, the following themes were consistently mentioned.

WALKABILITY

Along West Chicago Avenue, there is a strong desire for increased walkability to encourage people to live, shop, visit and enjoy spending time in the neighborhood. Active ground-floor retail with attractive and well-maintained storefronts, coupled with outdoor open space and a branded signage program, would improve conditions.

COMMUNITY SAFETY

Public safety and crime reduction impact community safety and quality-of-life. Creating a sense of safety is important for neighborhood walkability and continued development within Humboldt Park. Addressing the maintenance of under-utilized vacant land along the corridor would help mitigate loitering and support a positive pedestrian experience.

DIVERSITY OF RETAIL GOODS AND SERVICES

Currently, residents travel beyond the community for many basic goods and services. They would prefer to shop at locally owned businesses that are within walking distance. There is also a desire to have more professional services to support business needs, such as health and wellness, pharmacy, banking, and fresh foods and groceries.

CELEBRATION OF COMMUNITY

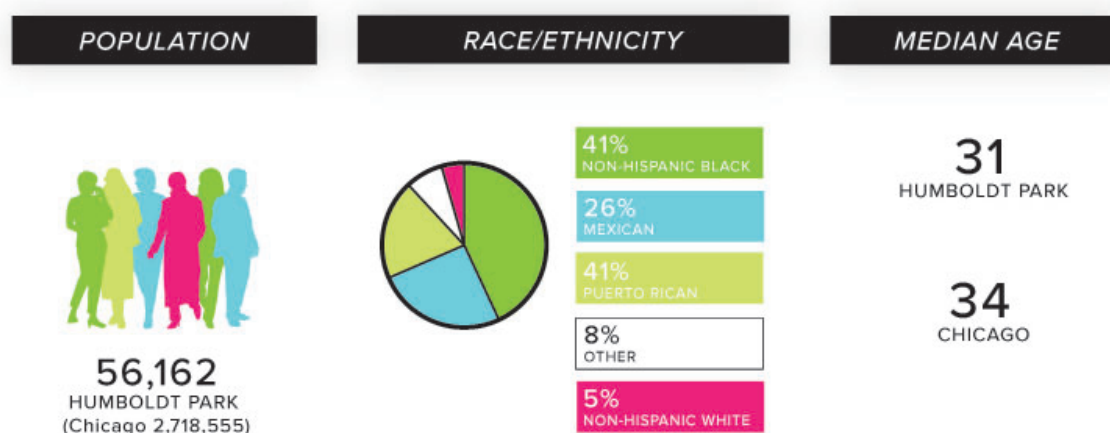
Humboldt Park has great pride in its rich history and would like to see development that leverages its cultural legacy, while creating equitable opportunities for all its residents. There is preference for market-rate development to meet local demand and balance recent investments in affordable housing, while creating vibrancy and economic growth..

## MARKET POTENTIAL

### Demographic Trends

Humboldt Park is dominated by three distinct ethnic groups: Mexicans, Puerto Ricans, and non-Latinx Black. Taken together, these groups compose 90 percent of the ethnic diversity of the neighborhood. As previously stated, the diversity along the Chicago Avenue corridor has been strongly aligned with the black community since before 1960s. Within the entirety of Humboldt Park there are 56,162 residents of which there are roughly 17,141 households. New Home development is a rarity as a sizeable portion of the housing stock (64 percent) is more than 82 years old. The neighborhood is predominately a rental dominated community, with 65 percent renting their home and 35 percent owning their home. The average household size is 3.99, and the median age of the neighborhood is 31.2 years. The sizeable number of residents within Humboldt Park have not attained an education beyond high school graduate/equivalency at 69.4 percent. This has led to a gap in higher waged job training overall that has the community's median income around \$38,593.

#### Who lives in Humboldt Park?



**Figure 17:** Population, Ethnic, and Age Demographics of Humboldt Park  
**Credit:** JGMA

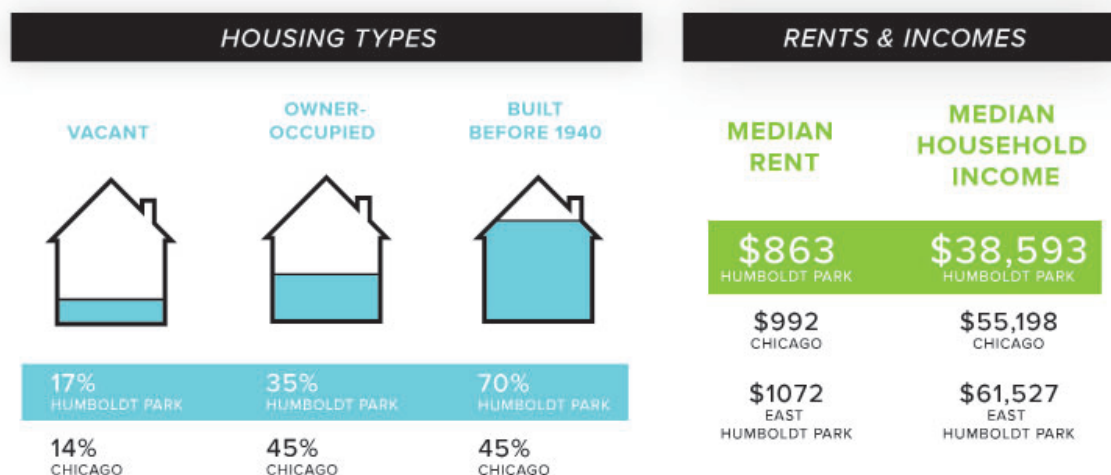
### Market Trends

The primary market area, on Chicago Avenue from Kedzie to Pulaski, is dominated by more than 100 vintage storefronts. About half of these are occupied. Most storefront space rents for between \$10 and \$15 per square foot (PSF) on a gross basis. Looking north to Division Street, between Western and Kedzie, there is a healthy retail strip. There, rents are in the \$12 to \$20 PSF basis, but most lessors are quoting net rents. Further north, on North Avenue from Western to Kedzie, the little data available does not show as strong a rental market as Division. North Avenue vintage storefronts are in the range of \$14 to \$22 on a gross basis. The closer to Western Avenue, the higher the retail rents.

There is strong demand for affordable and market-rate, multi-family housing. Roughly 46.8 percent of the 10,913 households within the community area move every year. Roughly 65 percent of Humboldt Park households within the study area rent their homes, and the median rent is \$863. Market-rate units in a new building would likely attract higher-than-average rents.



## Who lives in Humboldt Park?



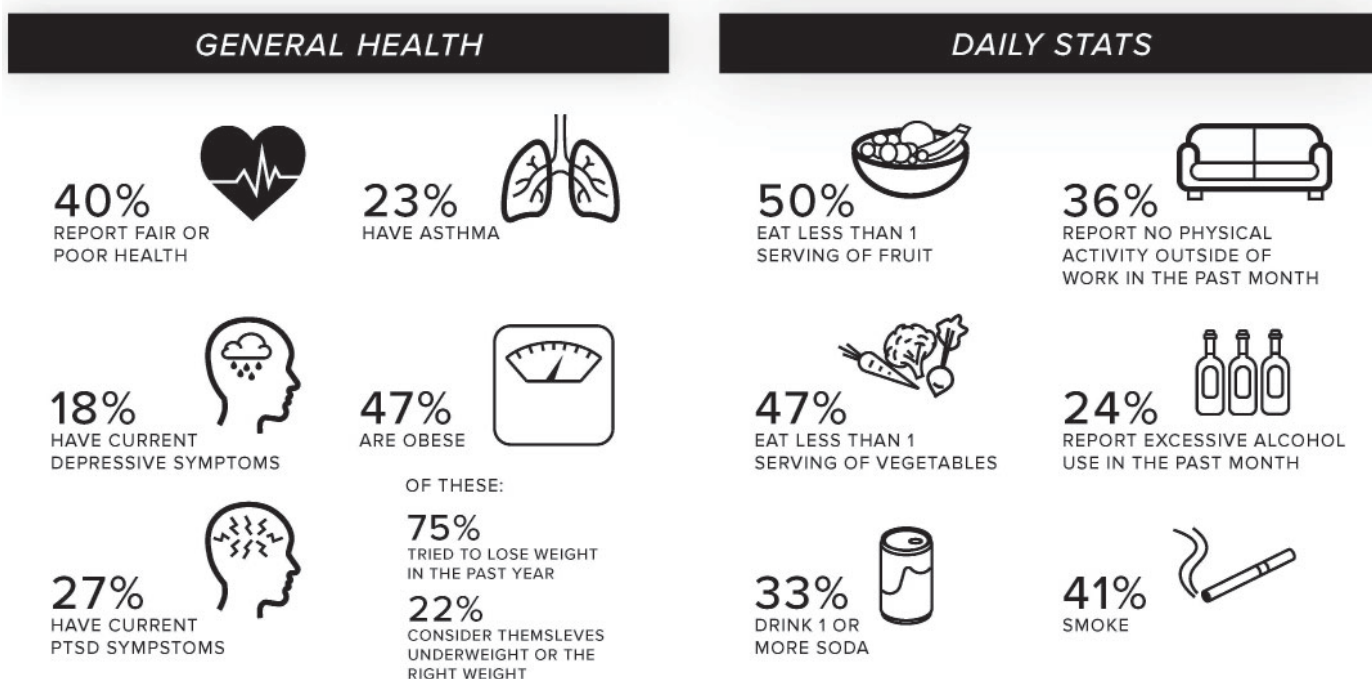
**Figure 18:** Housing Market Demographics of Humboldt Park

**Credit:** JGMA

## Health

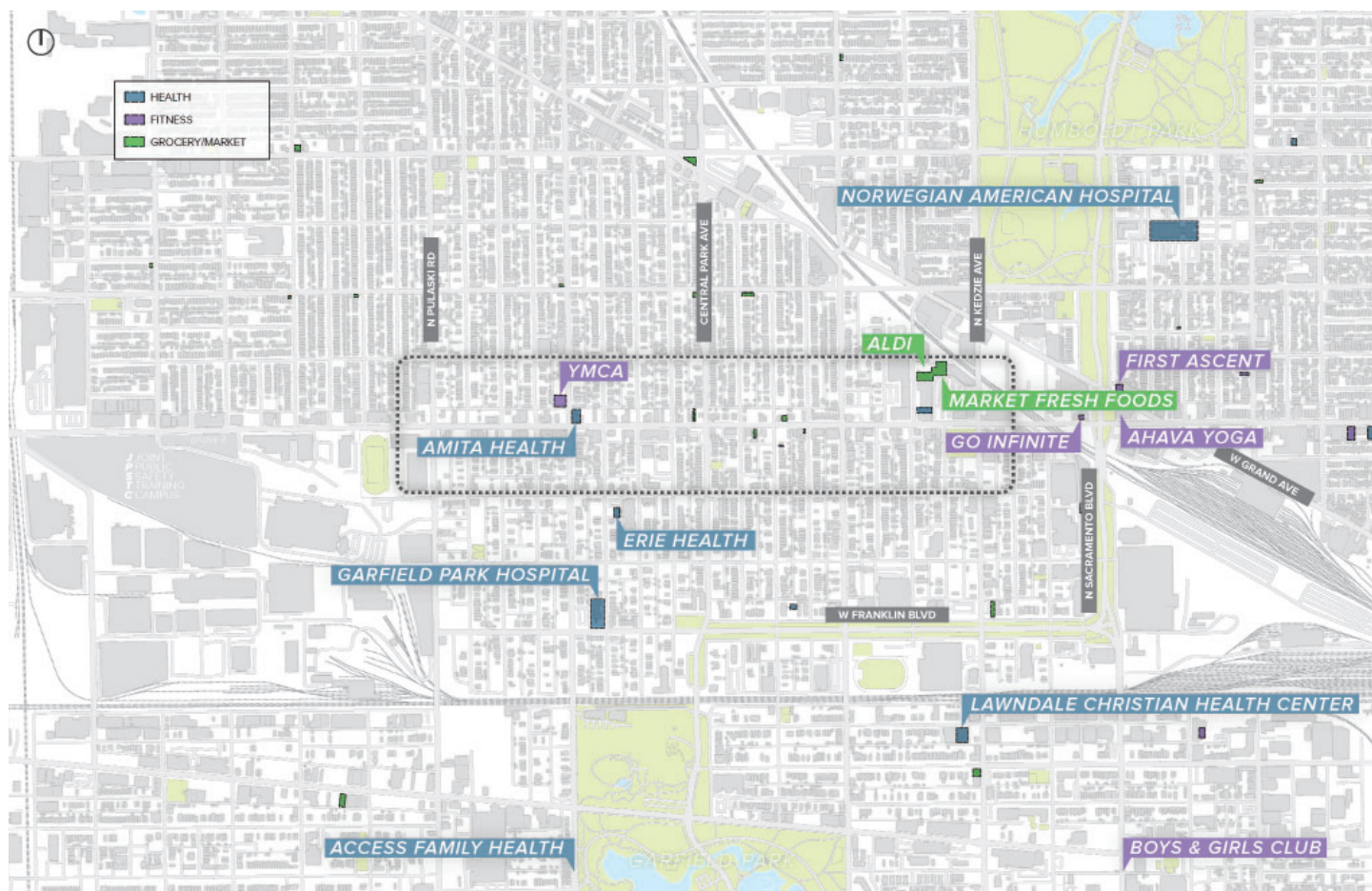
There are some growing health disparities within the community through a combination of factors, primarily a lack of immediate access to a large-scale grocery store, gyms, pharmacies and medical providers. West Humboldt Park is at the cusp of becoming a resource desert for these factors ranging between 1 to 2 miles from the corridor for these various services. Many residents are obese, including 33.5 percent of adults and 27.7 percent of children. About 40 percent report being in fair to poor health, and 36 percent report that they do not engage in any fitness-related activity.

## Who lives in Humboldt Park?



**Figure 19:** Health Demographics of Humboldt Park

**Credit:** JGMA



**Figure 20:** INVEST South/West Chicago Avenue Corridor Wellness Context

## RELEVANT PROJECT AREA PLANS AND CITY INITIATIVES

The RFP and the Invest South/West Initiative build upon recommendations from the 2005 and 2008 Humboldt Park: Staking our Claim, Quality of Life Plan.

### 2005 and 2008 Humboldt Park: Staking our Claim, Quality of Life Plan

Led by the Bickerdike Redevelopment Corporation with assistance from LISC Chicago and the Chicago Metropolitan Agency for Planning (CMAP), the 2005 and 2008 Humboldt Park Quality of Life Plan is a comprehensive community plan that emphasizes the need to stabilize the housing market, attract new commercial businesses and employment opportunities, and improve access to health and wellness, and healthy food, among other recommendations.

The plan identifies Chicago Avenue as one of the neighborhood's key corridors and recommends strategies for improvement around parks, safety, health, housing, and commerce.

### 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 Black and Latinx 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 Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically under-invested communities.

INVEST South/West's definition and framework of community wealth building comes from Democracy Collaborative: "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 Request for Proposals 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 the Appendix.**

### **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 including the Chicago Ave bus corridor. In September 2020, the City released a draft ETOD Policy Plan for public comment, which can be found at [www.chi.gov/etod](http://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 Chicago Avenue development 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/>).

### Gap Financing

The corridor also has development challenges that will need public subsidy to overcome. Although there are positive signs in the current market, the commercial rent isn't high enough to cover the cost of new construction and the challenges facing "brick-and-mortar" retailers in recent years have been exacerbated by the COVID-19 pandemic, which has forced many businesses to close permanently.

The proposed development approach identifies building affordable housing as financially feasible given the potential subsidies available. The development concept have been modeled with affordable units that will be rented to households with incomes at 60% AMI (area median income), with a Chicago median household income of \$63,700. The estimated rent from affordable housing will not cover the construction and operating costs, creating a financial gap. Financial incentives (subsidies, incentives, grants and loans) are being reviewed to fill that financial gap. Incentives under consideration include:

- » Neighborhood Opportunity Fund
- » TIF
- » Enterprise
- » IRS Opportunity Zones
- » New Market Tax Credits
- » Low Income Housing Tax Credits

## REGULATORY CONTEXT

### Zoning

The property is located in B3-2 Neighborhood Shopping District and is considered a Transit-Served Location. This zoning designation will allow for development of the property according to the goals and objectives of the RFP. The City will be supportive of projects that seek re-zoning to better achieve the development goals.

### 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 (CDOT) and Bureau of Forestry for public way requirements. All projects impacting the public way must comply with the CDOT Rules & Regulations regarding restoration and permitting.

### **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 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). 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.

### **Updated Chicago TOD Ordinance (2019)**

The 2019 Chicago TOD Ordinance revision expands the catchment area to include key bus corridors as well as centers equity in transit-oriented development; elevating and prioritizing investments and policies that address socioeconomic disparities in Black and Latinx communities.



## 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 6 (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](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.

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# V. Development 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 development in sympathetic relationship with the surrounding community, accommodating the needs of the community, and fostering additional new development along Chicago 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.

Expand retail options so Humboldt Park residents can shop and dine in their own community.

Create new development that produces opportunities for local wealth creation, by either the participation of Black-owned, local businesses in development and construction and/or local business tenants and property ownership.

Provide public gathering and community space can integrate parking.

## 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 Chicago Avenue as a vibrant and culturally significant corridor where residents can meet their practical needs and gather for social activities.

### ECONOMIC DEVELOPMENT

Pursue opportunities to building community wealth by partnering with Black-owned local businesses throughout the development process (design, engineering and construction) and in the leasing and ownership of the property.

Provide desired community amenities, including revenue-generating businesses such as a restaurant, small-format grocer, café, general merchandise store or other community-serving retail.

Attract new businesses that offer living-wage jobs and emphasize local hiring and career training.

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 Black-owned, local businesses as tenants for new commercial space.

Improve public safety by developing a new node of activity on the Chicago Ave corridor that increases eyes-on-the-street and generates positive social interaction

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 Black heritage of the neighborhood.

**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 should contain active uses such as retail, food service, and social spaces. Residential space on upper floors will promote an active street.

Design Excellence for the community

Identify opportunities to provide spaces that support local economic development. For example, a small, flexible space for “pop-up” retail, food, or events would support local entrepreneurs.

Celebrate the authenticity of the urban fabric of the neighborhood and provide a space for cultural Expression for residents through murals and public art.

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 Chicago Avenue, while private uses (e.g. residential entries) should be accessed from the side streets.

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.

Whenever possible, create open spaces that are accessible and inviting to the public 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 gradually transition by stepping down to better relate to adjacent buildings.

When creating massing options, investigate several variations that maximize natural light and determine if elements can be integrated into the final design.

Identify opportunities for outdoor space, including porches, 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 and “holding” the corner include blunting the corners of the facade so that two facades are blended into one, 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.

## FACADE

- » 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, and appropriate for use on the primary street-facing façade.

## 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.

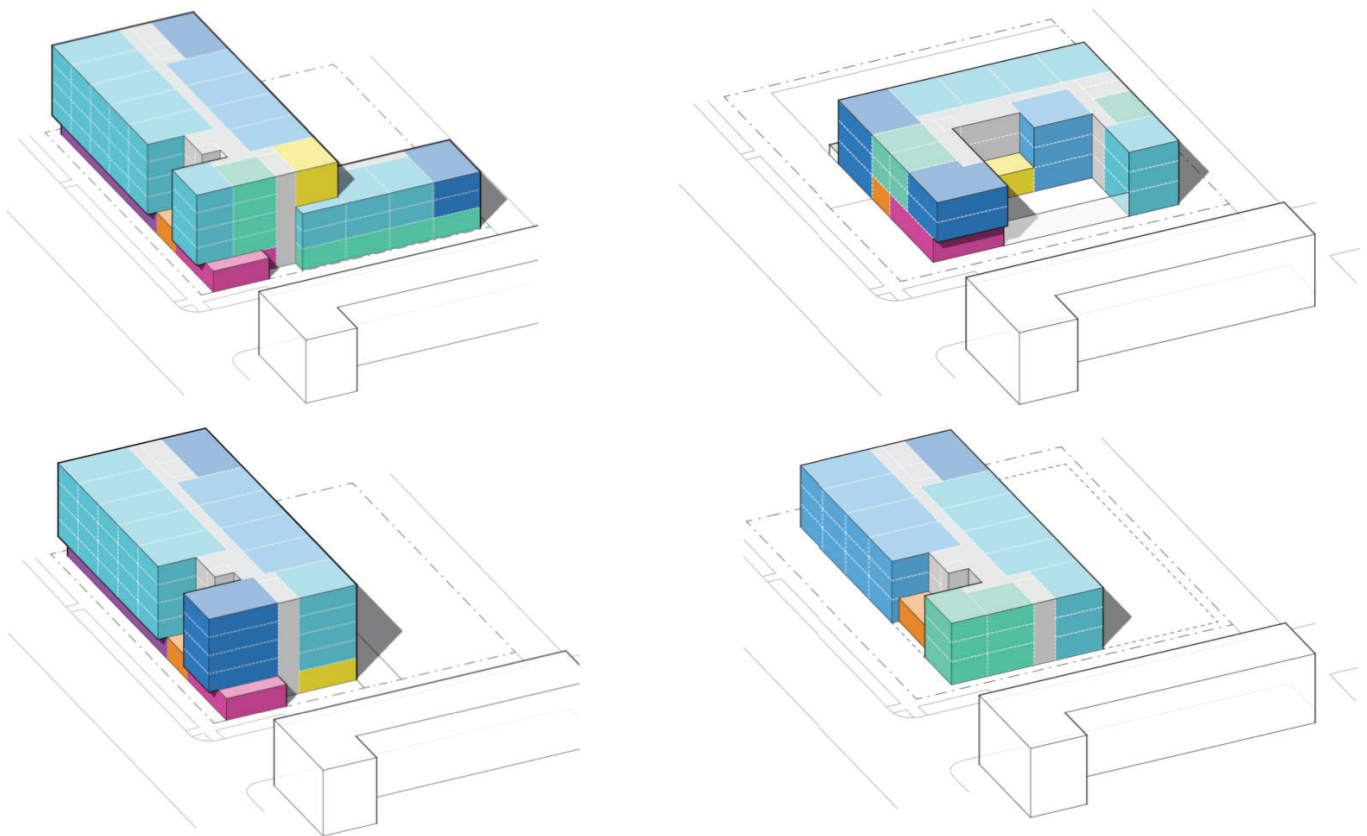
Install pedestrian amenities such as seating, lighting, wind blocks, overhead canopies, and receptacles where there is high pedestrian traffic or active gathering areas. These elements should be located either within site boundaries or within the parkway.

Allow for an open visual field within the public realm for both safety and accessibility.

### 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.



**Figure 21:** An example image showing multiple massing options that engage a site in different manners

**Credit:** Studio Dwell, Brooks + Scarpa



## DEVELOPMENT VISION

Through diligent analysis, and community engagement, it has been determined that this project, at the heart of the Chicago Avenue corridor, will set a cornerstone development and catalyze future investments to both the east and the west. This location at Chicago Avenue and Central Park Avenue is ripe with both stakeholders rooted in the community, including Rowe-Clark Math & Science Academy, West Humboldt Park Family & Community Development Council, and The Children's Place Association's Chicago Family & Supportive Services. , and anThe opportunity site supplemented by the inclusion of the Neighborhood Housing Services (NHS) property. As such, development proposals should consider iconic designs that mark the corridor center, providing opportunities for equity to the local community, respect stakeholders and neighbors, and pay homage to the culture of the community and vibrant commercial activity that once stood here.



**Figure 22:** Aerial Rendering of Development Vision

**Credit:** JGMA

## Proposed Land Uses and Programs

Proposed uses for the Chicago Avenue Corridor site have been shaped by a market analysis, discussions with the community, and the needs of NHS.

Ground-level commercial space with a combination of retail and community services including Neighborhood (non-chain) grocery, restaurants, or cafés with healthy, fresh food options; pharmacies, banks, business services / office supply merchandise.

NHS office and education space, dedicated parking, and outdoor plaza event/market space. Selected respondents will work with NHS to establish specific programmatic needs.

Multi-family, affordable residential units with a mix of unit sizes.

## Site Priorities

Through a series of Humboldt Park Neighborhood Roundtable meetings, community Visioning Workshops, and engagement with NHS, the following priorities have been identified for the project site:

Necessary parking should be congruent with plaza event/market space and be designed to be a multi-functioning extension of the plaza.

Necessary parking area should NOT be conventional asphalt, but should consider it as a public, pedestrian space. Possibilities to achieve this include permeable pavers or colored thermoplastic road paint to unify the spaces with a visual interest and inviting sense of place.

Parking, plaza, and open space may engage with Chicago Avenue to mark its presence, but not dominate the street frontage.

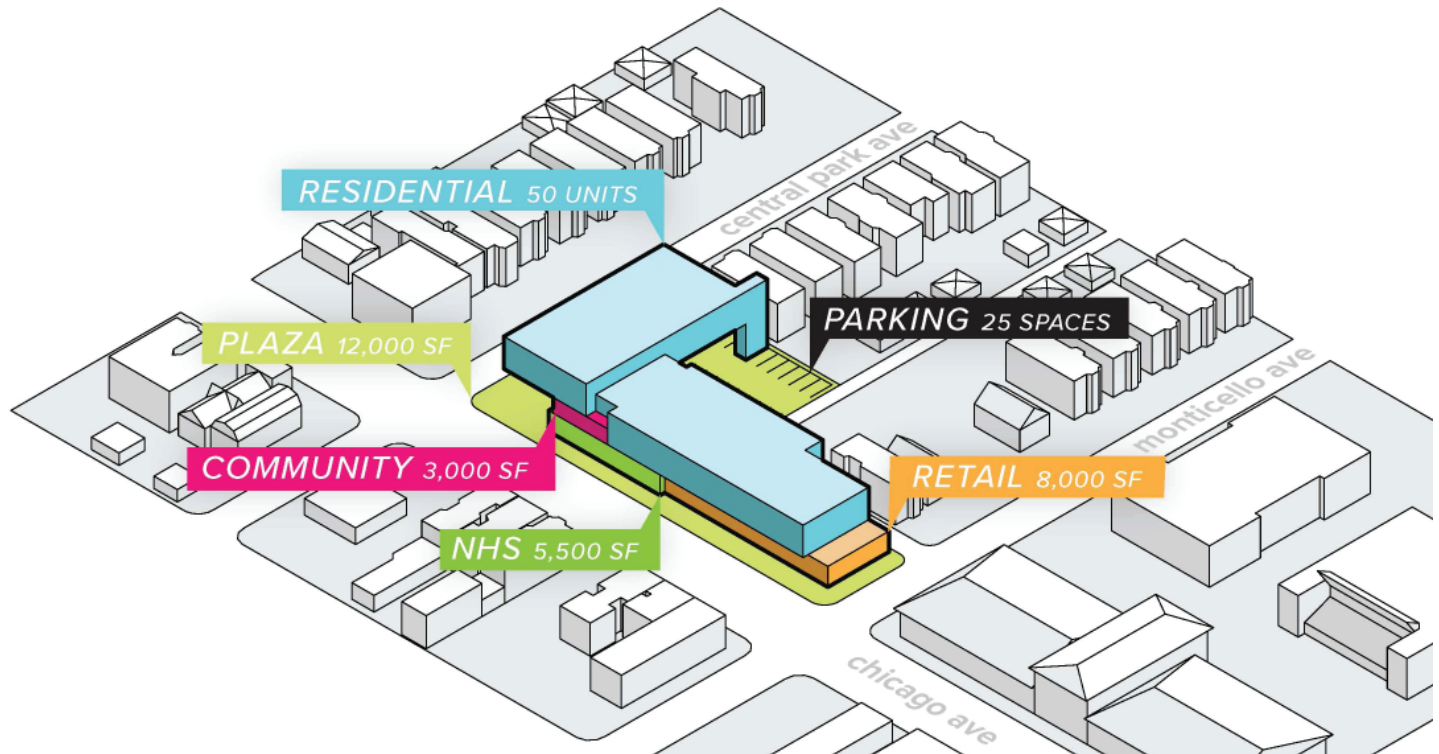
The existing alley which connects to Chicago Ave and bisects the site may be relocated within the site property and connect to Monticello Ave or Central Park Ave, so long as it continues to serve all existing residential.

Above the ground-level, the building massing should incorporate relief or movement to avoid an out-of-scale, uninterrupted façade.

Project could incorporate opportunities for murals, which are frequently seen along the corridor.

A rooftop amenity space should be provided for the residential units and NHS. Programs for the rooftop amenity should include options of the following: community garden, event space and recreation.





**Figure 23:** Program Diagrammatic Axon

**Credit:** JGMA



**Figure 24:** Diagrammatic Site Plan

**Credit:** JGMA



## Design Vision

The site design strategy is aimed at creating a more vibrant and walkable corridor. While this is ultimately a corridor-wide goal that will rely on coordination and collaboration between the City and private landowners, the individual project will respond to enhancing that experience by expanding the public realm and activating the ground level while providing residential that will help support businesses along the corridor and activate the current and future public spaces.

## HOUSING

The 3601 W. Chicago Ave. development will offer a responsible range of housing options as well as a diversity of design approaches to promote innovation, creativity, and sustainable housing, employing high-quality materials and state-of-the-art construction methods that reflect and celebrate the character and aesthetics of the community. To the greatest extent possible, residential units should incorporate the greatest number of features and amenities appropriate for living in an urban setting.

New housing is intended to enrich the activity of the corridor and foster an environment where people want to live, work, and play



**Figure 25:** Preferred concept rendering

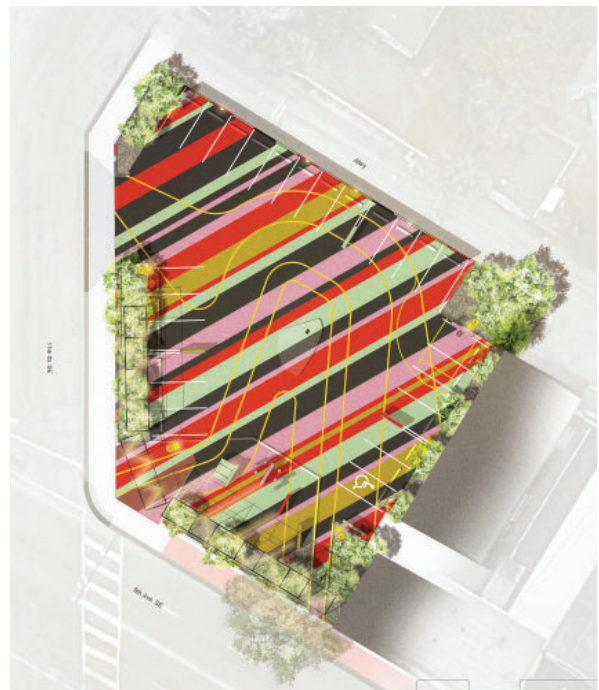
**Credit:** JGMA

## RETAIL & SERVICE

Ground-floor commercial and retail should have a neighborhood focus rather than a focus on national chain entities with the goal of expanding the opportunity for locally owned business to participate in the success of the corridor. Care should be taken to ensure that the mix of tenants meet the needs of the community. The design of this space should serve to activate the adjacent streetscape through transparency and interaction with outdoor spaces. Smaller, leasable spaces should be considered to encourage growth of local businesses

## OPEN SPACE & PUBLIC ART

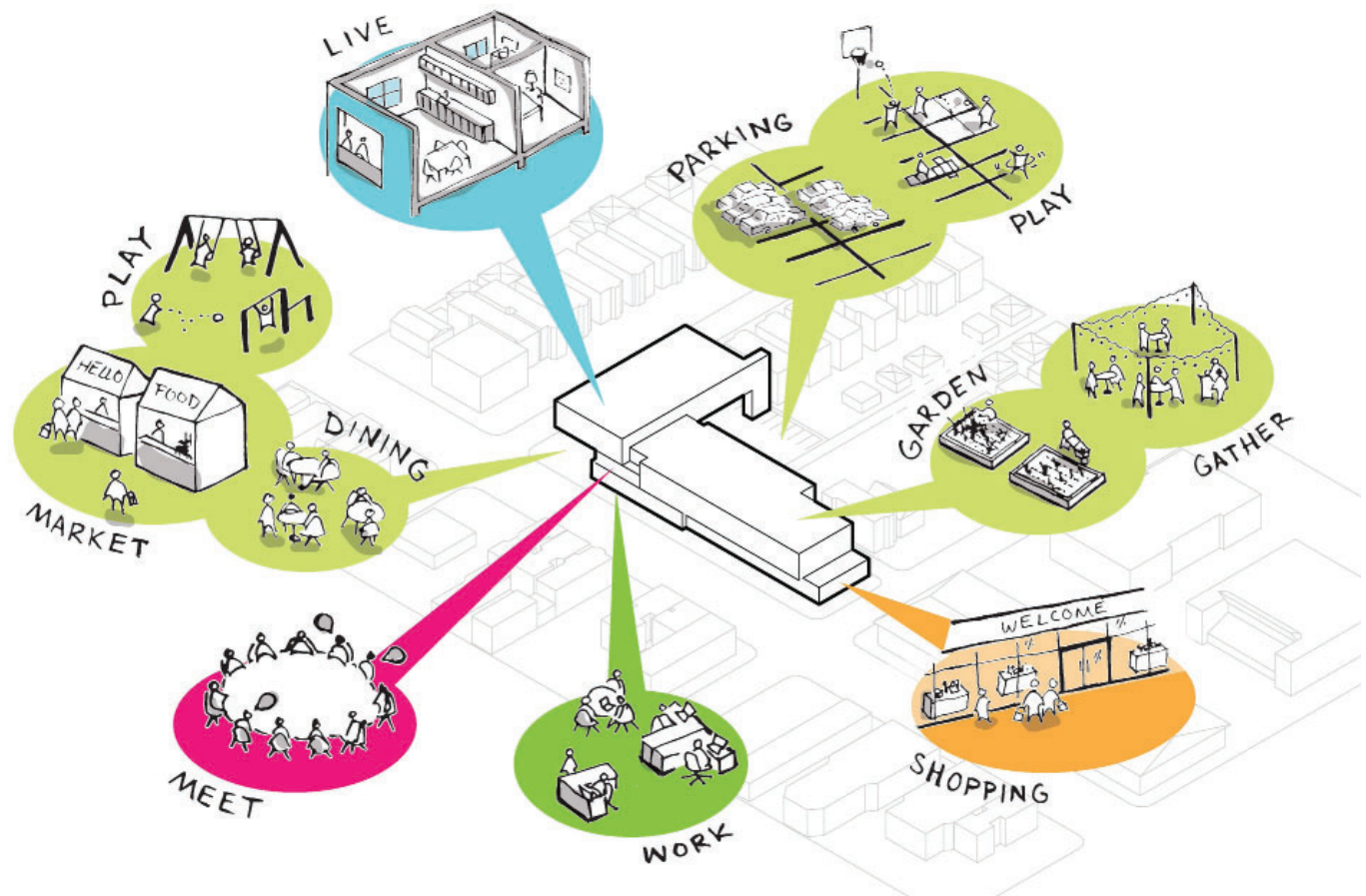
An enhanced public realm will be created along the project site at 3601 W. Chicago Ave. through a thoughtfully designed urban streetscape. The pedestrian experience will be prioritized and enlivened by creating flexible outdoor gathering spaces connected by safe walkable sidewalks while providing functional uses and personal comfort for residents. Key open space will be enlivened with the inclusion of public art and murals celebrating significant people, events, places, and cultures of Humboldt Park – past and present.



**Figure 26:** Park Park

**Credit:** Public City Architecture





**Figure 27:** Program Sketch Diagram

**Credit:** JGMA

### VEHICULAR CIRCULATION & PARKING

Accessory parking will be provided in accordance with city requirements and market demand. The site qualifies as a Transit Served Location per the Zoning Ordinance. Project parking should be located toward the rear (south) of the site and should avoid negatively impacting the pedestrian experience along West Chicago Avenue and the viability of the ground floor commercial space to the greatest extent possible. Uncovered lots should be designed with adequate attention to aesthetics, landscaping, and on-site stormwater management in mind.



# VI. Finance & Development Incentives

## FINANCIAL PRO FORMA

### Development Program

Based on the community's preferred development concept, the City has modeled a mixed-use new construction development on the Site. A 50-unit, affordable housing project was modeled with 8,000 square feet of commercial/retail, 3,000 of Community Amenity Space, and a 5,500 square foot Westside Hub office for NHS. **This model does demonstrate a financial gap.**

Please keep in mind, DPD will only consider proposals that incorporate both parcels and integrates the Westside Hub requirements specified by NHS.

Development Program		
Use	Square Feet	Units
Commercial	8,000 sf	
Residential	50,000 sf	50 units
Community Amenity	3,000 sf	
NHS Westside Hub	5,500 sf	
<b>Total Built SF</b>	<b>66,500 sf</b>	
<b>Total Land Area</b>	<b>29,500 sf</b>	

**Figure 28:** Development program

### Funding Implications

Given the market conditions in Humboldt Park, it is difficult for new construction to achieve financial feasibility without significant financial assistance. The proposed development approach identifies building affordable housing as financially feasible due to the potential subsidies available. The goal is to create affordable housing products to support 60% AMI (area median income), where the Chicago median income is \$63,700 and 60% AMI is \$38,220. The estimated rent from affordable housing will not cover the construction and operating costs, creating a financial gap.

The preferred development concept was analyzed to determine the amount of combined City financing needed to complete the project. As shown in the pro forma tables, an estimated "non-serviceable gap" of about **\$10,757,706** has been identified.

Pending a more rigorous underwriting process, the City is prepared to provide assistance as needed to complete the proposed project that best meets the development goals of the RFP.

**Financial Pro Forma**

<b>SOURCES</b>	<b>\$</b>	<b>%</b>
Debt Capacity	\$ 3,373,828	17%
Equity	\$ 1,440,777	7%
LIHTC - 4%	\$ 4,552,690	23%
Non Servicable Gap	\$ 10,757,706	53%
<b>Total</b>	<b>\$20,125,000</b>	<b>100%</b>

<b>USES</b>	<b>\$</b>	<b>%</b>
Acquisition Cost	\$1,403,500	7%
<i>Land</i>	\$350,000	24.9%
<i>Site Prep</i>	\$590,000	42.0%
<i>Financing &amp; Fees</i>	\$463,500	33.0%
Hard Cost	\$17,367,500	86%
<i>Commercial</i>	\$3,367,500	19%
<i>Residential</i>	\$14,000,000	81%
Soft Cost	\$1,354,000	7%
<i>Commercial</i>	\$54,000	4%
<i>Residential</i>	\$1,300,000	96%
<b>Total</b>	<b>\$20,125,000</b>	<b>100%</b>

<b>OPERATING PRO FORMA</b>	
Gross Rentable Revenue	\$757,200
Effective Rental Income	\$769,759
Total Operating Expenses	\$(434,475)
Net Operating Income (NOI)	\$313,284
Debt Payment	(\$169,206)
<b>Cash Flow</b>	<b>\$144,078</b>

**Figure 29:** Financial pro forma

## DEVELOPMENT INCENTIVES

### Federal Incentives

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

#### OPPORTUNITY ZONE

The subject property is in a census tract that has been designated an opportunity zone. Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

If the QOF investment is held for longer than five years, there is a 10% exclusion of the deferred gain. If held for more than seven years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

### Cook County Incentives

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

#### 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 (10%) percent of fair market value for the first ten years, fifteen (15%) percent for the eleventh year, and twenty (20%) percent 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.

### City Incentives

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

#### ENTERPRISE ZONE

The subject property is located in Enterprise Zone 2. 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](http://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 percent of the units for sale to or occupancy by households with incomes no greater than 60 percent of the Chicago Area Median

Income for rental developments, or no greater than 100 percent of the Chicago AMI for for-sale developments, and 10 percent of the units for sale to or occupancy by households with incomes no greater than 50 percent of the Chicago Area Median Income for rental developments, or no greater than 80 percent 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 underserved 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.

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](http://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 nonTIF 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](http://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>.

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# 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 13, 2021, at 2:00 p.m. C.S.T. virtually via Zoom**. Meeting invites will be sent to applicants who register via this website: <https://www.chicago.gov/investsw>. Attendance is not required, but is 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/investsw>. In addition, questions should be directed to Ernest Bellamy- West Region Planner / Project Manager - at [Ernest.Bellamy@cityofchicago.org](mailto:Ernest.Bellamy@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.

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. If a multi-parcel RFP, clearly identify the parcels proposed for purchase. 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 Appendix, immediately following the cover letter.

### 2. Respondent's Organization

This section must provide information concerning the respondent's organizational form. 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 revised 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 landmark firehouse as appropriate
- f. 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 Appendix. 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 appendix).
- 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 six 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 appendix 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: Ernest Bellamy, Assoc. AIA - Planner, West Region

The outside of each envelope must be labeled as follows:

Request for Proposals  
For the Purchase and Development of  
3601-25 W Chicago Ave  
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(s) may be amended or revised in order to best serve the city's interests. The selected 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 and permission for conveyance of the property. Following City Council approval, DPD will have authority to enter into the redevelopment agreement and there will be authority for the property to be conveyed 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 an identified community area 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.

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 Black and Latinx; 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 Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx 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 South and West 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 Chicago<sup>1</sup>. 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; and

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<sup>1</sup> 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%.

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)

### **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:

- » 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 and community feedback.

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 Latinx 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 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, and conveys the land to, 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 - Chicago Avenue INVEST South/West Roundtable**

As part of the INVEST South/West Initiative, a Humboldt Park - Chicago Avenue Neighborhood Roundtable was assembled by the Department of Planning and Development (DPD). This group of stakeholders includes local Aldermen, community organizations, institutional leaders, business owners, and residents. This group also participated in the February 2021 and April 2021 Visioning Workshops, 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 Walter Burnett, 27th Ward
- » Alderman Emma Mitts, 37th Ward
- » Reginald Stewart, Chief of Staff – 27th Ward
- » Mary E. Phillips, Chief of Staff – 37th Ward
- » Alicia Ivy, Admin. Assistant – 27th Ward
- » Adrienne Whitney-Boykin, West Humboldt Park Development Council
- » Nefertari Cutler, West Humboldt Park Development Council
- » John Groene, Westside Hub Director, Neighborhood Housing Services of Chicago
- » Quentin Love, Turkey Chop
- » Abraham Fattah, The Ice Cream Bar
- » Ken Johnson, Bro N Laws Barbeque
- » Ellen Moriani, Noble Network of Charter Schools
- » Maurice Fears, YMCA, Kelly Hall
- » Cathy Krieger, The Children's Place Association
- » Bruce Hardy, The Children's Place Association
- » Franklin Williams, Headliners Barbershop
- » Sam Abuaqel, Income Patriot Tax Service
- » Dr. Michael Early
- » Shirley Rodgers
- » Keith D. Muhammad
- » Francis Simmons-Ellis
- » Jonathan L. Klein, Barr Management
- » Denis Vulich, VCOR Asset Management



### **Pro-Bono Consultant Team**

A pro-bono consultant team was assembled through a partnership between DPD and the Chicago Central Area Committee (CCAC). This team of designers, planners, and real estate professionals assisted DPD with engaging stakeholders to collectively create and express the development vision for the site. The Humboldt Park - Chicago Avenue CCAC team is summarized below.

- » Chicago Central Area Committee (CCAC)
- » JGMA - TEAM LEAD - Urban Planning & Design
- » Integra Realty Resources - Market Analysis
- » The Belgravia Group - Real Estate Analysis
- » McHugh Construction - Construction Analysis

