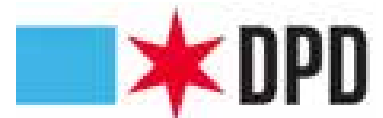


INVEST South/West RFP Summary

North Lawndale – 4300 W Roosevelt Road



DPD@cityofchicago.org

Roosevelt & Kostner RFP

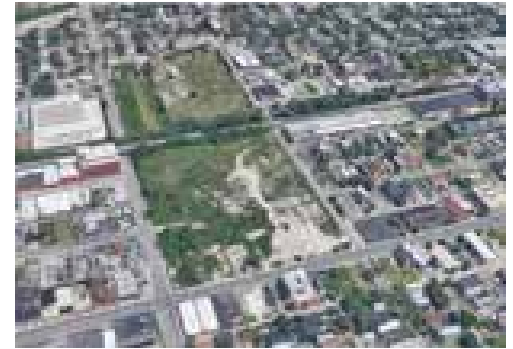
Site Description:

The 20.8-acre site at Roosevelt Road and Kostner Avenue in North Lawndale is the largest piece of vacant land on the West Side of Chicago. A September 2020 Request for Proposals (RFP) issued by the Department of Planning and Development will provide an opportunity to redevelop the property with improvements that benefit community stakeholders.

The primary goal of the RFP is to redevelop this former industrial site with job-generating opportunities for local residents, according to community priorities. Its redevelopment should create opportunities for local wealth creation, either through the participation of local developers in the development and construction and/or partnerships with local organizations, local business tenants, and local property ownership opportunities.

Responses to the RFP are also expected to mitigate potentially negative impacts involving traffic and circulation resulting from construction and future uses. The site should be thoughtfully designed, include public open spaces, and promote community wellness. The RFP includes a development concept that illustrates these priorities.

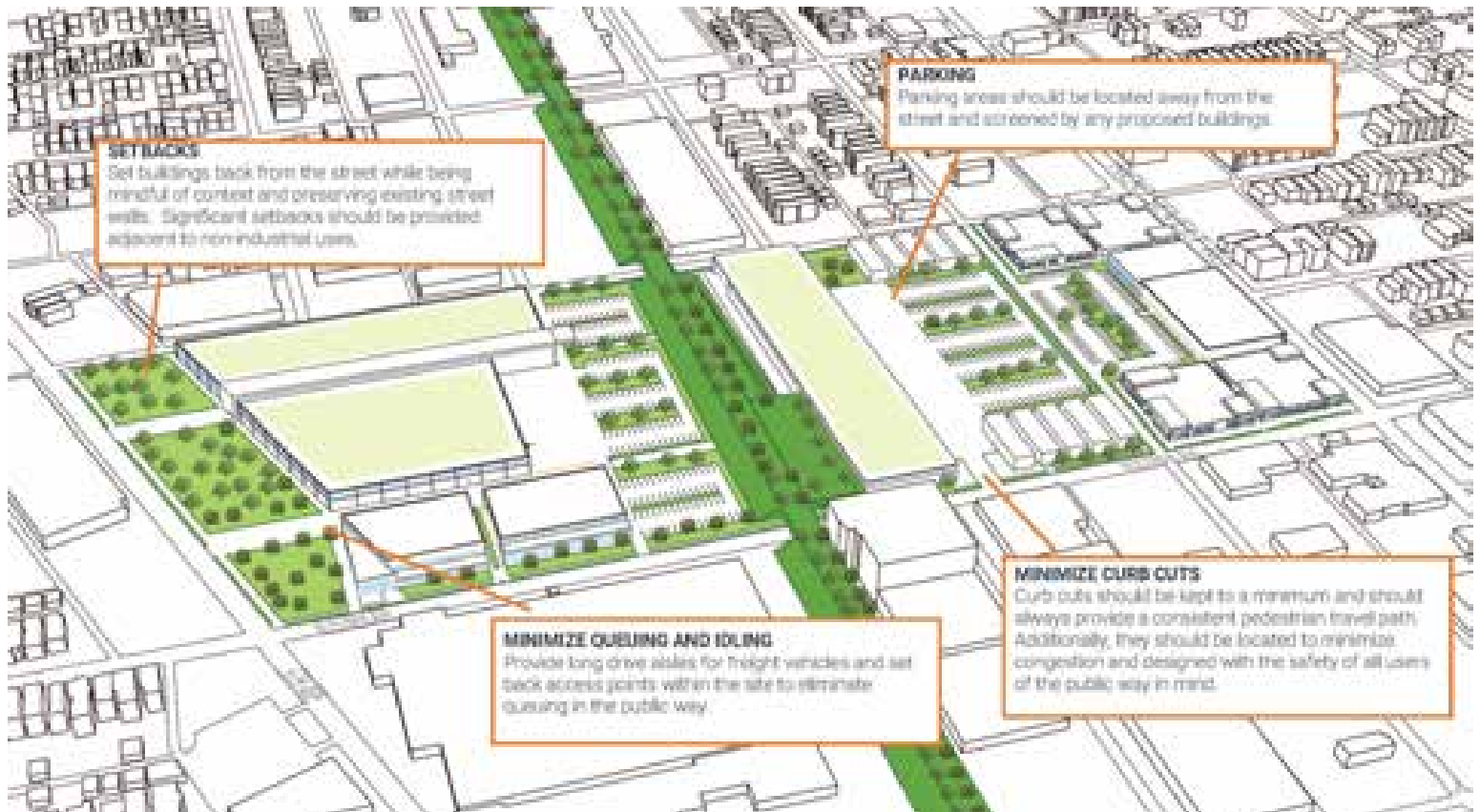
The following one-page summaries provide high-level overviews of the eight responses that were submitted to the Department of Planning and Development pursuant to the RFP.



RFP Site



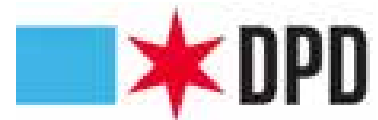
RFP Site Parcels



Development Concept (RFP Vision)

INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

McCaffery & KMA Development Proposal

Project Description:

The proposed development includes but is not limited to: a last-mile distribution center; cold storage and warehouse facilities; a community wealthcreating engine; green space; workforce housing units; and a workforce training facility.



Development Team:

McCaffery
KMA Companies
A Safe Haven

Design Team:

Nelson
UrbanWorks (WBE)

Construction Team:

WE O'Neil
GMA Construction (MBE)

Community Partners:

TBD

Proposed Uses:

105,000 SF last-mile distribution facility designed for use by a large retailer and shipper

71,000 SF cold storage facility

34,000 SF workforce development and vocational training at landscaping and welding businesses

North Lawndale Wealth Engine, a co-op coffee shop and community marketplace with adjacent meeting space for entrepreneurial support

Total Development Size:

729,000 SF

Commercial/Civic Size:

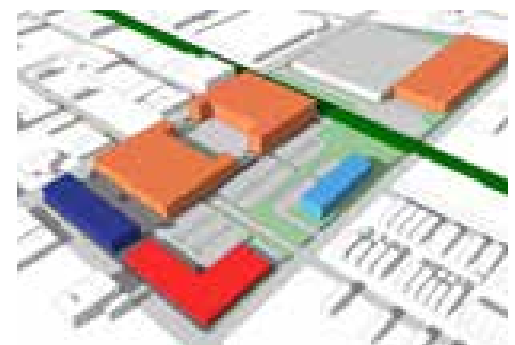
80,000 SF

Housing Units:

60

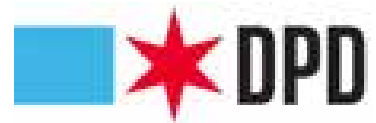
Parking Spaces:

888+



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

Related Midwest & 548 Capital Proposal

Project Description:

The property is intended to be used for industrial purposes, accounting for the possibility of last-mile distribution, food/cold storage, and/or light manufacturing/trade show tenant profiles. The Lawndale Innovation Center will be created on the South Property.



Development Team:

Related Midwest

548 Development (MBE)

Design Team:

Related Midwest in-house

Ware Malcomb

TNS Studio (MWBE)

Construction Team:

Related Midwest in-house

Milhouse (MBE)

Engage Civil (MBE)

Proposed Uses:

153,400 SF industrial building on north property
174,152 SF industrial building on the south property
10,000 SF within south property will be donated to create the *Lawndale Innovation Center*

Total Development Size:

327,552 SF

Commercial/Civic Size:

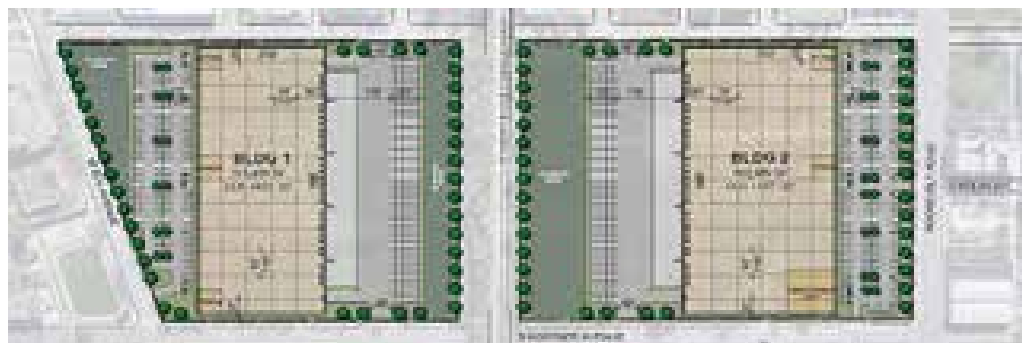
10,000 SF

Total Housing Units:

None

Parking Spaces:

~460



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road

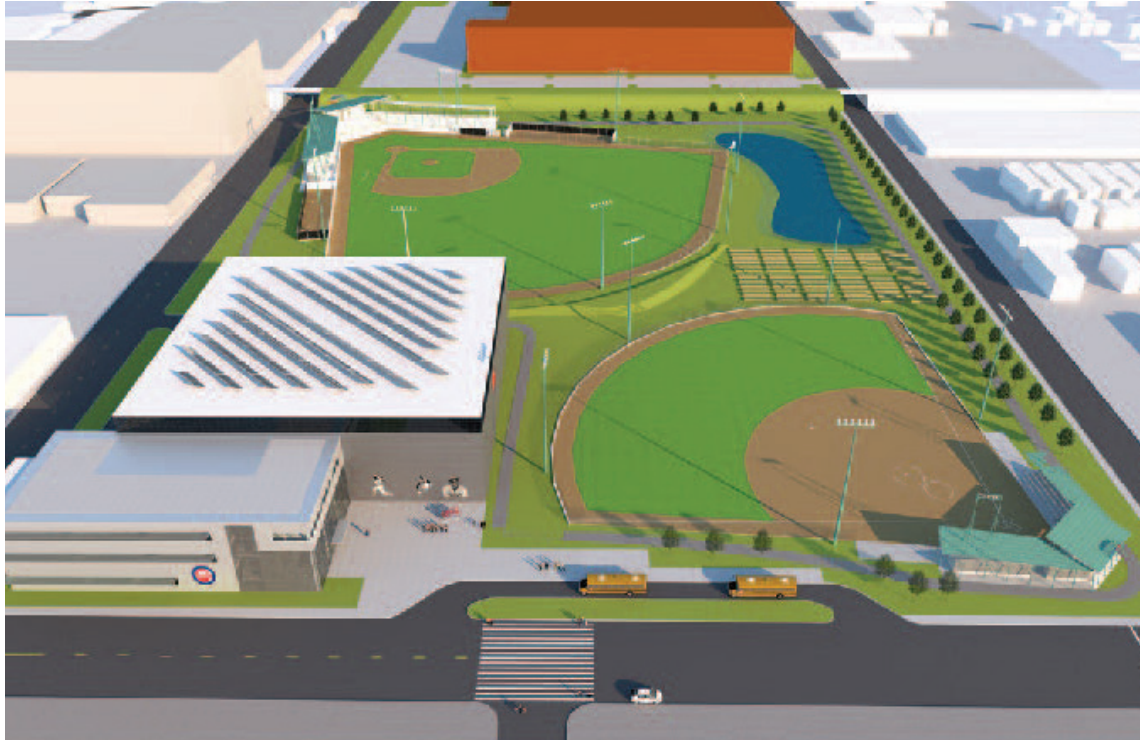


DPD@cityofchicago.org

Cubs Charities & Pritzker Realty Proposal

Project Description:

A Cubs Urban Youth Academy campus on the south property would complement Pritzker Realty Group's proposed industrial development on the north. The campus would include a multi-purpose facility, outdoor fields, and community space. The north property would include a state-of-the-art 194,540-square foot industrial warehouse or cold storage facility.



Development Team:

Cubs Charities
Pritzker Realty Group
Prim Lawrence Group (MWBE)

Design Team:

Nia Architects (MBE)
WEISS Architects
Cornerstone Architects

Construction Team:

SpaceCo, Inc
Carlson Environmental
ABCO Electrical & Design

Community Partners:

TBD

Proposed Uses:

194,540 SF industrial warehouse or cold storage facility on north property

86,080 SF multi-purpose facility, outdoor fields, and community space on south property

Total Development Size:

280,000 SF

Commercial/Civic Size:

86,080 SF

Total Housing Units:

None

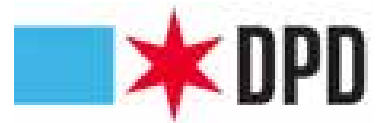
Parking Spaces:

~200+



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

Lawndale United

Project Description:

Lawndale United's plan includes 331,000 square feet of industrial space. The industrial buildings would be designed for large firms with space for smaller firms interested in expanding their footprint. Reduced rent will be applied on 10% of the total industrial space to attract small businesses. 4,000 square feet will be set aside for an employment training program and an entrepreneurs' support center.



Development Team:

CNI Group
East Lake Management (MBE)
MK Asset Management

Design Team:

Cornerstone Architects
Roderick/Ardmore (MBE)

Construction Team:

Burling Builders (MBE)
Spaceco Inc

Community Partners:

Black Men United
CEDA
Trinal
Westside American Job Center

Proposed Uses:

One 155,000 SF industrial building

Two additional 88,000 SF industrial buildings

The two main user groups who will be attracted to this location are e-commerce/fulfillment/last mile distribution and food/beverage distribution and production

Total Development Size:

331,000 SF

Commercial/Civic Size:

4,000 SF

Total Housing Units:

None

Parking Spaces:

~450+



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

West Side Works Industrial Park

Project Description:

A partnership between Matanky Realty & Safeway Construction, the proposed development envisions five separate buildings totaling approximately 473,500 square feet that would be completed in four phases. A rooftop baseball training center would also be considered for the community's youth.



Development Team:

Matanky Realty
Safeway Construction (MBE)
WBS Equities

Design Team:

Ridgeland Associates
JAQ Corp (MBE)

Construction Team:

Safeway Construction (MBE)
MRG Construction
Terracon Engineers

Community Partners:

North Lawndale
Employment Network

Proposed Uses:

Mechanic training facility for union auto mechanics
Convenience retail on Roosevelt Road
Industrial users of many different sizes and/or an "incubator"
Two additional buildings with maximum flexibility for modern industrial users. Food production and distribution, cold storage

Total Development Size:

473,000 SF

Commercial/Civic Size:

36,000 SF

Total Housing Units:

None

Parking Spaces:

TBD



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

RK5 Development Proposal

Project Description:

A proposed community/athletic center would be complimented by three Industrial buildings of various sizes to take advantage of market demands and trends. Industrial uses could include cold storage, light manufacturing, warehousing, and laundry services. Job creation for local residents remains the paramount objective, creating an environment that preserves and promotes growth and ensures hyper-local opportunity.



Development Team:

McLaurin
JGMA (MBE)
Beehyve (MBE)
McKenzie Mgmt (MBE)
BOWA (MBE)
Art West Chicago
Nation Builders (MBE)
Project Forward

Design Team:

JGMA (MBE)
Beehyve (MBE)
Site Design (MBE)

Construction Team:

BOWA Construction (MBE)
Nation Builders (MBE)
Engage Civil (MBE)
Thornton Tomasetti

Community Partners:

Project Forward
Art West Chicago
UCAN NLARA

Proposed Uses:

- 125,000 SF industrial warehouses
- 125,000 SF cold storage facility
- 100,000 SF athletic & recreation association
- 30,000 SF community building housing minority-owned coffee shop, co-working, artist studios, & workshops

Total Development Size:

430,000 SF

Commercial/Civic Size:

130,000 SF

Total Housing Units:

None

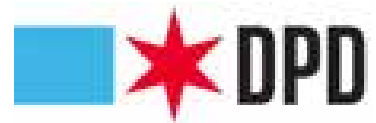
Parking Spaces:

TBD



INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

IBT Group Development Proposal

Project Description:

The proposal will be refined through the inclusion of community representatives on the development team, which will then engage and finalize proposed uses through community input.

The process will seek interested community residents who can enhance project planning through objective input that responds to the area's short- and long-term needs.

Images not provided
by respondent

Proposed Uses:

Proposed uses could include; workforce development & training, community maker space or advanced manufacturing, creative office, retail, and data center uses.

To be determined and negotiated with City, Invest SW and Community Partners.

Development Team:

IBT Group

Design Team:

HED

Construction Team:

HED

Manhard Consulting

Community Partners:

TBD

Total Development Size:

TBD

Commercial/Civic Size:

TBD

Total Housing Units:

TBD

Parking Spaces:

TBD

Images not provided

Images not provided

Images not provided

INVEST South/West RFP Proposal Summary

North Lawndale – 4300 W. Roosevelt Road



DPD@cityofchicago.org

Nationwide Furniture & Jarad Investments

Project Description:

Proposed project with expand Nationwide Furniture’s existing North Lawndale based business and provide ancillary uses that address community needs.

Development Team:

Jarad Investments

Design Team:

TBD

Construction Team:

TBD

Community Partners:

Nationwide Furniture

Images not provided
by respondent

Proposed Uses:

Furniture warehouse on north property

South property will contain furniture factory outlet, rug company, printing shop, 24-hour emergency clinic, gas station.

30% of remaining south property stores will be reserved at low rent for local businesses

Total Development Size:

TBD

Commercial/Civic Size:

TBD

Total Housing Units:

None

Parking Spaces:

TBD

Images not provided

Images not provided

Images not provided