

CITYWIDE ADOPT-A-LANDMARK FUND

Up to \$6 million in grants available

Presented on June 16, 2021 via Zoom

Info session at 1 p.m. Wednesday, June 16
Learn more and apply by Monday, Aug. 16
www.chicago.gov/aal

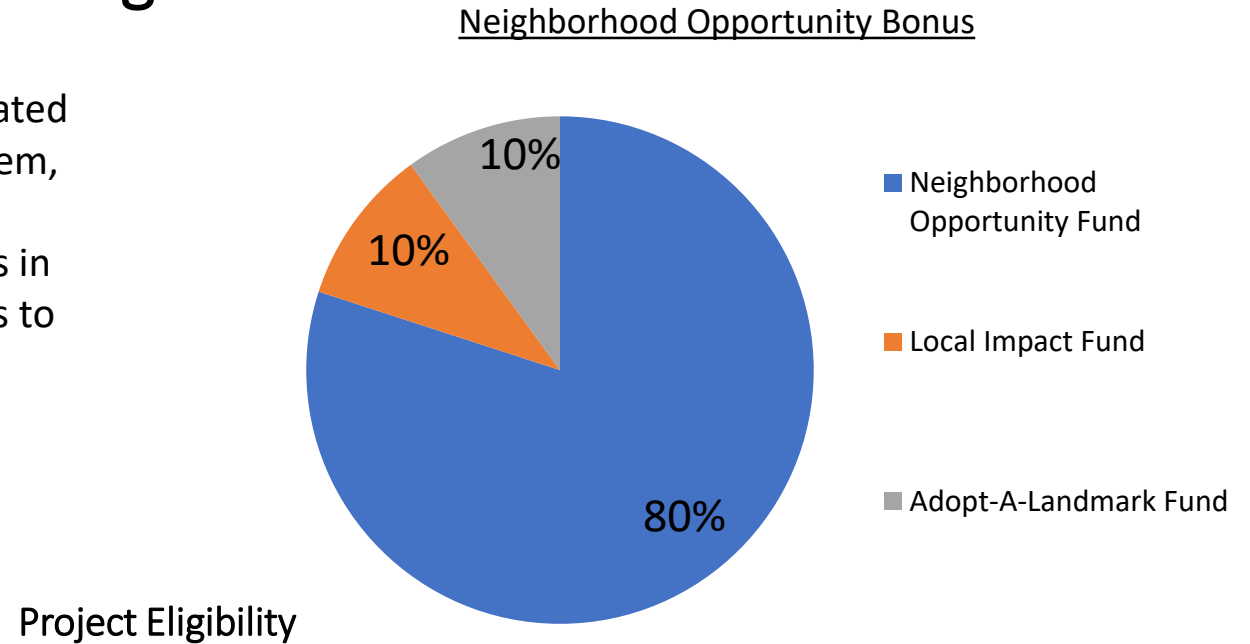


DPD



Citywide Adopt-A-Landmark Fund Background

- Funds for the Adopt-A-Landmark program are generated by the Neighborhood Opportunity Bonus (NOB) System, established in 2016, through the Zoning Code
- The NOB System offers increased development rights in Downtown Zoning Districts in exchange for payments to the three NOB Funds



Project Eligibility

Adopt-a-Landmark Fund projects must meet the following conditions (17-4-1006-C Use of Funds):

- Projects must be consistent with landmark guidelines
- The Commission on Chicago Landmarks (CCL) must approve the scope of work and associated budget
- Funds must be used for substantial interior or exterior renovation work that is visible from a public *street* or within a portion of the interior that is open to the public. Such work must exceed normal maintenance work
- The Department of Planning and Development will give priority to projects that have not been completed and that address exterior envelope issues. **The Department may also establish other funding priorities by rule.**

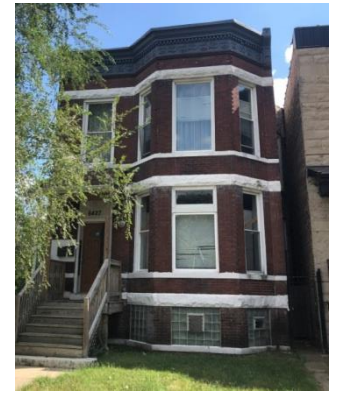
2021 Adopt-A-Landmark Funding Priority

FUNDING PRIORITY: Neighborhood Anchors and Neighborhood Commercial Buildings

Neighborhood Anchors –

Neighborhood anchors could be individually designated Chicago landmarks or contributing buildings within designated Chicago landmark districts. These types of buildings will be targeted for the positive stabilizing role they play in so many neighborhoods. A neighborhood anchor landmark building is a center or an aspiring center of community life. It can be a gathering place for residents of a neighborhood either formally, through for example, the provision of programmed social services or religious events or informally, through spontaneous gatherings. Some examples of neighborhood anchor landmark buildings include institutions, legacy businesses, field houses, restaurants, religious buildings and similar social gathering places.

Neighborhood Anchor Examples:



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Neighborhood Commercial Buildings-

Neighborhood commercial buildings could be individually designated Chicago landmarks or contributing buildings within designated Chicago landmark districts. These landmark buildings will be targeted for the positive role they play in promoting pedestrian activity, small business establishments and local commerce. Neighborhood commercial landmark buildings are generally small-scale commercial buildings and or mixed-use buildings with residential uses on upper floors and ground floor retail/commercial uses.

Neighborhood Commercial Examples:



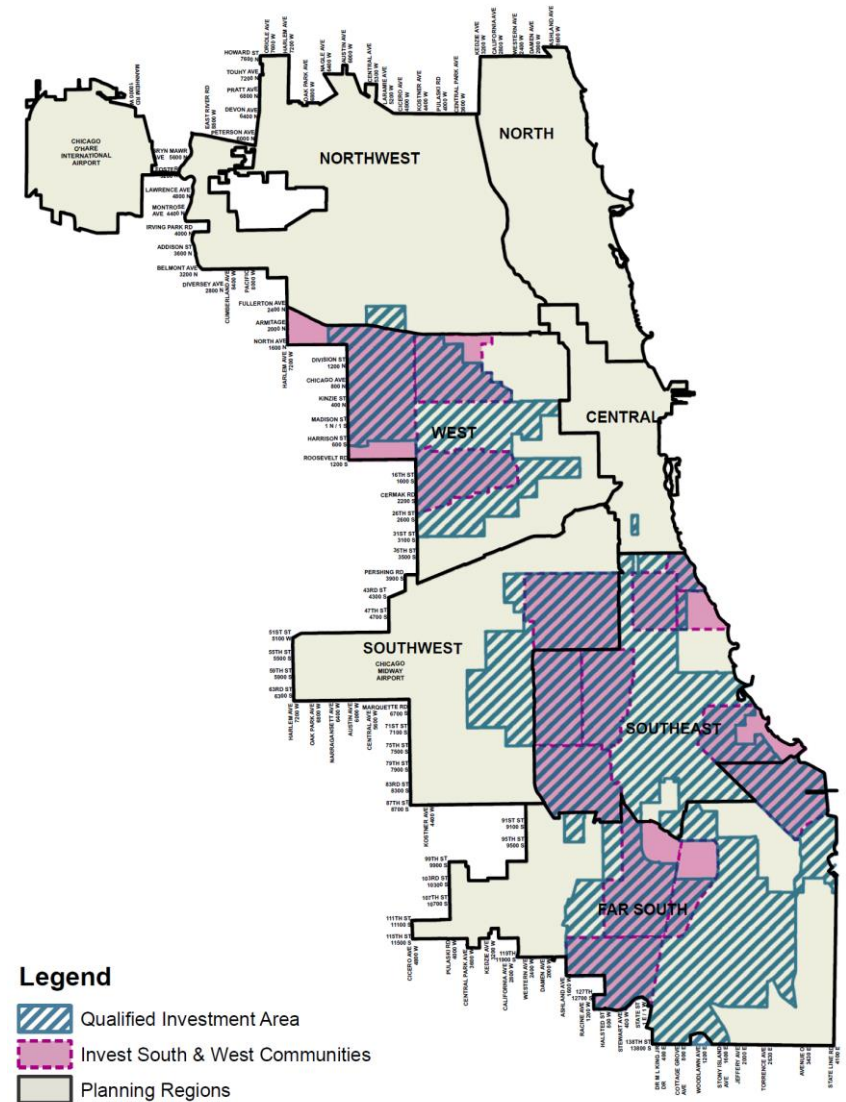
2021 Adopt-A-Landmark Funding Priority

FUNDING PRIORITY: Neighborhood Anchors and Neighborhood Commercial Buildings

Evaluation Criteria (DPD will evaluate projects based on how many of the following 7 criteria are met)

- Projects that have not been completed and that address exterior envelope issues.
- Projects that are located within Qualified Investment Areas with priority to projects that are also in the Invest South/West Community Areas.

Neighborhood Anchors and Commercial Landmarks



2021 Adopt-A-Landmark Funding Priority

FUNDING PRIORITY: Neighborhood Anchors and Neighborhood Commercial Buildings

Evaluation Criteria (DPD will evaluate projects based on how many of the following criteria are met)

- Projects that leverage additional project investment such that the requested Adopt-a-Landmark funds fill financing gaps.
- Projects that will have a positive, catalytic impact on the community in which they are located. The impact may be in the form of new permanent jobs created, commercial leasing to new businesses, providing new services (e.g. soup kitchen, adult education/training, after school programs, child-care services), etc.



2021 Adopt-A-Landmark Funding Priority

FUNDING PRIORITY: Neighborhood Anchors and Neighborhood Commercial Buildings

Evaluation Criteria (DPD will evaluate projects based on how many of the following criteria are met)

- Projects that address /prevent further deterioration of the subject property's structural and architectural integrity caused by natural misfortune (storm damage, fire, flooding, etc.), or buildings that are situationally threatened as determined on a case-by-case basis.
- Projects that will rehabilitate vacant or underutilized buildings to make them ready for occupancy or improve their occupancy. This may include an interior and exterior scope of work with Adopt-a-Landmark funds to be used for qualified exterior work.
- Projects that are “shovel ready” and will be completed in 2 years.



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- Projects that are located within Qualified Investment Areas with priority to projects that are also in the Invest South/West Community Areas.
- Projects that leverage additional project investment such that the requested Adopt-a-Landmark funds fill financing gaps.
- Projects that will have a positive, catalytic impact on the community in which they are located. The impact may be in the form of new permanent jobs created, commercial leasing to new businesses, providing new services (e.g. soup kitchen, adult education/training, after school programs, child-care services), etc.
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- Projects that will rehabilitate vacant or underutilized buildings to make them ready for occupancy or improve their occupancy. This may include an interior and exterior scope of work with Adopt-a-Landmark funds to be used for qualified exterior work.
- Projects that are "shovel ready" and will be completed in 2 years.

2021 Adopt-A-Landmark Program – Submission Requirements

- Letter requesting the funds and a narrative of the project that describes the overall project; the project timeline, including start/end dates and any time constraints affecting the project, as well as an explanation of why Adopt-a-Landmark funds are needed.
- 11" x 17" existing and proposed plans, elevations and details of the project to the extent available; 3D color renderings as applicable.
- Itemized project budget and written scope of work. The budget should separate hard costs from soft costs and must include line items for title company escrow fees and a third party A/E firm to monitor disbursements of escrow funds. Please also identify the basis of the cost estimates for the proposed work (e.g. A/E estimates, contractor's estimate, bids, etc.). Projects needing Adopt-a-Landmark Fund grants over \$250,000 must comply with the City's M/WBE and local hiring requirements and applicable Illinois prevailing wage requirements.
- Identified sources of funds, as applicable, for project costs not covered by Adopt-a-Landmark funds, as well as other project phases if the project requesting Adopt-a-Landmark funds is one phase of a multi-phase project.

2021 Adopt-A-Landmark Program – Submission Requirements

- Photographs of the property and areas of the proposed work.
- Exterior wall condition assessment report and Department of Building violations, as applicable.
- List of consultants/contractors/professionals to be retained and their credentials, relevant past experience with historic buildings projects, etc.
- List of any other financial incentives received, or that may be received (application submitted or to be submitted) for the project.
- Economic Disclosure Statement and Affidavit (EDS). Please note on pages 1-2 of the EDS, the applicant as well as each entity holding a beneficial ownership interest, as defined therein, must complete an EDS. EDS forms can be found on the City's website at chicago.gov/eds.
- Documentation or other information to address the funding priority and evaluation criteria listed on page 4.

2021 Adopt-A-Landmark Program

Due Date

8/16/21 – Applications Due (4:00 pm)

<http://www.chicago.gov/aal>

landmarks@cityofchicago.org

Adopt-a-Landmark Fund

2021 APPLICATION

The Adopt-a-Landmark Fund provides grants to support the restoration of designated landmark buildings and structures throughout Chicago.

The funds are generated by downtown construction projects that contribute to the Neighborhood Opportunity Bonus system.



PROJECT ELIGIBILITY

Properties that qualify for Adopt-a-Landmark grants include individually designated landmarks and contributing buildings in designated landmark districts. Adopt-a-Landmark Fund projects must meet the following conditions:

- Restoration projects must be consistent with Commission on Chicago Landmarks (CCL) standards and guidelines
- Scope of work must involve an exterior renovation that's visible from the street or interior work that's accessible by the public, and routine maintenance is not eligible
- The CCL must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process

REVIEW PROCESS

The Department of Planning and Development (DPD) will review all complete applications based on the criteria listed on page four. Applications selected to receive Adopt-a-Landmark Fund grants shall be presented to CCL for review and approval of the scope of work and associated budget. Projects selected that seek grants that exceed \$250,000 will require approval of the City Council.

The property owner of the landmark receiving the funds must enter into an agreement with DPD and CCL regarding the manner in which the funds will be used. Any funds that have not been used upon completion of the restoration project shall be returned to the Adopt-a-Landmark Fund and applied to other eligible landmark restoration projects.

SUBMISSION PROCESS

Anyone interested in applying can attend a pre-submission meeting, which will take place on Zoom at 1 p.m. on Wednesday, June 16, 2021. [Registration is open now.](#)

Applications are due by 4 p.m. on Monday, Aug. 16. Applications should include one hard copy and a USB drive containing all application materials, and submitted to Department of Planning and Development, Adopt-a-Landmark Fund, 121 N. LaSalle St., Room 1000, Chicago, IL 60602.

Questions on the application and the submittal process can be directed to Historic Preservation staff at landmarks@cityofchicago.org.