



City of Chicago  
Lori E. Lightfoot, Mayor

# 79th & Exchange Request for Proposals **Addenda**

**Department of Planning and Development**

Maurice D. Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle St.  
Chicago, IL 60602

**April 23, 2021**

# Addenda

## A. INFORMATIONAL ATTACHMENTS

- A1. Neighborhood location map
- A2. Site location map
- A3. Site aerial
- A4. Site photographs
- A5. Site PINs
- A6. Zoning map
- A6. Site Photos
- A7. South Shore Corridor Study

## B. POLICY RESOURCES

- B1. Design Excellence Principles
- B2. Design Excellence Neighborhood Design Guidelines
- B3. List of Pre-Qualified Designers
- B4. Community Wealth Building model
- B5. Department of Housing Multi-Family Housing Financing Overview
- B6. Department of Housing Affordable Price Calculator
- B7. Chicago Community Land Trust overview
- B8. Illinois Green Sustainability Resources
- B9. Commission on Chicago Landmarks Pre-Permit Reviews summary
- B10. Commission on Chicago Landmarks Standards for Rehabilitation

## **C. SUBMISSION FORMS AND AFFIDAVITS**

(to be completed and submitted with response)

- C1. Proposal Summary Form
- C2. Sources and uses of funds statement
- C3. Construction budget
- C4. Revenue projections
- C5. Offer to Purchase
- C6. Confidentiality Agreement

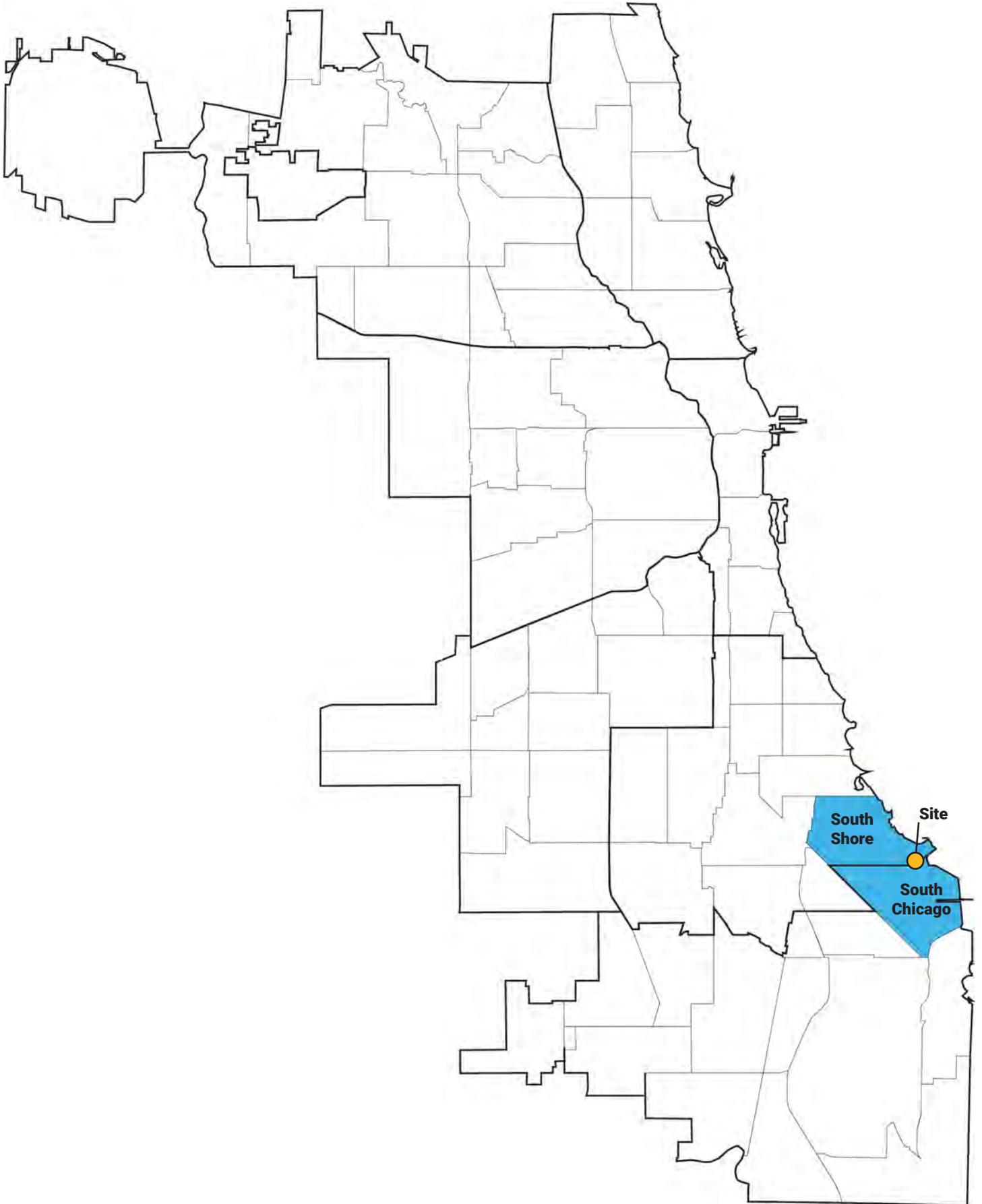
## **D. PROVIDED UPON REQUEST**

- D1. Sample Redevelopment Agreement
- D2. Redevelopment Project Area Plan(s)

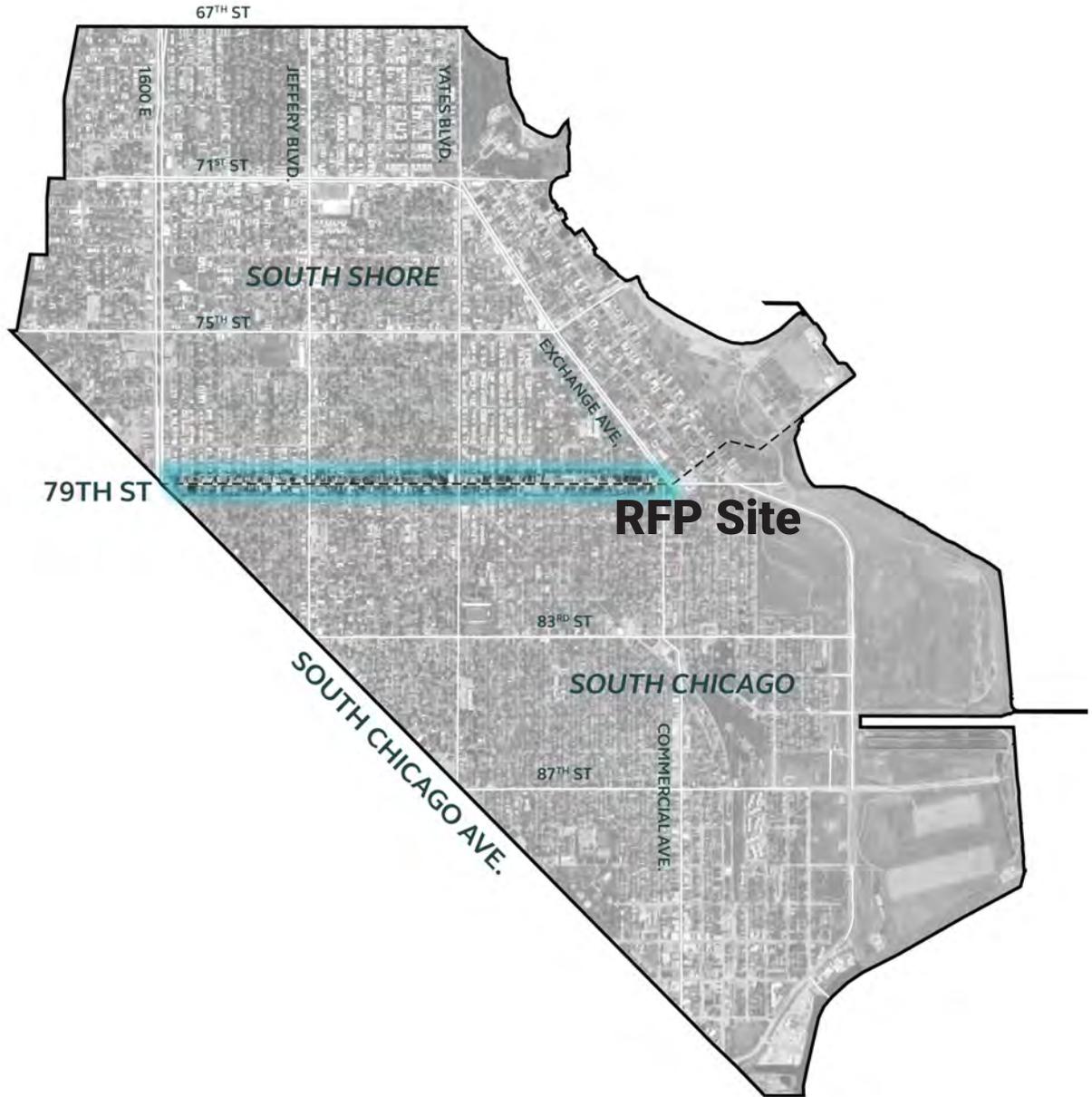
# A. Informational Attachments

- A1. Neighborhood location map
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# NEIGHBORHOOD LOCATION MAP



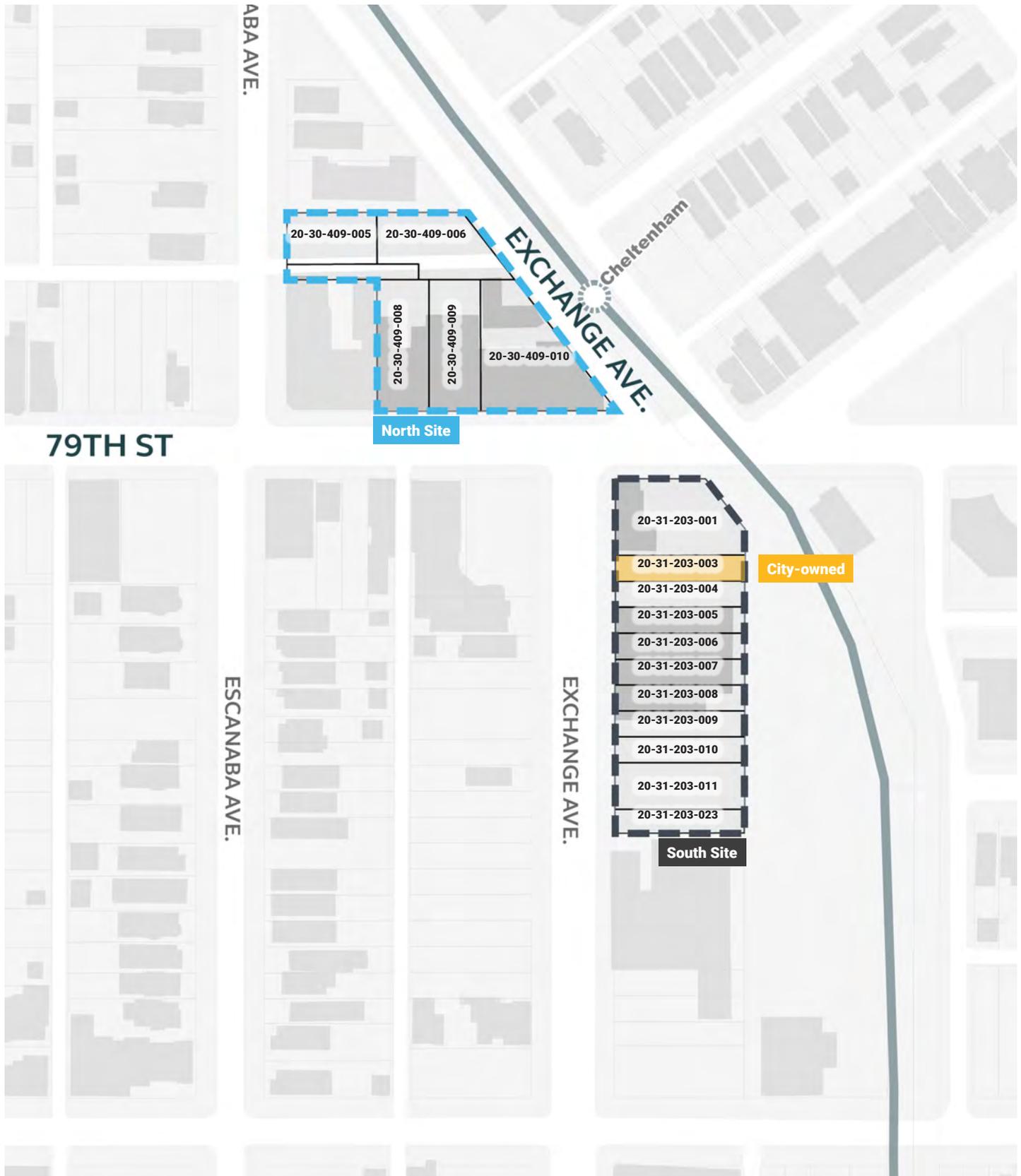
# SITE LOCATION MAP



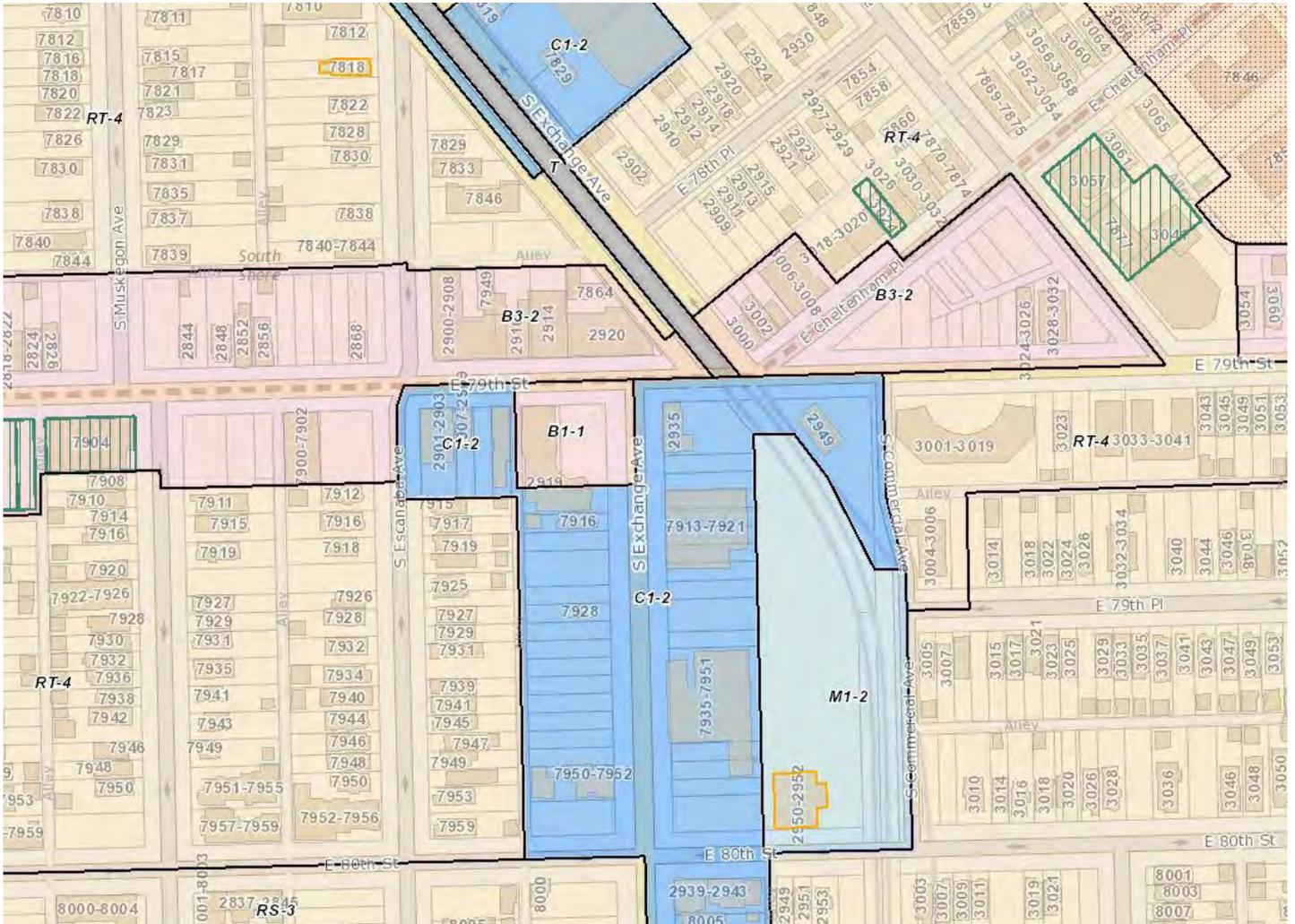
# SITE AERIAL



# SITE PINS



# ZONING MAP



## SITE PHOTOS



*Ringer building*

## SITE PHOTOS (continued)



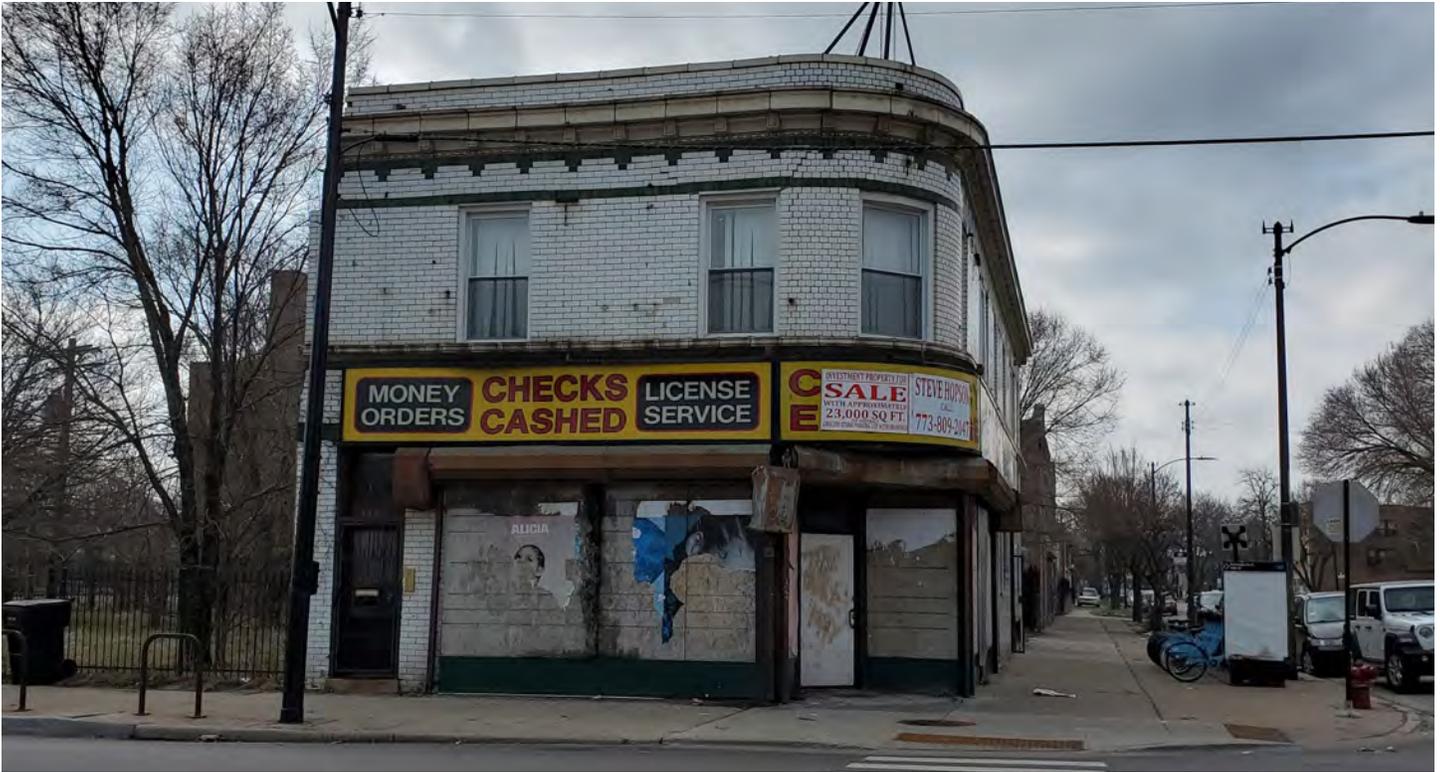
*Ringer Building Interior*

## SITE PHOTOS (continued)



Barbershop movie building

## SITE PHOTOS (continued)



Glaze Brick Corner Building



Mural by Max Sansing

Adopted by Chicago Plan Commission  
May 21, 2020

# SOUTH SHORE CORRIDOR STUDY



CITY OF CHICAGO



DEPARTMENT OF PLANNING AND DEVELOPMENT



MAY 2020



# Acknowledgments

Special thanks go to the Stakeholder Advisory group and others who participated in and the development of this plan.



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The South Shore Corridor Study was funded by the Regional Transportation Authority and the City of Chicago and was prepared by SOM, Globetrotters Engineering, Kirsch-Taylor Consulting, and PLACE Consulting.

This document has been prepared in coordination with representatives from the South Shore community, local aldermen, the City of Chicago Department of Planning and Development, and the Regional Transportation Authority.

This plan is not a replacement of the City of Chicago zoning and building permit processes or City ordinances. All diagrams included in the plan are conceptual and included for illustrative purposes only.

The recommendations outlined in the plan depend on the availability of funding mechanisms (private and/or public), and consent from property owners. Additional coordination will be necessary to implement any of the strategies included in this plan.

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	<ul style="list-style-type: none"><li>• Example – Potential Actions for Key Nodes</li><li>• Transit Report (Separate document)</li><li>• Housing Market Report (Separate document)</li><li>• Retail Report (Separate document)</li></ul>	

Download the document at

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/south-shore-corridor-study.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/south-shore-corridor-study.html)

# 01 Introduction

## Why 75th Street and 79th Street Commercial Corridors in South Shore Need a Plan

South Shore is a stable South Side lakefront residential community located about eight miles south of the Chicago Loop. South Shore has multiple local assets, including several major investments happening nearby, and with good access to jobs downtown, in Hyde Park, at far south side industrial locations, the south suburbs and northwest Indiana.

75th Street and 79th Street were historically significant retail and commercial corridors that thrived through the middle of the 20th century, met the needs of residents on nearby blocks and served workers at major industrial facilities to the south.

Research shows that in the 1980s and 1990s, jobs in the area left rapidly, regional malls and large format retail began to out-compete local small businesses, and people took to their cars to shop, causing 75th Street and 79th Street to decline. Multiple business cycles and a major recession also took their toll. Similar to other Chicago retail corridors, there is a high rate of retail vacancy along these key corridors, a problem made more challenging by the growth of online retail.

Today, 75th and 79th Streets need a new blueprint, one that can raise their visibility, promote the opportunities that do exist, and attract and steer investment appropriately to position these corridors and the South Shore community more broadly for success.



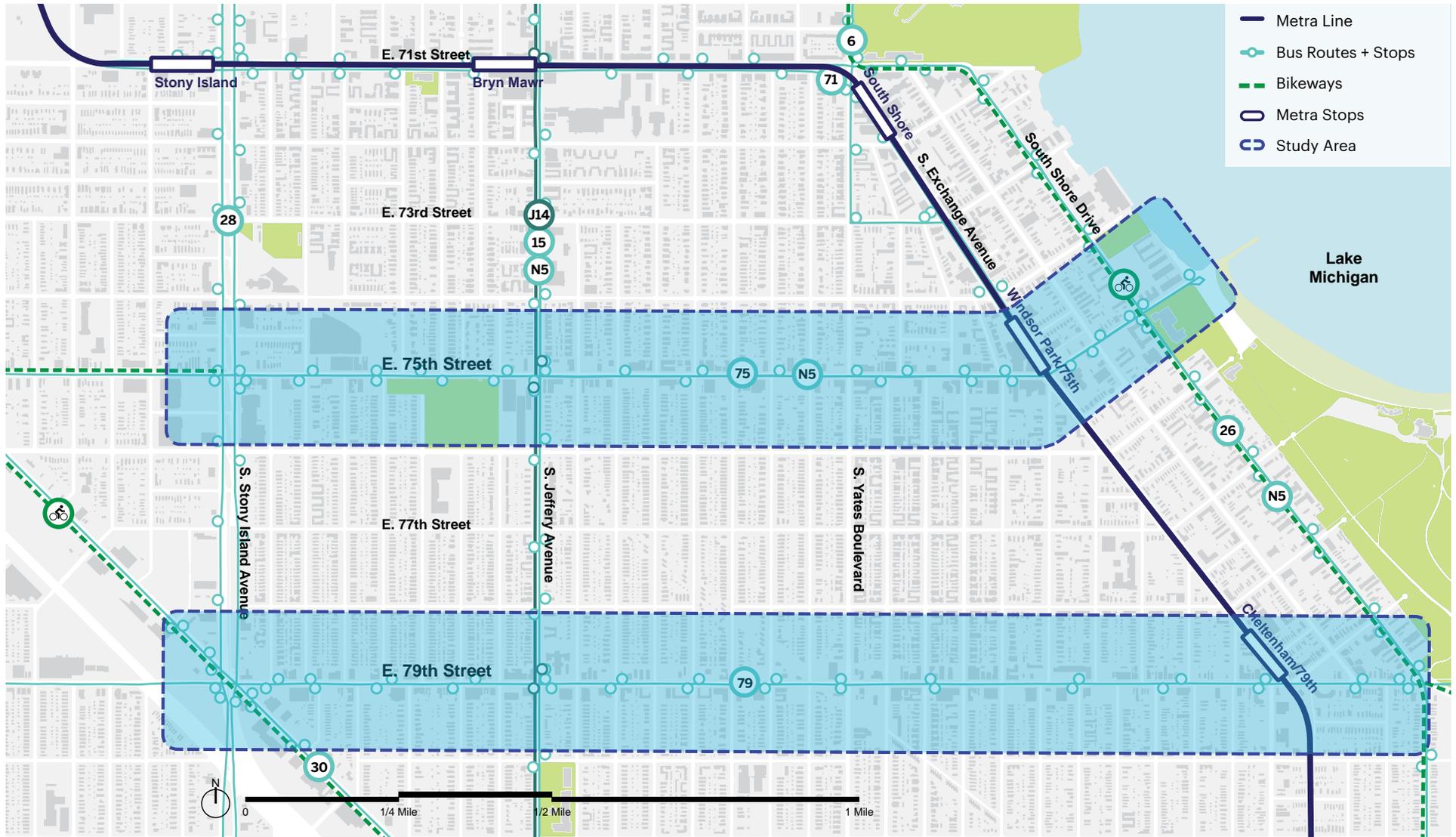
Mural by Max Sansing



South Shore Back Alley Jazz

## Study Area

The areas of focus for this South Shore Corridor Study include 75th and 79th Streets between Stony Island Avenue and Lake Michigan.



# South Shore's Connectors and Corridors

Assets in South Shore and the South Side more broadly can be layered together to create a framework that shapes the approach to the 75th and 79th Street Corridors.

## Corridors

This plan focuses on 75th and 79th Streets because of their importance as key transportation corridors and their potential to support the future success of the community.

### **75th Street Corridor**

This street is a gateway to the community from Stony Island Avenue, has frequent east-west bus service, is home to the South Shore International College Preparatory High School and Rosenblum Park, and once served as a retail corridor. East of S. Yates Avenue, it links the community to the Windsor Park Metra Station. It also has the highest retail vacancy in the neighborhood and a significant number of vacant lots and unused surface parking lots.

### **79th Street Corridor**

79th Street, where it intersects Stony Island Avenue, provides a key gateway to the community for people entering the city from the Chicago Skyway; has a potential landmark feature in the Avalon Regal Theatre; one of the highest ridership bus routes; active business hubs; a collection of distinctive and high-quality buildings; concentrations of retail activity; links to the Cheltenham Metra Station; and provides access to Rainbow Beach Park. 79th Street is also marked by a high retail vacancy rate, clusters of vacant lots and surface parking lots, although it is stronger than 75th Street.

## Connectors

Three major north-south corridors have assets and anchor institutions that fall into common categories that can help shape strategies for South Shore.

### **Arts and Culture on Stony Island Avenue**

With the Stony Island Arts Bank and the Museum of Science and Industry in place, the Obama Presidential Center moving forward and the Avalon Regal Theater undergoing renovation, Stony Island Avenue is poised to become a future visitor gateway and cultural corridor.

### **Education along Jeffery Avenue**

Jeffery is home to several schools and is frequented by students and other educational staff. This can steer relevant community, youth and arts programming as well as influence the types of commerce that could be supported in the area.

### **The Lakefront / South Shore Drive**

Higher density housing, higher volume traffic routes, Metra stations, lakefront bike routes and access to the South Shore Cultural Center and lakefront parks can be used to promote higher density infill housing, retail and community services in proximity to these lakefront assets.

South Shore organized around common assets



# Community Engagement

## What we heard from the South Shore Community

Throughout the South Shore Corridor Study, the planning team engaged the community in several ways. At the beginning of the process, the team conducted a walking and driving tour of both corridors, and conducted a series of one-on-one stakeholder interviews as well as a focus group of residents from local block clubs. A Stakeholder Advisory Group was established, consisting of local residents, representatives from local organizations and institutions, and from governmental agencies and departments that would be engaged in the implementation of the Ideas for Action. The Stakeholder Advisory Group met three times over the course of the Study.

Additionally, the project team hosted three larger public meetings in the community at key points in the process to gather input and direction. After the first public meeting, an online survey was also conducted to gather additional feedback from community members who were unable to attend the meeting.

### **In total, more than 500 residents, business owners, and other community stakeholders were engaged during the planning process.**

The ideas and input they provided were key in shaping this study and ensuring that the vision and goals of the community are reflected in the Ideas for Action. A summary of what the project team heard can be found below:

- There is a fundamental sense of **pride in South Shore**, its history, the quality of its housing and the members of the community.
- People see **opportunity in the future**, and the potential to attract businesses and residents who can add to a vibrant, welcoming, trendy, safe and affordable neighborhood.
- People want to see more and better **grocery and fresh produce options** within the neighborhood.
- People want **cafés and sit-down restaurants**.
- There is a desire to see **entertainment and culture** that serves residents and attracts visitors.

- There needs to be balance of **local amenities that people can walk to** wherever they live in the neighborhood.
- **New and denser housing** could be provided along both corridors.
- **75th Street could have more of a residential focus**, but some local retail services should still be supported around major intersections.
- The pedestrian realm should be improved to make it feel **safer and more comfortable to walk**.
- **Access to Metra stations** could be improved, along with sidewalks, lighting and parking around them.
- Some would like to see **more frequent bus services**.
- The community could use **more open space** and places for the community to gather outside.

The community also described concerns regarding safety, stating that residents and visitors need to feel safe in order for them to spend more time and patronize businesses along the corridors. Community feedback also identified the importance of supporting and improving neighborhood schools, working with them to provide programming for neighborhood youth, as well as the need for additional educational and supportive facilities and services for children with special needs in the community.

While concerns around safety and education are beyond the scope of this plan, they are critical elements in providing a safe and attractive community for residents, visitors and potential investors in South Shore. The INVEST South/West initiative, launched by the City of Chicago in late 2019 — as well as ongoing efforts by the City, local aldermen, and the community more broadly — can and should continue to address these concerns.



Community Meeting #1 - May 2019  
Attendees: 110



Community Meeting #2 - September 2019  
Attendees: 80



Community Meeting #3 - February 2020  
Attendees: 75



Community Meeting #1 - May 2019  
Attendees: 110



Community Meeting #2 - September 2019  
Attendees: 80



Community Meeting #3 - February 2020  
Attendees: 75

# A Roadmap for South Shore

## Purpose of the Plan

This plan focuses on several elements, including: growing the role of local organizations; applying proven temporary public realm and tactical urbanism techniques; focusing public realm and transit facility upgrades; targeting renovation and infill development; and anticipating long term capital improvements. This plan recognizes that everything cannot be done along these corridors at once, is intentional about focusing on specific areas in the near term with the strongest assets as a foundation for future expansion, and anticipates growing out from these over time.

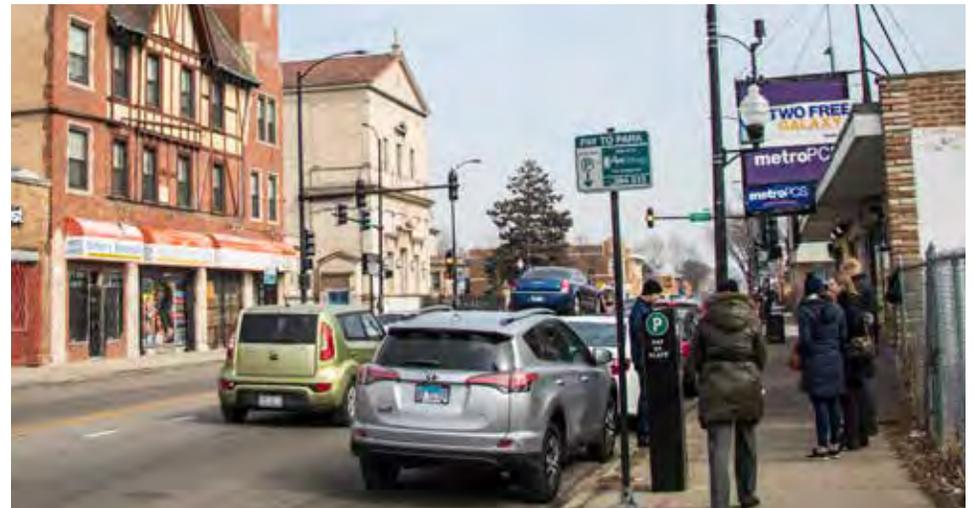
This plan looks at the existing conditions and market context, and offers three themes that can organize partners and provide a clear layering and sequencing of activity over time:

- **Advance Community-Led Initiatives:** Create visible impact in the near-term, using local and citywide knowledge, skills and resources among non-profit partners.
- **Improve Public Spaces and Transit Facilities:** Invest in the medium-term by building up the scale of visible change and encouraging more people to walk, bike and use transit to move around.
- **Steer Investment and Development:** Attract investment to the places where it has the best chance of success and of meeting community needs.

The plan proposes 10 “Ideas for Action” to realize these themes, and an implementation structure is articulated that details the sequencing of these Ideas for Action.



Metra Windsor Station at 75th Street and Exchange Avenue



79th Street near Jeffery Boulevard



79th Street and Burnham Avenue



Avalon Regal Theater



Back Alley Jazz



Back Alley Jazz



South Shore Cultural Center Beach



75th Street near Coles Avenue



Our Lady of Peace Catholic Church



Single Family Housing in South Shore



Slab BBQ Restaurant

# 02 The Planning Context

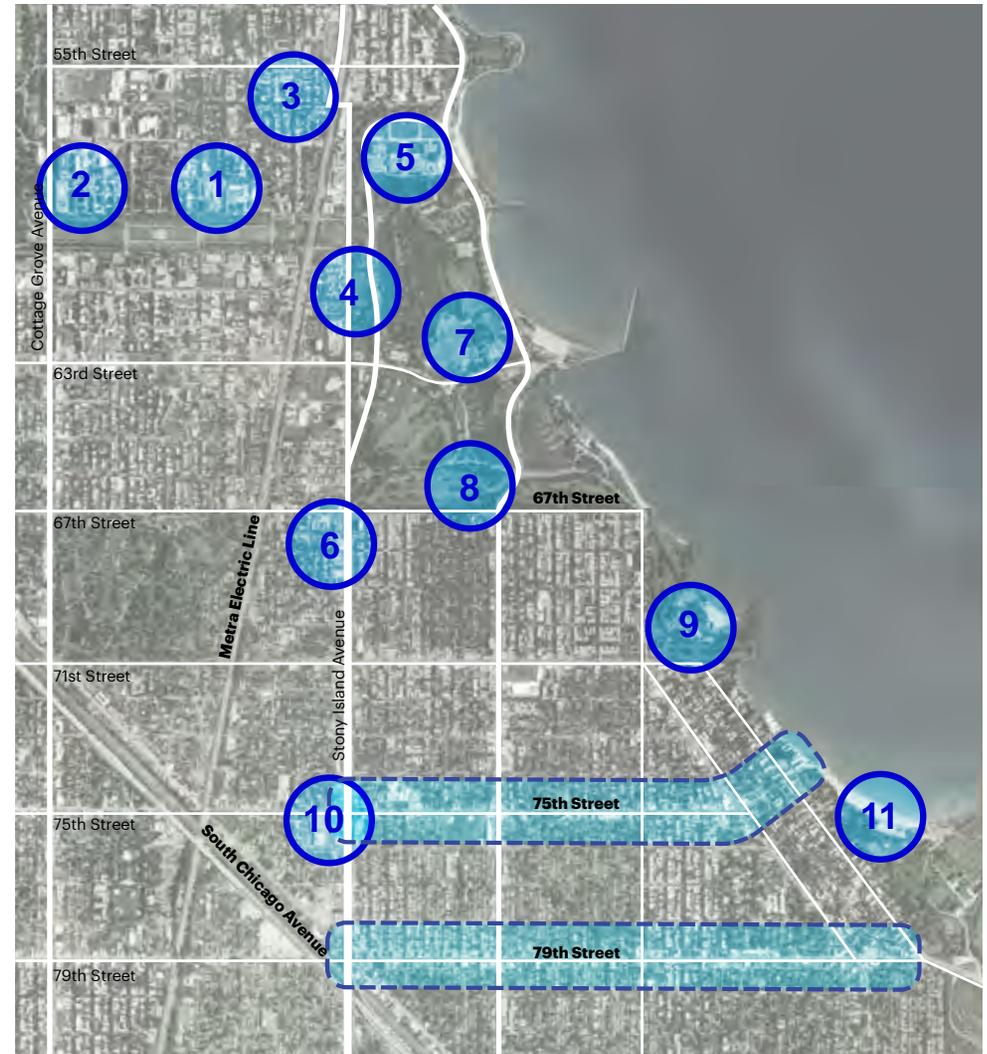
## South Side Assets

South Shore and its neighboring communities have significant assets that bring people to the area. They anchor residential markets, provide jobs, and bring visitors from across Chicago and further afield.

Nearby South Side assets include the following:

1. The **University of Chicago**, a leading national and international institution of learning and research.
2. The **University of Chicago Medical Center**, nationally ranked
3. The **Hyde Park** neighborhood, which is a thriving residential, retail and dining hub.
4. The future **Obama Presidential Center**, which will bring visitors from around the nation and world.
5. The **Kenneth C. Griffin Museum of Science & Industry**, the recent recipient of a major donation to create new exhibits and programs
6. The **Stony Island Arts Bank**, which has become a contemporary art destination, and offers art and community programming.
7. **Jackson Park**, a major regional park with a range of recreation, programmed spaces, natural areas and historic landscapes.
8. The future **Tiger Woods-designed golf course**.
9. The **South Shore Cultural Center**, a longstanding historic events destination.
10. The **Jackson Park Hospital** serving south side communities.
11. The **South Lakefront**, including **Rainbow Beach Park**.

These assets should be leveraged to bring more people to the 75th and 79th Street corridors.



Existing South Side Assets



Future Obama Presidential Center



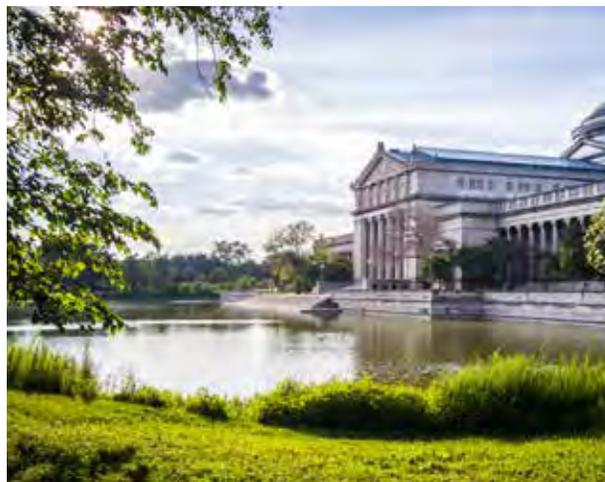
University of Chicago Campus North Residential Commons



Downtown Hyde Park



Stony Island Arts Bank



Museum of Science and Industry



South Shore Cultural Center

# South Shore Demographics

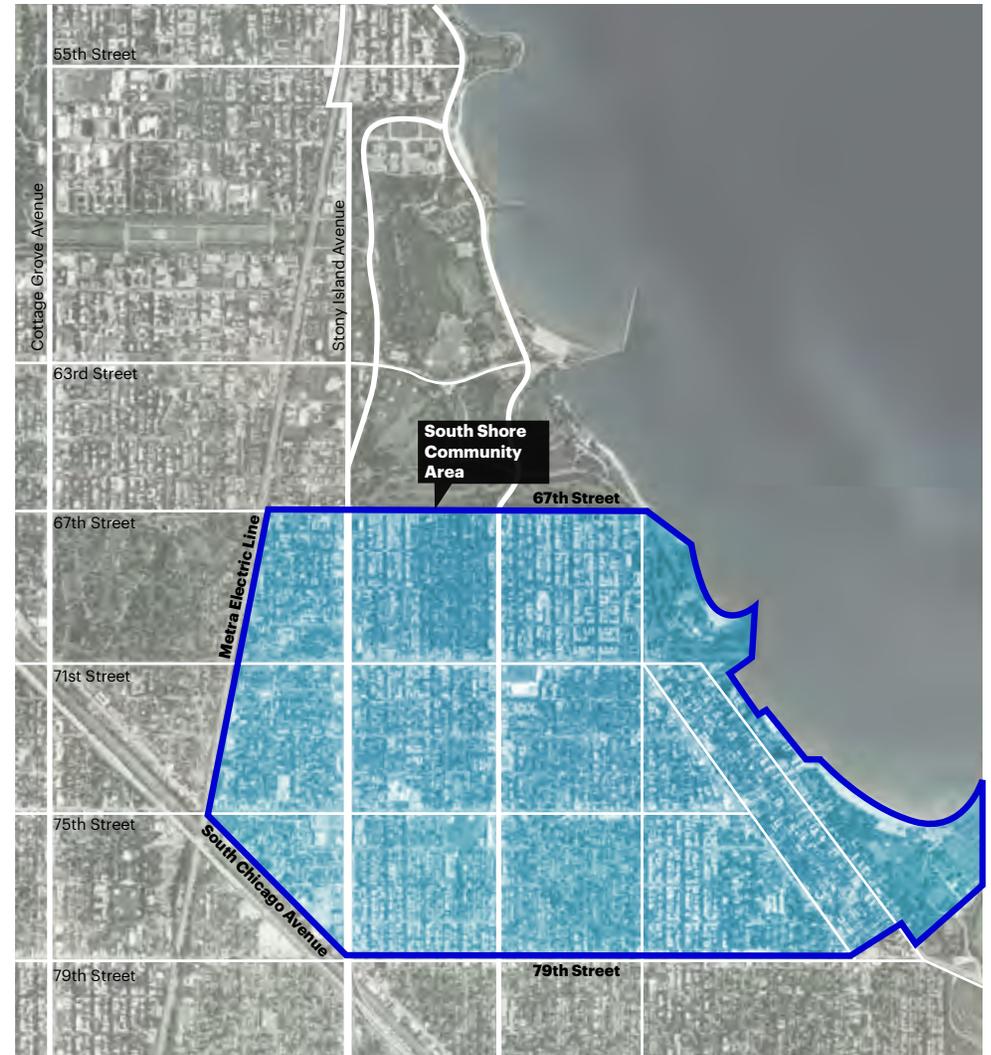
## South Shore by the numbers

The South Shore community had a population of 50,418, in 2017 according to CMAP's community data snapshot. South Shore is a predominantly black community with 93.8% of residents identifying as black.

The median age of the community is 37.9 which is higher than the median age for the city, which is 34.1 years old.

Median household income in the community is approximately \$24,345 per year, compared to \$52,497 for the city of Chicago.

South Shore has a high percentage of renter-occupied housing with 60.5% of the housing units being rental and 17.1% owner-occupied.



South Shore Community

## Population

2017 Estimate	50,418
<b>Growth 2010-2017</b>	<b>-3.1%</b>

## Age 2017

Median Age	37.9
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## Households

2017 Estimate	22,654
Average Size	2.2

## Ethnicity 2017

Black	47,315	93.89%
White - non-hispanic	1,459	3.40%
Hispanic or Latino	660	1.30%
Asian - non-hispanic	270	0.50%
Other	714	1.40%

Source: CMAP 2017 Community Data Snapshot

## Housing Tenure 2017

Renter Occupied	17,669
Owner Occupied	4,985
Total	22,654

## Employment 2017

<b>In Labor Force</b>	<b>22,835</b>	<b>57.3%</b>
Employed	18,598	81.4%
Unemployed	4,237	18.6%
<b>Not In Labor Force</b>	<b>17,036</b>	<b>42.7%</b>

Source: CMAP 2017 Community Data Snapshot

# The Transportation Context

The South Shore community is served by Metra commuter rail, CTA bus service, and a comprehensive network of roads, Divvy bike share, walking and bicycling amenities.

## Transit Options

The Metra Electric District (ME) commuter rail line has stops on 71st Street at Stony Island and Bryn Mawr station and along Exchange Avenue at South Shore, Windsor Park at 75th Street, and Cheltenham at 79th Street. These stations provide critical access to job locations in Hyde Park and the Loop. There has been a decline in ridership for both stations in the study area from 1999 to 2016. The highest ridership bus routes in the study area include Route #79. See appendix for full transit report.

### CTA Bus Routes and Ridership in South Shore (2018)

Route	Name	Avg Weekday	Avg Saturday	Avg Sunday	Year to Date Rides
J14	Jeffery Jump	11,354	5,212	3,472	2,682,009
15	Jeffery Local	7,943	5,096	3,766	1,904,952
28	Stony Island	6,253	3,059	2,021	1,516,479
75	74th-75th	7,085	4,852	3,510	1,795,268
79	79th	25,045	17,408	12,641	6,364,159

### Metra Electric Line Ridership in South Shore (2016)

Station	Boardings	Alightings
Bryn Mawr	112	93
South Shore	182	142
Windsor Park	95	76
Cheltenham	55	97



Windsor Park at 75th Street

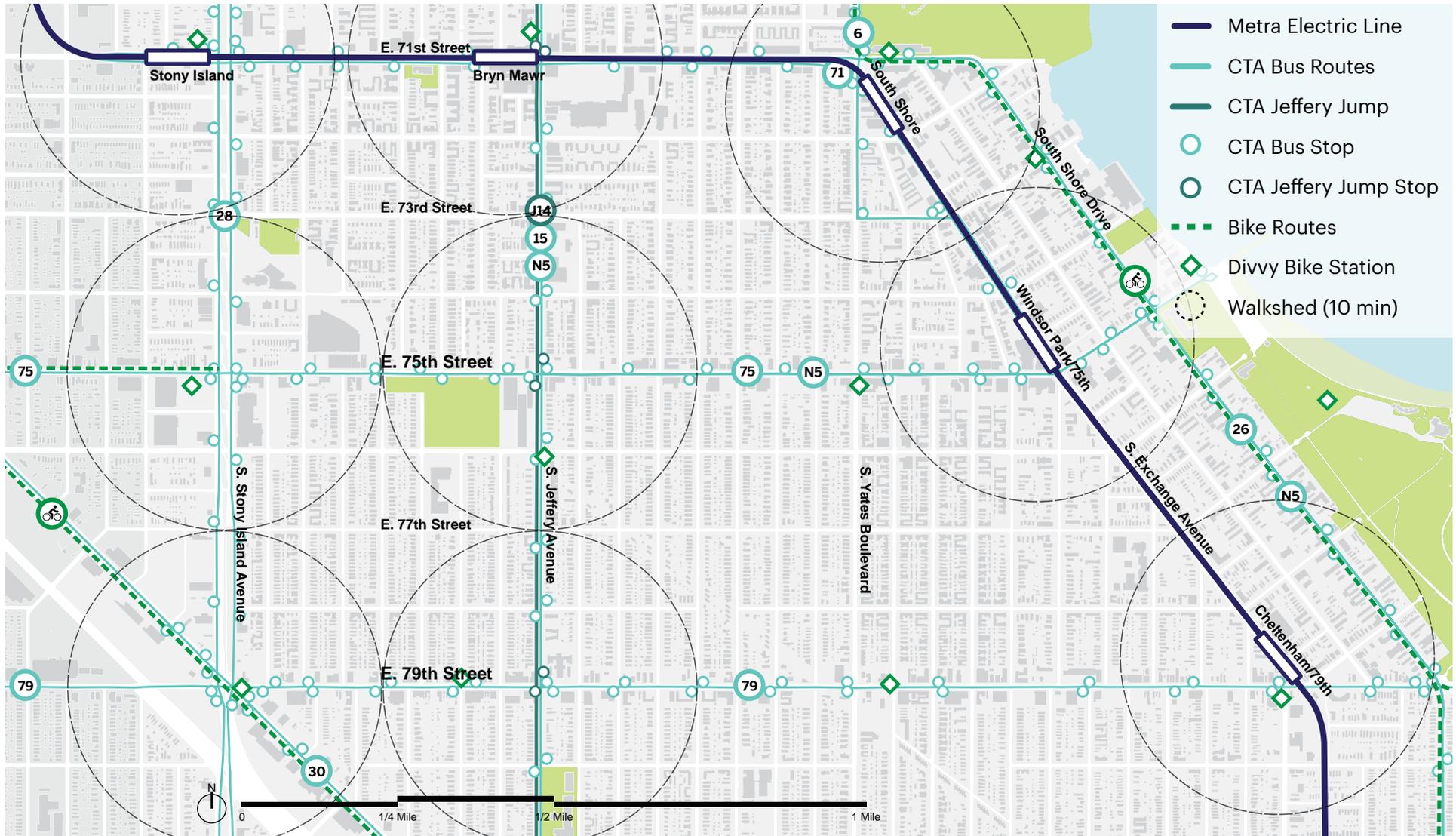


Bus Stop at 75th and Stony Island Avenue

## Transit Network

Within the study area, Metra has commuter rail stations at 75th Street and 79th Street along Exchange Avenue. CTA provides express bus service to the Loop along Jeffery Boulevard, which utilizes bus only lanes for peak hours. Additionally, Route #79 79th street is one of the highest ridership

routes in the system. The neighborhood is also served by several other bus routes including Route #28 Stony Island, Route #6 South Shore Drive and others. Transit stops, and higher volume interesections may provide an opportunity for retail to tap into demand from these riders and transit options.



## The Bike Network

The bike network in South Shore consists of buffered bike lanes, marked shared bike lanes and off-street trails. Buffered bike lanes exist on South Shore Drive, South Chicago Avenue, and a section of 75th Street between Cottage Grove Avenue and Stony Island Avenue. The marked shared bike lanes run along 76th Street and Jeffery Avenue. South Shore Drive provides an off-street trail until the Lakefront Trail ends (adjacent to the South Shore Cultural Center) then turns into a buffered bike lane. Divvy bicycle share stations are available outside of many Metra train stations including Stony Island, Bryn Mawr, South Shore, Windsor Park and 75th Street. They are also available at Rosenblum Park and Rainbow Beach. South Shore Drive is the most used path for bikes, followed by Jeffery Avenue and 71st Street.

## The Pedestrian Network

All South Shore streets have sidewalks that are typically 11 feet wide but vary in size and condition. The pedestrian network also includes intersections with marked crosswalks as well as intersections with signals provided for protected pedestrian crossings. Street furniture, including trash cans and planters along 75th Street and 79th Street are limited, and where they do exist many are in need of maintenance and repair.



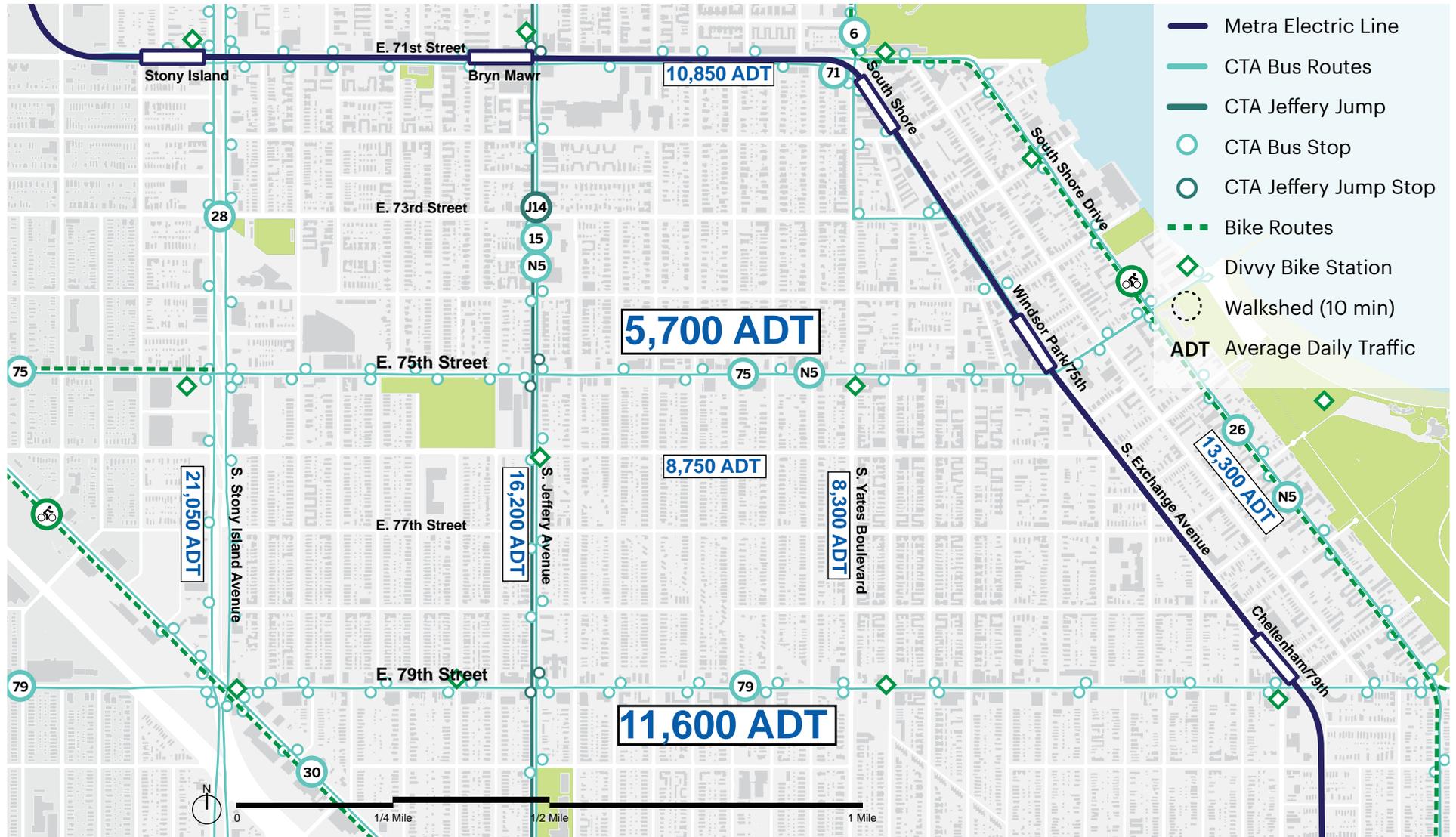
79th Street

## The Road Network

The highest traffic routes are South Stony Island Avenue with an average daily traffic (ADT) count of 21,050 vehicles, South Jeffrey Avenue (16,200), South South Shore Drive (13,300) and East 79th Street (11,600). East 75th Street has a lower traffic count (5,700) than 76th Street (8,750). Residents report this is because East 76th Street has fewer traffic signals and stop signs and has a more direct access to the Dan Ryan Expressway, while 75th is not a through street.

## Traffic Volumes

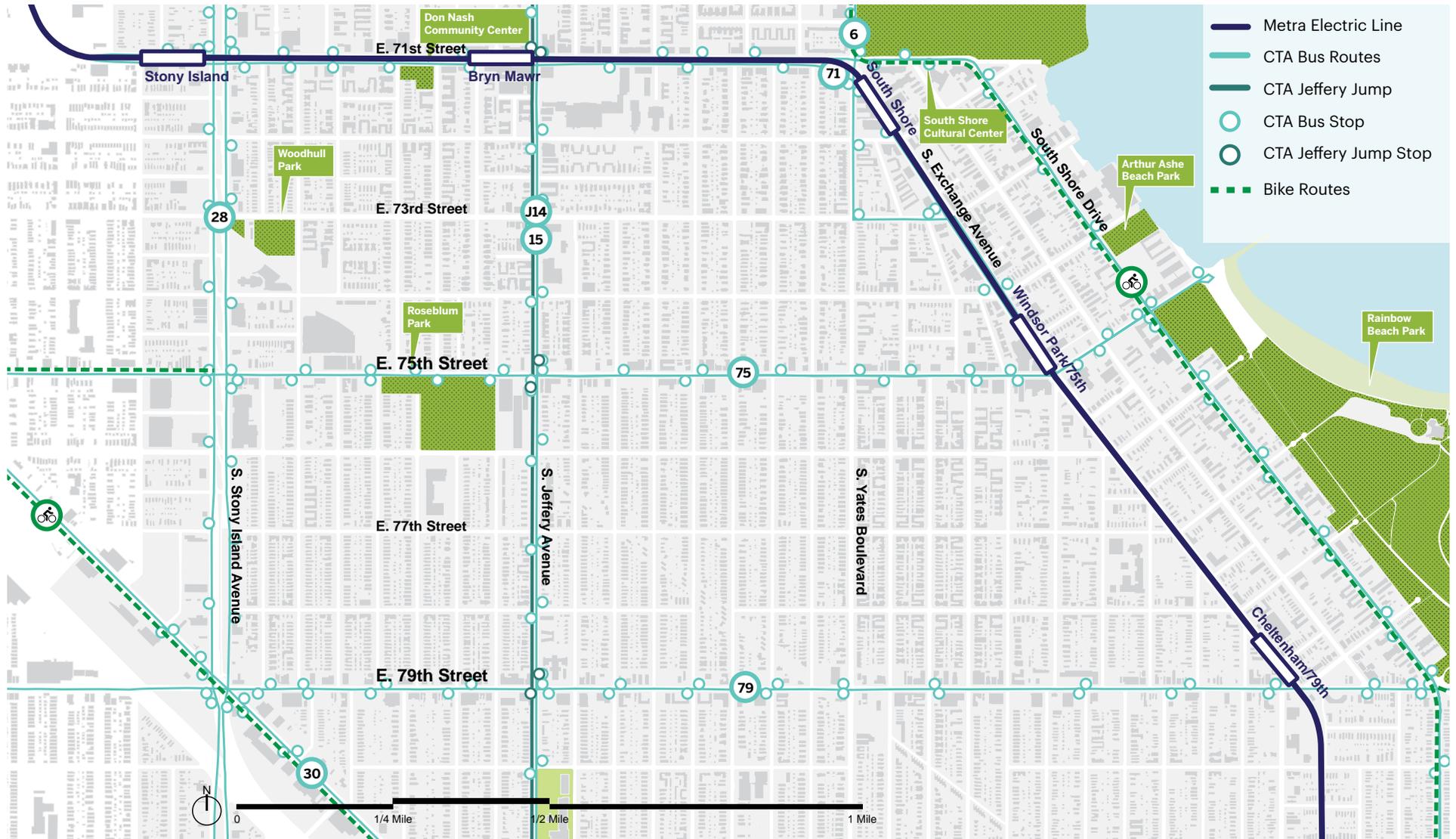
Stony Island Avenue and South Shore Drive have the highest traffic volumes passing through the area, which provide an opportunity to capture some of these passing motorists and draw them into South Shore to patronize local businesses.



# Open Space

South Shore residents have access to larger open spaces at Jackson Park and the South Shore Cultural Center to the north. Rainbow Beach Park is accessible from 79th Street and South Shore Drive on the east. Rosenblum Park is also an important neighborhood park at 75th Street and South Jeffery Avenue.

The existing framework of residential blocks, however, does not provide for a network of smaller neighborhood parks and open spaces found in other Chicago neighborhoods.





South Shore Cultural Center



Rainbow Beach Park



Rosenblum Park on 75th Street

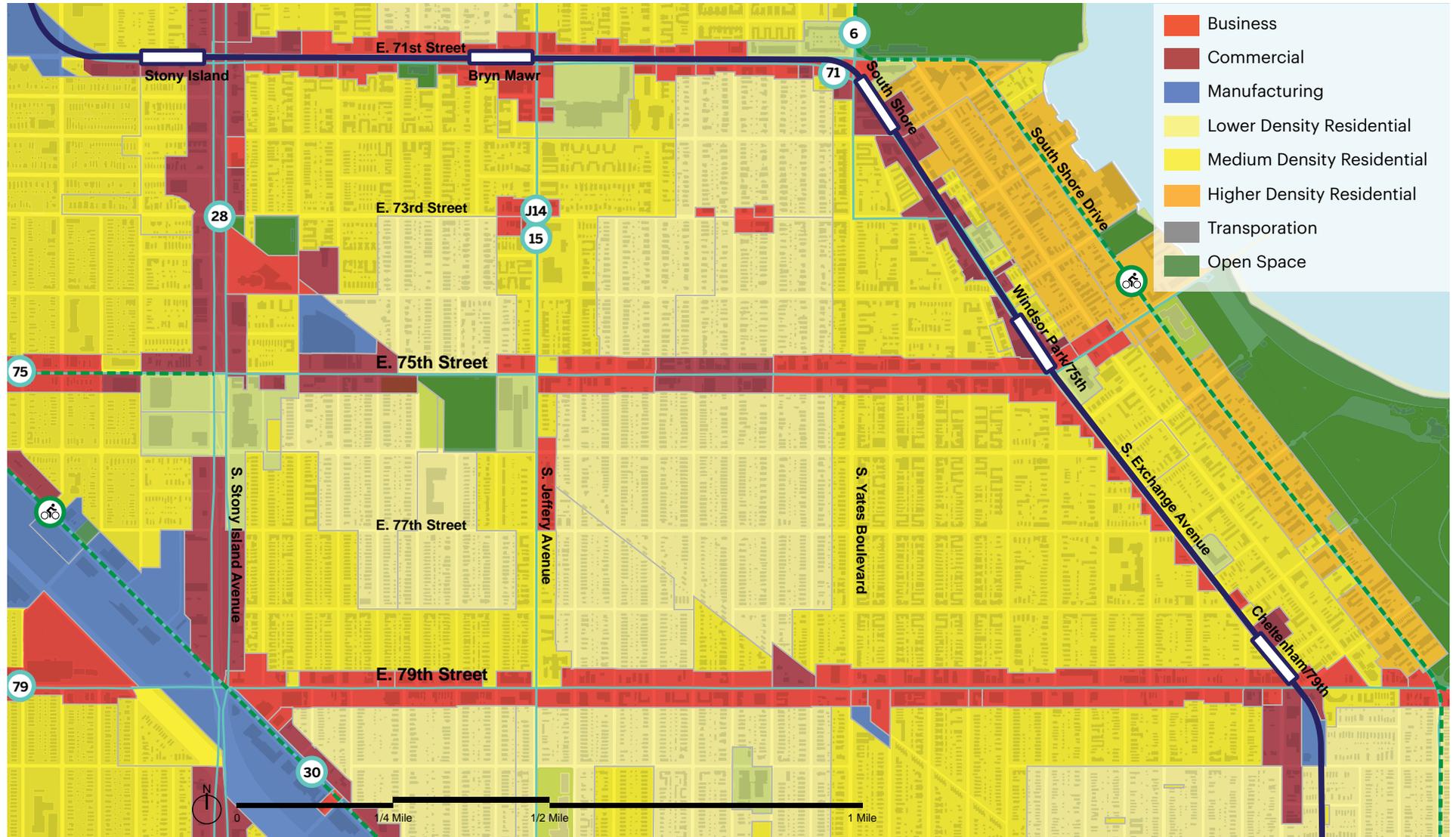


Rosenblum Park on 75th Street

# Land Use and Zoning

South Shore and its neighboring South Side communities are made up of a framework of extensive residential blocks. Like 71st Street to the north, 75th Street and 79th Street are distinct in their emphasis on retail, commercial, institutional and some limited light industrial uses.

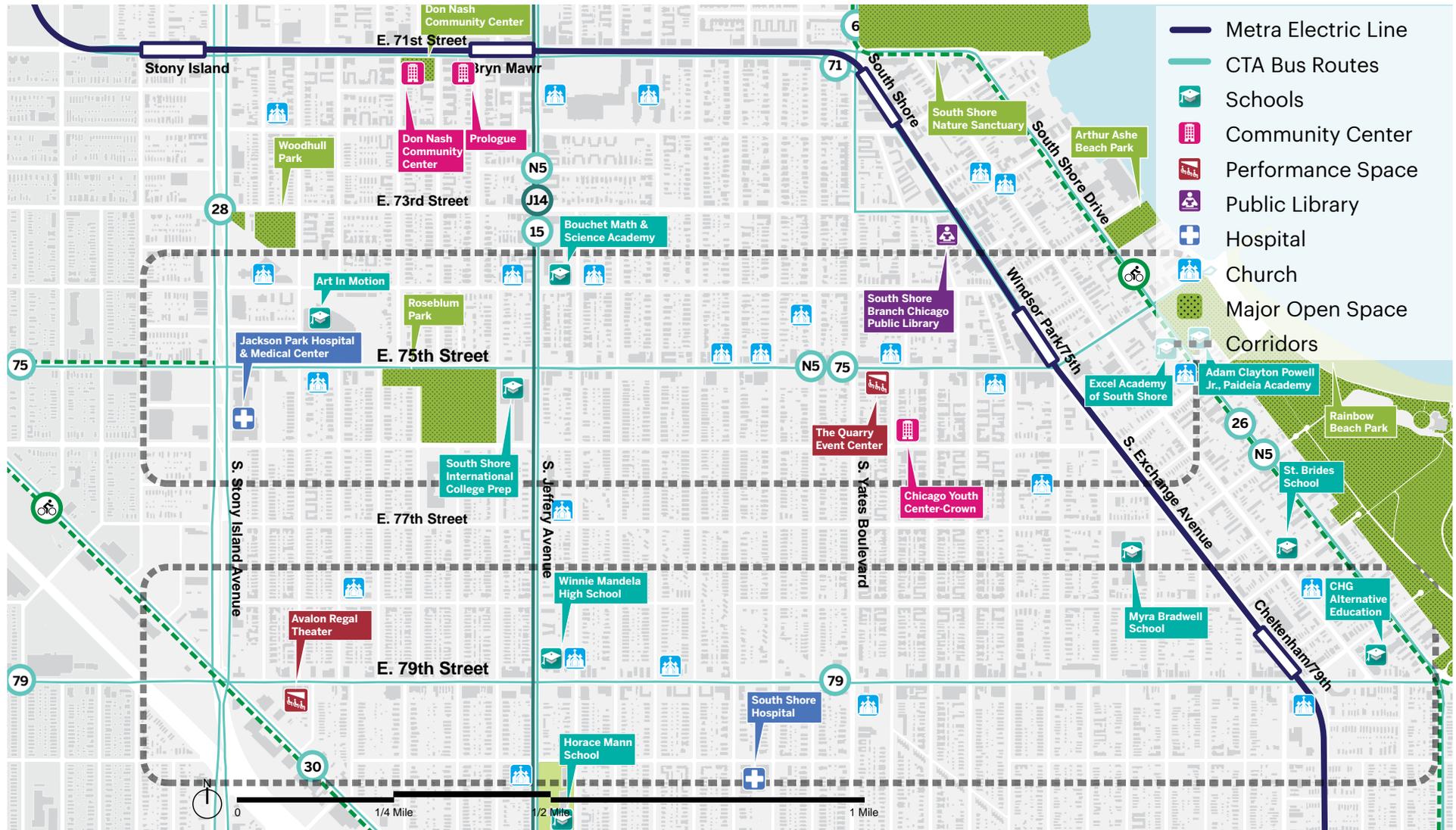
The corridors were originally built so residents and workers could walk to local stores and services. This is reflected in different zoning designations and higher densities than surrounding areas, but this commercial zoning may no longer be appropriate given larger trends in retail.



# Community Assets

South Shore has several educational amenities including four high schools and two elementary schools, including the recently opened Art in Motion school and recently constructed South Shore International College Preparatory High School, which has created a new neighborhood landmark and anchors this educational corridor.

The concentration of students and staff provides opportunities for retail along the corridors on weekdays. The community is also home to three community centers, two hospitals and a public library. Jackson Park Hospital at 75th Street and Stony Island is an anchor and has a staff base that could support local retail on weekdays.



# The Retail Market Context

## Retail Market Size

The South Shore study area sits within the context of a wider retail market area that includes Hyde Park, Greater Grand Crossing, Woodlawn, Chatham, Avalon Park, Calumet Heights, and the South Chicago community areas. ESRI has identified a population of 52,965 people for the South Shore community area in 2018, while the wider retail market area has 224,586 people. Both geographies are projected to have modest population growth over the next five years. South Shore's median household income is \$29,533 per year, compared to \$34,313 for the Retail Market Area, and \$57,238 for the City of Chicago.

The average household size of 2.14 people and a higher than average and rising age of residents suggest a generally aging population, and fewer children than other neighborhoods. 94% of the study area is African American. Overall 25% of South Shore has a bachelor's degree or higher, compared to a citywide average of 39%.

South Shore and its neighboring South Side communities have well-defined edges. Lake Michigan defines the eastern edge of the community. This also limits the retail catchment area. The Chicago Skyway creates a real and perceived boundary to the west.

## Current Retail Mix

Nail and hair salons are among the most common retail businesses in the area, along with gas stations, auto care, fast food, and convenience stores. Less frequent are sit-down restaurants, café, apparel shops and entertainment.

## Retail Spending, Gaps and Surpluses

Retail spending data compares the total annual amount existing households in an area spend overall, with the amount spent in stores and businesses in just that area. Where there is a gap, it means that residents are spending money outside their neighborhood. This is a clue to the types of businesses that could be supported in a community and that could capture more spending locally. Where there is a surplus, a neighborhood is capturing spending from visitors who live elsewhere but spend in the neighborhood.

Data shows that approximately \$200 million of resident retail spending leaves the South Shore study area. This is the area between 73rd Street to the north and 81st Street to the south, South Woodlawn Avenue to the west and Lake Michigan to the east.

The largest categories are:

- General Merchandise Stores – with a \$69 million gap
- Grocery Stores – with a \$47 million gap
- Restaurants/Other Eating Places – with a \$29 million gap

This indicates that South Shore residents are leaving the neighborhood for a clear majority of their everyday retail needs. A field inventory also identified a lack of small local grocery stores, cafes and sit-down dining options. This profile means it can be difficult to attract a critical mass of shoppers to visit storefronts in local retail areas, and make multiple stops while they are in South Shore.

See the appendix for detailed retail market report.



Sit-down restaurant on 75th Street



Currency Exchange on 75th Street



National chain drug store on 79th Street



Vacant storefront with residential above

# The Housing Market Context

## South Shore Housing Types

The “Greater South Shore” community is defined by the DePaul Institute of Housing Studies as the area between 67th and 79th Streets, from Lake Michigan to approximately South Dorchester Avenue. Housing stock in this area is largely composed of single-family (30%) and 2-4-unit buildings (48%). Around the 75th and 79th Street corridors housing types are highly concentrated by geography.

The areas west of Yates Boulevard are predominantly single-family blocks, while apartments are found to the east. The area between Yates Boulevard and Saginaw Avenue has the largest concentration of 5-49 unit (mid-sized) buildings, as well as the largest concentration of condominiums.

The area from Saginaw Avenue to Exchange Avenues offers a mix of single-family and 2-4 unit buildings. Rental buildings with 50+ units are generally located east of Exchange Avenue. Multi-family buildings can be found along both 75th and 79th Streets.

## The South Shore Corridor Market

The South Shore residential rental market consists of 291 buildings with approximately 5,400 units.

South Shore has one of the largest concentrations of affordable housing voucher usage, as well as one of the highest demands for affordable rental housing, in Chicago. Many rental properties in South Shore participate in the Section 8 Housing Choice Voucher (HCV) program, which provide assistance to very low-income families to afford decent, safe, and sanitary housing. Average monthly rents average between \$780 and \$800 per month, and have been increasing at a moderate rate in line with general inflation. Studios can be rented for around \$600 per month while 3-bedroom units average \$1,007 per month.

Where stock is currently available to rent, it can be in poorer condition. Demand for updated and new studio and 3+ bedroom units is high. The low inventory of desirable apartments (specifically studios and 3+ bedroom units) presents a challenge to potential tenants who want to live in South Shore and an opportunity for residential property owners and developers.

While single-family and condominium sales have remained active, fewer properties were sold in 2018 and 2019 compared to previous years. The total number of sales in South Shore in recent years has ranged from 469 units in 2014 to 566 units in 2018. Single family home sales ranged from 146 in 2014 to 186 in 2018. There is a wide range of single-family home values in South Shore however, there have been recent sales have been in the \$200,000-300,000 range.

Since 2009, properties in South Shore have been purchased by a significantly higher number of institutional owners (approximately 50% in 2018) than the City of Chicago average (approximately 21% in 2018).

There is evidence the private investment market sees opportunity in South Shore, and expects future housing demand in the community. Engagement responses suggest a desire for additional studio and 3+ bedroom units, single-family homes and infill development on vacant and underutilized lots.

The absence of significant renovation of existing vacant buildings and the absence of new development in recent years, present a challenge in meeting needs. Actions to improve the stock of desirable properties and begin development (or infill) of vacant and underutilized land could jumpstart a residential resurgence. See the appendix for detailed housing report.



Typical 2 flat in South Shore



Typical single family character



Apartment complex in South Shore



Typical mixed use retail+residential along the corridors

# South Shore Assets, Summary of Opportunities and Challenges

## South Shore Assets

South Shore today has multiple assets, both within and around the neighborhood. These provide a strong foundation for future growth and the success of 75th Street and 79th Street.

### Transportation

- **Metra and CTA bus access** to jobs in Hyde Park and Downtown
- Recently **reconstructed Metra platforms and shelter** facilities
- **Enhanced bus stops and shelters** for Route #J14 Jeffery Jump
- **Highway connections** to jobs, whether industrial districts to the south, the University of Chicago and its hospitals to the north or Downtown
- **Passing traffic**, on Stony Island on the west and South Shore Drive on the east
- Attractive and **walkable neighborhood streets**

### Housing

- A **stable and diverse housing** stock with single-family homes, walk-up apartments and high rises
- A higher density residential corridor around S. South Shore Drive
- **Large signature buildings** at corridor gateways on 75th and 79th Street, including the Avalon Regal Theater.
- Recent acquisition and **investment in multi-family buildings** in the area.

## Parks and Institutions

- **Jackson Park** to the north, **Rainbow Beach Park** on Lake Michigan and **Rosenblum Park** on 75th Street.
- **A network of schools**, including a new signature high school and libraries as anchoring community institutions.
- **Nearby cultural institutions** including the Stony Island Arts Bank, the South Shore Cultural Center and the Museum of Science and Industry.
- The **future Obama Presidential Center** a mile and a half to the north.
- **Local leadership and organizations** that want to see progress and change in the neighborhood.

## South Shore Opportunities

There are also opportunities which can be leveraged to support South Shore's corridors in the future:

- **New demands and preferences in housing markets**, with increased demand for city living and a recent shift to rental housing.
- **Significant change in retail markets**, with convenience retail, personal services and food and beverage growth in cities and a decline in large-format stores.
- **Generational change in travel behavior**, with a growing preference for transit, and the use of new ride-sharing technologies, and “last mile” travel offered by Uber, Lyft and others, instead of personal car ownership.
- **A strong desire for walking and biking options**, as a convenient alternative to automobile travel and as part of a healthy lifestyle choice.

## South Shore Challenges

There are, however, also some clear challenges facing South Shore, and the 75th and 79th Street corridors specifically:

- There has been long-term decline of industrial jobs on the South Side, exemplified by the closure of the U.S. Steel Works nearby.
- The corridors have several vacant lots and vacant storefronts following a long-term decline in population from mid-20th Century peaks, and new retail options that residents can now drive to elsewhere. This pattern is not unique to South Shore and can be seen across several neighborhoods in Chicago and the country.
- A slow recovery in home-ownership values since the recession.
- A modest rate of development, although the scale of renovation and infill opportunities is significant.
- A lack of senior housing options for older residents as the population ages.
- Metra ridership has declined over the last ten years, potentially reflecting a lower proportion of residents living in South Shore and working Downtown following the great recession.
- Signage, sidewalks and pedestrian access is missing or deteriorated in some locations.
- The South Shore corridors have limited visibility and are not seen as destinations for those passing in cars or on bikes, residents in adjacent neighborhoods or elsewhere in the city.



Vacant retail storefront along 79th Street



Underused lakefront



Surface parking lots

# 03 Ideas for Action

## Building Momentum in South Shore

South Shore is an established residential community with a strong basis to move forward, but also has some challenges that must be addressed. This chapter provides 10 Ideas for Action that aim to address these challenges and build on community strengths.

Positive change can be achieved on South Shore's corridors by leveraging local strengths, growing the capacity of local organizations, applying temporary public realm and tactical urbanism approaches in the near term and then advancing into longer term capital and development projects. Promoting South Shore assets to future residents and businesses should continue throughout this process.

The goal is to achieve self-sustaining success, as determined by the community.

### Building Local Partnerships

The Ideas for Action are also organized as a sequence of steps that can be implemented over time. In early stages there is a key role for the South Shore Chamber of Commerce as a leader, implementer and coordinator of others.

### Raising Visibility

The opportunity and potential of South Shore can be promoted beyond the neighborhood itself. This plan can be used to communicate the market potential of South Shore to government, non-profit funders, foundations and the private sector right away.

### Building City-Wide Partnerships

Partnerships with city-wide technical assistance providers and non-profit housing and mixed-use development funders can be established and capacity building for existing or new South Shore organizations be put in place. This will provide the foundation for later interventions in building renovation and infill development.

### Demonstrating Change on the Ground

In parallel, small scale and temporary public realm and tactical urbanism site interventions will engage the community, signal physical change and raise the quality of place for residents.

## Three Principles for Corridor Futures

This plan offers three themes which will organize partners and provide a clear layering and sequencing of activity over time.

### Advance Community Led Initiatives

Near term activities can create visible change, using local and city-wide knowledge, skills and resources among non-profit partners.

### Improve Public Spaces and Transit Facilities

Medium term investments, to build up the scale of visible change and encourage more people to walk, bike and use transit to experience their neighborhood.

### Steer Investment and Development

Attract investment to the places it has best chance of success and can meet community needs.

## Other City Resources

The Department of Planning and Development has several resources and programs that can provide support to several of the Ideas for Action and implementation steps outlined in this document, including tax incremental financing, Neighborhood Opportunity Fund, New Markets Tax Credits, and Class 7(a) and 7(b) tax incentives, among others. Portions of 75th and 79th Street also fall within Census tracts that are eligible for the federal Opportunity Zones program and other incentive zones, including: Empowerment Zone and Enterprise Zone. More information can be found at: [www.chicago.gov/dpd](http://www.chicago.gov/dpd)

In addition to resources and programs administered by DPD, several partner agencies and city departments, including BACP, CDOT and DCASE have resources and programs that can be leveraged to advance several of the Ideas for Action outlined here.

## Ideas for Action

1

### **Have a Clear Framework for Development**

Offer a blueprint to guide the mix and scale of activities and development along 75th Street and 79th Street.

2

### **Market South Shore Corridor Opportunities**

Raise awareness of South Shore assets and opportunities.

3

### **Advance Community-Led Arts and Culture**

Build the visibility of South Shore as a destination for arts and culture.

4

### **Advance Community-Led Greening and Open Space Enhancements**

Leverage local and city-wide expertise to activate available land and open spaces for high quality greening, landscape, urban agriculture and creative management of storm-water.

5

### **Market Corridors as Places for Culture and Entertainment**

Support existing culture and entertainment venues and attract more.

6

### **Enhance Key Node Public Realm and Transit**

Improve access to Metra stations and create more attractive and easier to navigate bus intersections.

7

### **Encourage Building Renovation at Key Nodes**

Bring vacant storefronts and buildings back into active use by leveraging transit and pedestrian routes.

8

### **Attract In-fill Development at Key Nodes**

Attract new homes, businesses and community development to vacant land around transit, key intersections and transit hubs over time.

9

### **Activate Corridors between Nodes**

Attract other activities and uses to replace vacant buildings and land, particularly where retail is no longer viable, over the longer term.

10

### **Plan for Long-Term Capital Investment**

Build aspirational ideas into long-term capital replacement and upgrade programs.



# Have a Clear Framework for Development

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## The Challenge

The 75th and 79th Street Corridors are extensive, covering more than three miles in length. Both have vacant storefronts and vacant land. Retail and housing market analysis indicate that the level of new development coming to South Shore's Corridors will be modest in the near and medium terms.

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## The Opportunity

With a clear framework, South Shore can steer retail, business and housing investment where it has the best chance of success, and where it can be linked to, and supported by, other investments. This should occur at key nodes along the corridors which are 79th Street and Stony Island Avenue, 79th Street and Exchange Avenue, and 75th Street and Exchange Avenue. This framework can also guide investment by non-profit partners and public agencies.

The Key Nodes and secondary nodes are also places where the 75th and 79th Street Corridors intersect with the north-south connectors identified earlier in this plan.

79th Street and South Stony Island Avenue could have a cultural and entertainment focus and be a gateway for many arriving in Chicago from the points south and east to experience the Obama Presidential Center, Museum of Science and Industry and the Stony Island Arts Bank. The education renovated of South Jeffery Boulevard and local and express bus can drive local retail services at intersections with 75th Street and 79th Street. Traffic and bike routes along South Shore Drive, destinations provided by the South Shore Cultural Center and Rainbow Beach Park, higher density housing and population and the pedestrian focus provided by Metra Stations could be leveraged along the lakefront.

---

## Strategies

### **1.1 - Focus at key South Shore nodes**

Neighborhood nodes are where major streets meet, where there are transit stations or interchanges, or an existing density of activity should be prioritized due to their visibility to residents, businesses and people passing by on transit or in cars.

### **1.2 - Steer retail to locations with demand**

71st Street to the north and Stony Island Avenue to the west are the strongest retail streets in the immediate area. New retail can be steered to 75th Street and 79th Street, east of Yates Boulevard where there is both less competition and a higher density of housing and residents. At the same time, local services can be steered to major intersections across the corridors, to provide walk-to convenience retail and café services.

### **1.3 - Encourage residential where retail is less viable**

Housing can be accommodated closer to transportation, retail and other amenities. This can be in multi-family buildings at a range of scales and can be allowed at the ground floor with change of zoning designation. 75th Street west of Yates Boulevard can accommodate townhomes and single-family homes in the future, matching the character of surrounding residential blocks.

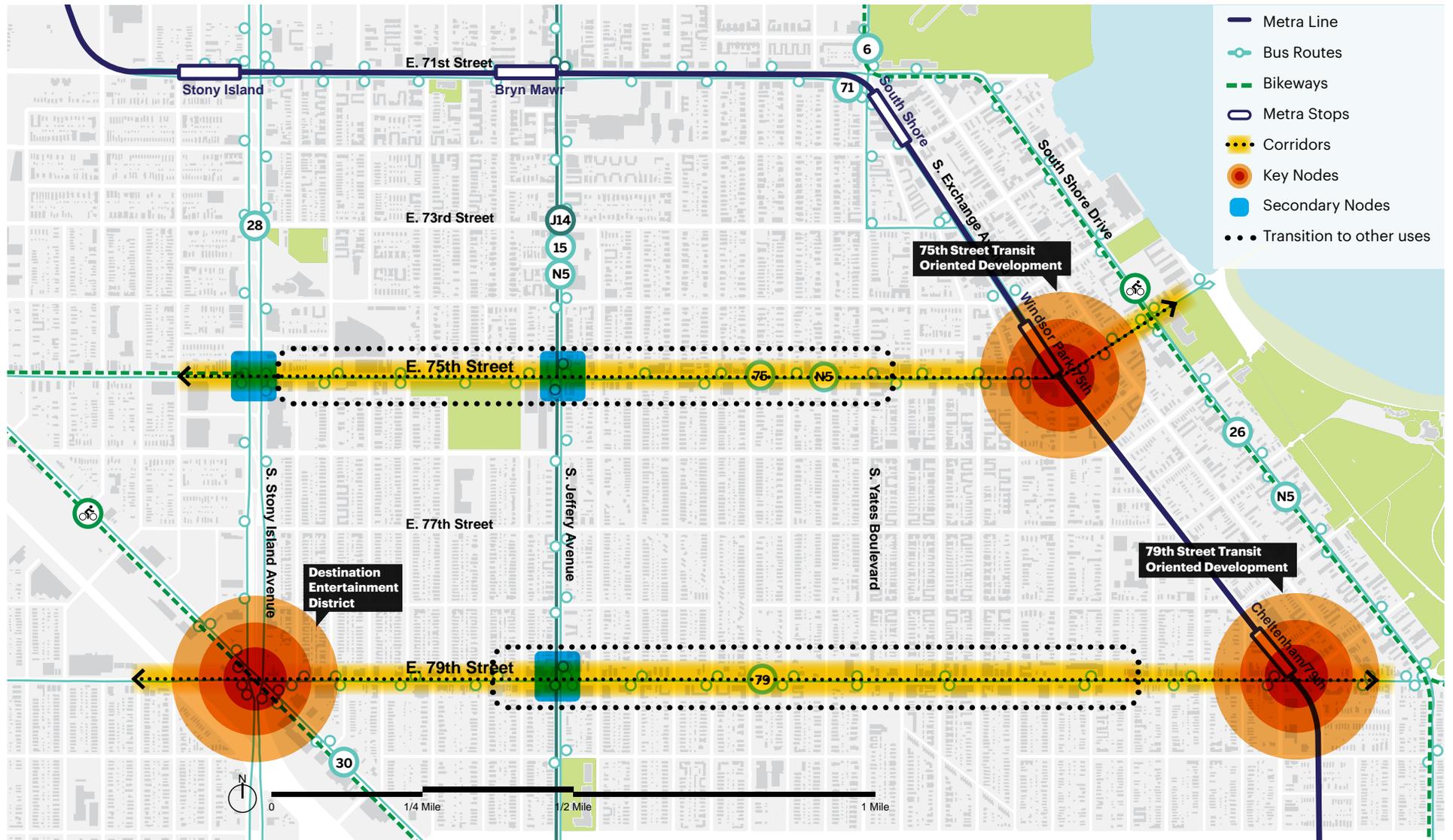
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## Implementation

Key implementers include the city, Alderman's office and local organizations.

**Timeframe: Immediate**

This framework prioritizes: investment at key nodes and secondary nodes first.





# Market the Corridor Opportunity

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## The Challenge

The 75th Street and 79th Street corridors have many vacant retail space, within mixed-use and stand-alone retail buildings.

Retail market analysis shows that residents leave South Shore to meet a large proportion of their retail needs. In fact, approximately \$200 million of retail spending leaves the study area.

People do have choices, there are retail destinations and malls around the region and few neighborhoods have a surplus of retail spending. However, the needle could be moved for South Shore's corridors if more resident spending could be retained, and more visitors attracted.

---

## The Opportunity

Retail spending dollars could be captured by new retail on 75th and 79th streets to support revitalization, provide local services to residents, bring vacant spaces back into active use and create visible pedestrian activity on streets.

There is a role for the South Shore Chamber of Commerce, the City of Chicago, and World Business Chicago in highlighting the market opportunity to investors who could locate new retail businesses in the area.

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## Strategies

This initiative includes working with existing businesses and others across the city and the region to provide new retail services in South Shore. Components include the following:

### **2.1 - Market the potential for neighborhood-scale café and sit-down breakfast, lunch and dining options**

This opportunity can be promoted to existing building owners, local entrepreneurs and businesses in other neighborhoods.

### **2.2 - Market the potential for produce and small-scale grocery store**

There is demand for local produce or small-scale grocery store, particularly further away from current offerings on 71st street and Stony Island in the southeast part of the neighborhood. This could involve a new retailer or working with the existing South Shore Food Mart to improve its offerings.

### **2.3 - Attract independent businesses from Chicago neighborhoods**

Café, dining, clothing and fashion, housewares, and personal care businesses have all been successful across South Side neighborhoods. These entrepreneurs could be encouraged to expand to South Shore's corridors.

---

## Implementation

Key implementers include local chamber of commerce, Alderman's office, SSA and nonprofit organizations.

**Timeframe: Immediate**



Pete's Fruit Market - Bronzeville, Milwaukee, WI



The Quarry Event Center - South Shore, Chicago, IL



Bonne Sante Fresh Foods - Hyde Park, Chicago, IL



L&G Family Restaurant - South Shore, Chicago, IL



# Advance Community-Led Arts and Culture

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## The Challenge

South Shore has existing arts and culture activities and is also home to visual artists, musicians and writers.

The wider area also has cultural institutions including the Stony Island Arts Bank, the Logan Center for the Arts, the Museum of Science and Industry and the South Shore Cultural Center. The renovation and re-use of the Avalon Regal Theatre could also serve as a potential anchor. However, South Shore does not have a strong arts and culture identity.

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## The Opportunity

South Shore's Corridors can have a stronger arts and culture identity through a range of tactical and community led initiatives focused on the visual arts and special events. Vacant lots that are currently owned by the City of Chicago or Cook County Land Bank Authority (CCLBA) could host temporary open spaces and pop-up activities. The South Shore can serve as a gateway neighborhood to those who are traveling from areas south of the neighborhood to destinations north of the neighborhood.

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## Strategies

This initiative can include working with local organizations, and city-wide arts groups and institutions to implement public art, tactical and temporary public realm treatments and activation of underutilized spaces. Components include the following:

### **3.1 - Add public art through an expanded mural program**

Engage local residents, youth and building owners in adding murals to high visibility facades and side walls at transit hubs and intersections where they can be seen.

### **3.2 - Add tactical and temporary public realm treatments**

Include targeted painting of streets and sidewalk surfaces, landscape, lighting and seating areas in locations close to the strongest retail locations and highest foot traffic locations.

### **3.3 - Program and activate underutilized spaces**

Bring temporary and permanent art installations to city-owned, CCLBA-owned, and if possible private vacant lots.

---

## Implementation

Key implementers include local chamber of commerce, Alderman's office, Special Service Area (SSA), nonprofit organizations, with support from Chicago Department of Transportation (CDOT), Department of Planning and Development (DPD) and the Department of Cultural Affairs and Special Events (DCASE).

**Timeframe: Immediate**



Back Alley Jazz - South Shore, Chicago, IL



Mural at 79th and Cornell - Chicago, IL



"Dining at the 5", Chatham - Chicago, IL



# Advance Community-Led Initiatives: Greening and Open Space

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## The Challenge

South Shore benefits from large-scale open spaces in the form of Jackson Park, South Shore Cultural Center and Rainbow Beach Park at the edges of the neighborhood. Rosenblum Park serves as a neighborhood park within the community. However, South Shore was built with a dense framework of residential blocks and does not have a network of open spaces within it.

---

## The Opportunity

Visible greening and open spaces for use by residents and visitors can enhance the character and experience of 75th Street and 79th Street, minimize the visual impact of vacant lots along the corridors and help attract new retail and housing investment.

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## Strategies

This initiative includes working with local organizations, and city-wide open space and urban agriculture groups to implement greening and open space initiatives. Components include the following:

### **4.1 - Add urban greenery to vacant lots**

This can include the installation of temporary and permanent landscape, vegetation, trees, paths and seating areas, where appropriate.

### **4.2 - Add stormwater-based greening to vacant lots**

This can collect, channel and process stormwater run-off in a way that demonstrates progressive best practices and enhances greenery along corridors.

### **4.3 - Grow food along South Shore corridors**

If community stakeholders are interested, vacant sites can be used for community-led gardening, allowing residents to produce their own food.

---

## Implementation

Key implementers include local chamber of commerce, Alderman's office, SSA, nonprofit organizations, with support from Chicago Department of Transportation (CDOT), Department of Planning and Development (DPD) and NeighborSpace.

**Timeframe: Immediate**



Stormwater based greening - Chicago, IL



Greening vacant lots - Chicago, IL



Greening vacant lots - Chicago, IL



# Promote South Shore as an Entertainment and Culture Destination

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## The Challenge

South Shore had a historic role as an entertainment destination through local theatres, movie houses and clubs. South Shore is no longer on the circuit for regional and national scale performers.

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## The Opportunity

South Shore can host entertainment and culture at a range of scales. New activities can attract audiences from within South Shore, surrounding neighborhoods, and across Chicago. There is also an opportunity to capture the attention of national and international visitors to the future Obama Presidential Center as they seek other activities in the area.

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## Strategies

This initiative includes working with local organizations, and city-wide arts and culture groups, entertainment, food and beverage, and other related industries to re-activate and leverage the assets in South Shore. Components include the following:

### **5.1 - Focus on re-activating the Avalon Regal Theatre**

Completing the renovation of the Avalon Regal Theatre to a standard to allow opening the facility for performances is encouraged. Recruitment of an experienced talent booking agency and venue management entity to consult on a three-year program that can expand capacity is also encouraged.

### **5.2 - Define 79th Street and Stony Island as an entertainment district**

Promote available storefront spaces as teaching, studio and rehearsal spaces and encourage café, dining and club uses. Add signage and banners to attract visitors to turn in from Stony Island Avenue to 79th Street. Promote pop-up events and activation of underutilized new land to bring music and performance to city-owned, or private, vacant lots for weekend and evening activity. This could also be linked to lots with art installations or open spaces.

### **5.3 - Encourage cultural programs in youth centers**

Local performers and teachers are encouraged to work with youth service and library staff to provide events and programs at community institutions as a bridge to the neighborhood and city-wide cultural offer.

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## Implementation

Key implementers include property owners, local chamber of commerce, Alderman's office, Special Service Area (SSA), with support from Department of Cultural Affairs and Special Events (DCASE), Chicago Public Library (CPL) and Department of Planning and Development (DPD).

**Timeframe: Immediate**



Avalon Regal Theatre - Chicago, IL



Delmar Loop Tivoli Theatre - St. Louis, MO



Hip Hop Architecture Exhibition - Chicago, IL



The Quarry Event Center - Chicago, IL



# Encourage Public Realm Upgrade at Key Nodes

## The Challenge

75th Street and 79th Street have miles of sidewalks, curbs, street-lighting, signage and furniture. This public realm plays an important role in how residents, visitors and those passing through the neighborhood on transit, in cars or on bike experience South Shore.

Along these corridors, the highest visibility locations are where major streets meet, and where transit stations or interchanges exist, or there is an existing density of activities. Investment in public realm should be steered to where it will have the greatest impact.

## The Opportunity

Upgrading the public realm can improve the daily experience of these corridors South Shore residents, visitors, businesses and property owners. It also sends a visible signal of commitment to the quality of the neighborhood.

The Chicago Department of Transportation's Make Way for People initiative aims to create public spaces that cultivate community and culture in Chicago's neighborhoods through placemaking. This supports innovation through strategic use of public-private partnerships.

- People spots: platforms in parking lanes adjacent to sidewalks
- People streets: public spaces in "excess" asphalt areas
- People plazas: opportunities in existing CDOT malls, plazas, and triangles
- People alleys: temporary space for events in city alleys

In addition to improving street safety and promoting walkable communities, public realm upgrades support economic development for local businesses and neighborhoods.

## Strategies

This initiative includes working with local organizations, Aldermanic offices, the City of Chicago, CDOT, the CTA and Metra. The scale of initiatives can increase over time. Components include the following:

### 6.1 - Repair the existing public realm

This includes the repair of sidewalks, crosswalks, furniture and replacing or installing moveable landscape planters.

### 6.2 - Add pedestrian and bike signage

Local signage can direct pedestrians to transit amenities, Metra stations, community facilities, institutions and open spaces. Bike signage can also be added to direct people from the lakefront bike route on South Shore Drive to retail locations and Metra stops at 75th Street and 79th Street.

### 6.3 - Upgrade transit stops and stations

All Metra stations in South Shore, and some bus stops, received investments in recent years. Upgrading of bus stops and sidewalk conditions around them could enhance the customer experience. In some locations, additional shelters are needed. Metra stations would benefit from additional lighting and signage, with a focus on outdoor, grade-level fenced access between rail lines south of 78th Street and north of 76th Street.

## Implementation

Key implementers include SSA, Alderman's Office, CDOT, CTA, Metra. Recommendations will be subject to further study to determine specifications and justify funding and timing by CDOT, CTA and Metra as needed.

**Timeframe: Immediate**



Existing light poles and banners, 79th and Exchange - South Shore, Chicago, IL



Streetscaping on 53rd Street, Hyde Park - Chicago, IL



Upgraded Metra Station - Elmhurst, IL



# Encourage Building Renovation at Key Nodes

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## The Challenge

75th Street and 79th Street both struggle from vacant storefronts and vacant land. This has been a long-term challenge and has resulted from changes in how people shop, retail industry trends, and a reduction in the number of jobs and residents in the area. This means that new investment will need to be steered to where it has the best chance of success, and where it can be linked to and supported by other investments. This should occur at key nodes, as defined in Idea for Action #1.

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## The Opportunity

Renovating existing buildings is a key way to preserve existing character, bring buildings back into active use, enhance the pedestrian experiences and improve the availability to services.

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## Strategies

This initiative includes working with local organizations, existing owners, technical assistance providers, non-profit lenders and the City of Chicago to advance renovation of individual buildings. Components include the following:

### **7.1 - Renovate existing storefronts**

This can include renovation of facades, including doors, windows, signage and other facade elements, as well as interior upgrade to create a welcoming and functional business space. This can also include conversion of ground-floor uses to residential where it is appropriate.

### **7.2 - Renovate private residential buildings**

This can include working with existing owners to support a range of activities, from exterior upgrades, to gut rehabs, internal re-configurations with different types of housing, or adaptive re-use.

### **7.3 - Support non-profit efforts for residential renovation**

Chicago has a long track record of acquiring and renovating existing buildings through neighborhood non-profit community development corporations, city-wide technical assistance providers and non-profit lenders and financial intermediaries. South Shore can bring together a partnership consortium to focus this activity near key nodes.

---

## Implementation

Key implementers include existing owners, nonprofit lenders and other existing funding sources, City of Chicago Department of Buildings.

**Timeframe: Immediate/Future**



Renovation in Buena Park - Chicago, IL



Non-profit renovation, Dorchester Artist Housing - Chicago, IL



Strand Residences - Chicago, IL



# Attract Infill Development at Key Nodes

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## The Challenge

South Shore Corridors have a number of vacant lots where buildings have been demolished. There are also a number of surface parking lots, some of which no longer appear to be actively used by the businesses or institutions once associated with them. The absence of activity can be problematic for neighbors and also signals a lack of investment.

---

## The Opportunity

New infill development can provide new housing options and new business spaces as South Shore grows. Additional residents can provide a customer base to support additional services and new activity can provide eyes on the street to improve safety. Infill development will also increase demand and the viability of business and existing transit services.

---

## Strategies

### **8.1 - Attract new residential development**

The range of lot sizes means that a variety of new types of residential development could be supported, from townhomes, to walk-up apartments to mid and higher density development.

### **8.2 - Encourage senior housing**

Senior housing is a way to bring larger lots into full use, with mid-density developments accommodating dozens of residents in a serviced environment. This can also provide a way for long-term home-owners to stay in the neighborhood when they no longer want or need a single-family home.

### **8.3 - Attract new mixed-use development**

At vacant lots within key-nodes, an opportunity exists to attract new mixed-use development, which could include contemporary local grocery, café, dining, entertainment, businesses and workshop spaces.

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## Implementation

Key implementers include existing owners, City, Alderman's Office, and local organizations.

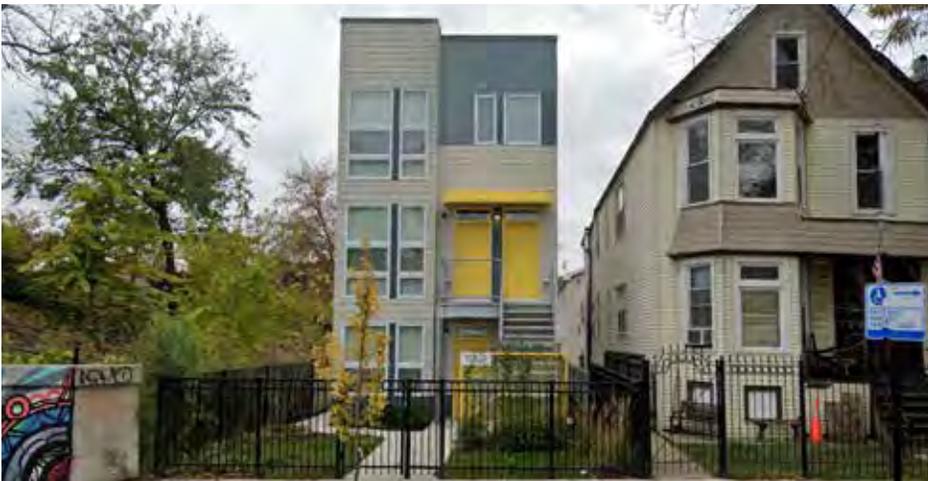
**Timeframe: Future**



The Burnham Senior Housing at Woodlawn Park - Chicago, IL



New residential development, City Gardens - Chicago, IL



Infill residential development - Chicago, IL



New mixed use development, Taylor Street Apartments and Library - Chicago, IL



# Activate Corridors between Nodes

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## The Challenge

The scale and extent of the 75th Street and 79th Street corridors underscores the importance of focusing on areas of strength around nodes and major transit stops and hubs. In the longer term, areas between these can also see activation and investment.

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## The Opportunity

Over the medium and long term, corridor blocks between key nodes can be brought into fuller use, extending activity from the nodes and also implementing locally-led and distinctive approaches to the specific conditions on those blocks.

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## Strategies

### **9.1 - Convert Vacant Lots to Urban Green Spaces**

Community gardens, public open spaces and urban agriculture tools and techniques described earlier can be applied to vacant lots to provide a more extensive network of green spaces for the community.

### **9.2 - Convert Vacant Storefronts to other Non-Retail Uses**

There is an opportunity to convert former retail storefronts to office, live/work, community uses and housing.

### **9.3 - Infill vacant lots with new residential development**

As demand for housing strengthens and success is demonstrated at key nodes, other lots on blocks between them can be promoted for infill residential development.

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## Implementation

Key implementers include City of Chicago, Alderman's office and local organizations.

**Timeframe: Future**



Infill townhouse development- Chicago, IL



Urban infill green space - Chicago, IL



Commercial use converted to residential - Chicago, IL



Infill housing development The Jackson at Woodlawn Park - Chicago, IL

# 10 Plan for Long-Term Capital Investment

## The Challenge

South Shore has some large scale infrastructure including the Chicago Skyway flyover ramps to Stony Island Avenue, major street intersections and Metra stations. Given the scale of these infrastructure investments, their upgrades, renovations and replacement should be planned for in the long-term.

## The Opportunity

There is an opportunity to begin long-range thinking about how these types of capital projects can be approached and enhanced.

## Strategies

### 10.1 - Upgrade major intersections

This includes the potential for comprehensive upgrades to enhance bus use and traffic flow at key intersections on Stony Island Avenue and around the Metra stations.

### 10.2 - Upgrade pedestrian crossings

This could be linked to the above to offer comprehensive pedestrian and bike crossing improvements along with new streetscapes around intersections.

### 10.3 - Enhance Skyway flyovers

The structure sits close to the Avalon Regal Theater, and is also a monumental gateway into Chicago from the south, whether coming from I-94 or on the Skyway itself.

## Implementation

Key implementers include CDOT, Illinois Department of Transportation (IDOT) and Chicago Skyway. Long-term new resources required. Recommendations will be subject to further study to determine specifications and justify funding and timing by CDOT, CTA and Metra as needed.

**Timeframe: Future**



Major intersection upgrades - New York, NY



Improved transit infrastructure - Chicago, IL



Upgraded pedestrian crossing - Chicago, IL



Skyway Structure enhancement, Lighting example - Boston, MA

# Appendix





# Technical Reports

## Transit Report

As part of this study we produced a transit report to document and summarize in more detail the existing conditions of each corridor, understand the various modes of transportation through the community, and more detailed recommendations on potential methods to address those issues at the key nodes.

The report has three sections:

Section 1 is focused on the existing conditions of the corridors and the larger transportation network.

Section 2 contains the consultant team recommendations organized by short-term, mid-term and long-term opportunities. There is also a section on potential funding sources.

Section 3 are the appendices which shares the various maps and charts that support section 1 and 2 of the report.

## Housing Market Analysis

The housing market analysis report looks to understand the composition of the South Shore neighborhood as well as the areas surrounding the 75th Street and 79th Street corridors.

The report has 3 sections:

Section A which is looking at housing stock composition for the entire South Shore neighborhood.

Section B which dives into the residential trends and projections for the South Shore neighborhood and looks to understand where the market is for a variety of product types. Single family and condominium, multifamily rental, and institutional investment.

Section C draws some conclusions from that information and outlines some potential strategies that can be leveraged in the future to position South Shore for future growth.

## Retail Market Analysis

The retail market analysis report gives a more indepth picture of the existing trends and demographics for the South Shore study area and focused look at retail along 75th Street and 79th Street from Stony Island avenue to the lakefront.

The report has 4 sections:

Section 1 which is a brief introduction to outline the purpose of the report.

Section 2 focuses on existing conditions of the neighborhood, study area, and corridors.

Section 3 includes some ideas for specific sites and the district as a whole.

Section 4 focuses on resources that could be activated to support the 75th Street and 79th Street corridors in the future.

All three technical reports can be found at:

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/south-shore-corridor-study.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/south-shore-corridor-study.html)

# 79th and Stony Island Avenue

## Destination Entertainment District

The following diagrams describe how the 10 Ideas for Action might potentially be applied to this key node.

The specific timing and sequence of implementation will be determined in collaboration with local partners and public agencies.

### Potential Actions

#### Public realm:

- 3.1 Add public art through an expanded mural program
- 3.2. Add tactical and temporary public realm
- 6.1. Repair the existing public realm
- 6.2. Add pedestrian and bike signage
- 10.1. Major Intersection upgrades
- 10.2 Upgrade pedestrian crossings
- 10.3 Skyway structure enhancements

#### City owned vacant land:

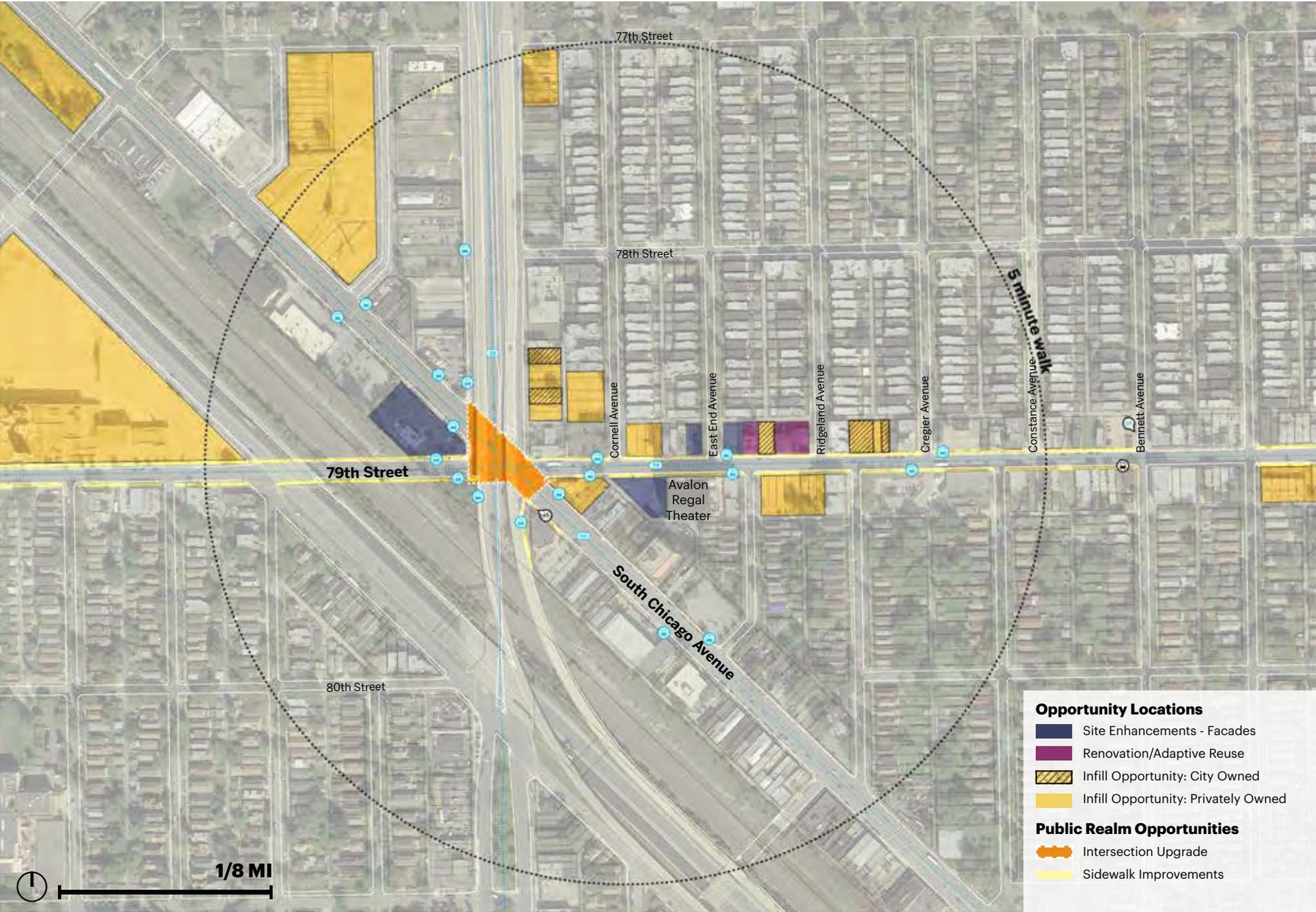
- 3.3 Program and activate under-utilized spaces
- 4.1 Add urban greenery to vacant lots
- 7.3 Support non-profit efforts for residential renovation
- 8.3 Attract new mixed use development

#### Private land and buildings:

- 5.1 Focus on reactivating the Avalon Regal Theatre
- 5.2 Define 79th and Stony Island as an entertainment district
- 7.1 Renovate existing storefronts
- 7.3 Support non-profit efforts for residential renovation
- 8.3 Attract new mixed use development



79th Street and Stony Island Avenue



# 75th and Exchange Avenue

## Transit Oriented Development

The following diagrams describe how the 10 Ideas for Action might potentially be applied to this key node.

The specific timing and sequence of implementation will be determined in collaboration with local partners and public agencies.

### Potential Actions

#### Public realm:

- 3.1 Add public art through an expanded mural program
- 3.2. Add tactical and temporary public realm
- 6.1. Repair the existing public realm
- 6.2. Add pedestrian and bike signage
- 10.1. Major Intersection upgrades
- 10.2 Upgrade pedestrian crossings

#### City owned vacant land:

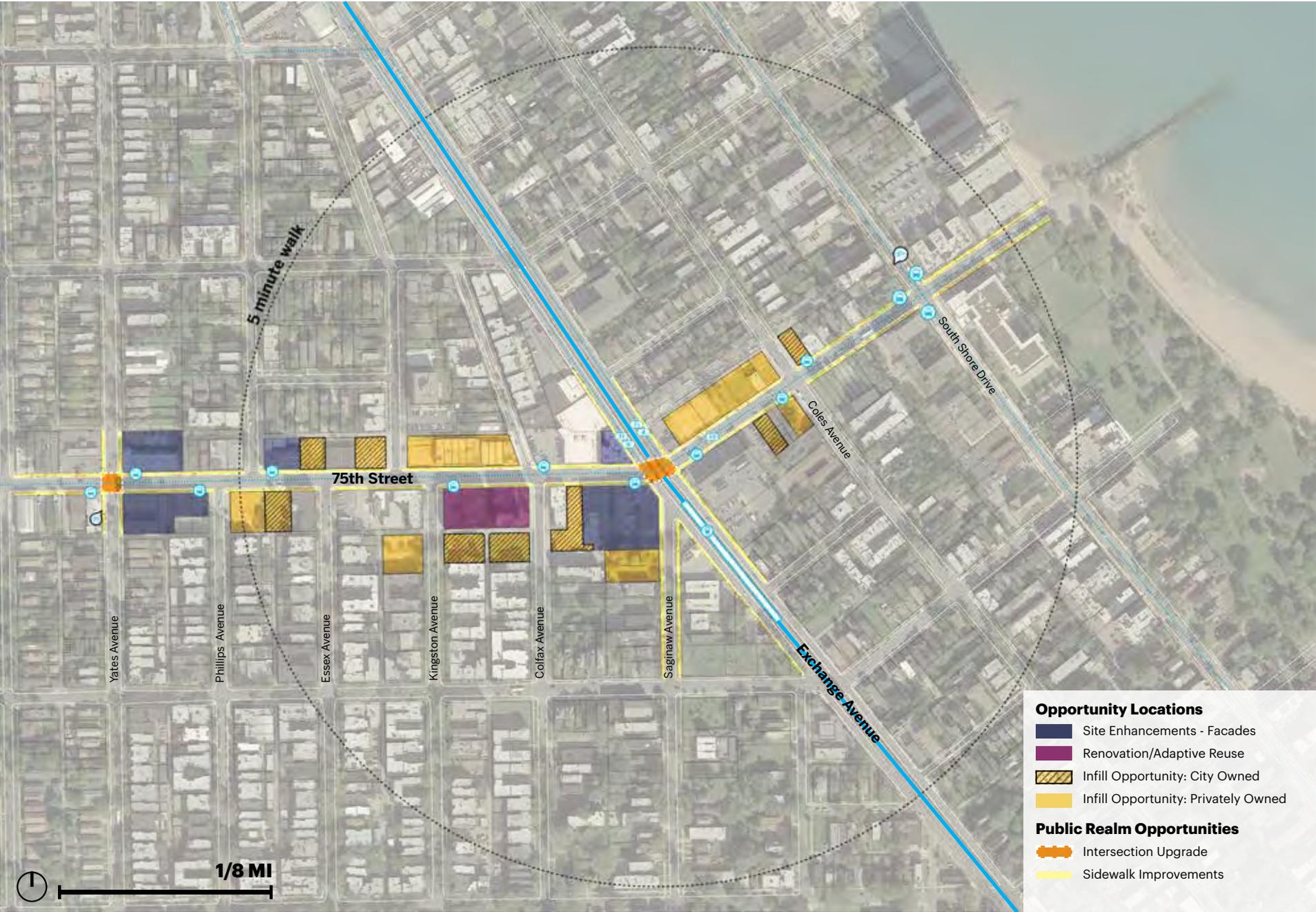
- 3.3 Program and activate under-utilized spaces
- 4.1 Add urban greenery to vacant lots
- 7.3 Support non-profit efforts for residential renovation
- 8.3 Attract new mixed use development

#### Private land and buildings:

- 7.1 Renovate existing storefronts
- 7.2 Renovate private residential buildings
- 7.3 Support non-profit efforts for residential renovation
- 8.1 Attract new residential development
- 8.2 Encourage senior housing
- 8.3 Attract new mixed use development
- 9.3. Infill vacant lots with new residential development



75th and Exchange Avenue



- Opportunity Locations**
- Site Enhancements - Facades
  - Renovation/Adaptive Reuse
  - Infill Opportunity: City Owned
  - Infill Opportunity: Privately Owned
- Public Realm Opportunities**
- Intersection Upgrade
  - Sidewalk Improvements

# 79th and Exchange Avenue Transit Oriented Development

The following diagrams describe how the 10 Ideas for Action might potentially be applied to this key node.

The specific timing and sequence of implementation will be determined in collaboration with local partners and public agencies.

## Potential Actions

### Public realm:

- 3.1 Add public art through an expanded mural program
- 3.2. Add tactical and temporary public realm
- 6.1. Repair the existing public realm
- 6.2. Add pedestrian and bike signage
- 10.1. Major Intersection upgrades
- 10.2 Upgrade pedestrian crossings

### City owned vacant land:

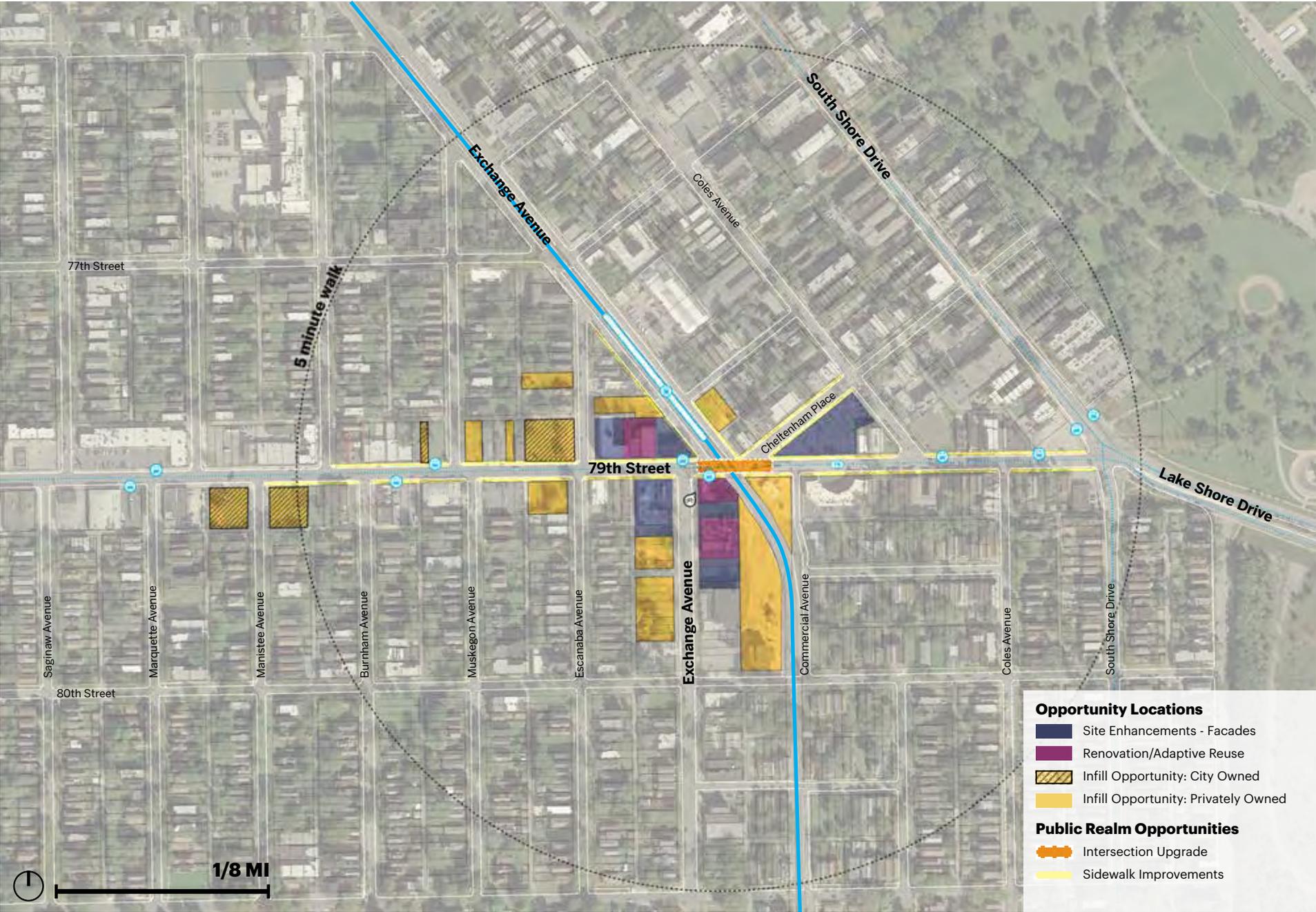
- 3.3 Program and activate under-utilized spaces
- 4.1 Add urban greenery to vacant lots
- 7.3 Support non-profit efforts for residential renovation
- 8.3 Attract new mixed use development
- 9.1 Convert vacant lots to urban green spaces

### Private land and buildings:

- 7.1 Renovate existing storefronts
- 7.2 Renovate private residential buildings
- 7.3 Support non-profit efforts for residential renovation
- 8.1 Attract new residential development
- 8.2 Encourage senior housing
- 8.3 Attract new mixed use development
- 9.1 Convert vacant lots to urban green spaces
- 9.3. Infill vacant lots with new residential development



79th Street and Exchange Avenue





## B. Policy Resources

- B1. Design Excellence Principles
- B2. Design Excellence Neighborhood Design Guidelines
- B3. List of Pre-Qualified Designers
- B4. Community Wealth Building model
- B5. Department of Housing Multi-Family Housing Financing Overview
- B6. Department of Housing Affordable Price Calculator
- B7. Chicago Community Land Trust overview
- B8. Illinois Green Sustainability Resources
- B9. Commission on Chicago Landmarks Pre-Permit Reviews summary
- B10. Commission on Chicago Landmarks Standards for Rehabilitation

# DESIGN EXCELLENCE

Guiding Principles



## Design Excellence - VISION & GOALS

Design Excellence celebrates the City of Chicago's unique architectural and urban design legacy, while also aspiring for a higher level of design in new development. The Guiding Principles laid out here are the attempt of the Department of Planning and Development, along with key stakeholders, to define what Design Excellence means for Chicago. A central tenet in the development of these Guiding Principles is that they answer a basic question:

***How do we engender a culture that values design excellence in everyday life?***

The answer to this question likely lies in the built and natural environment. As such, the Guiding Principles strive for inclusivity in the design process and the breadth of project-types to which they apply. They also seek to foster innovation, promote the creation of a sense of place, seek to push the envelope of sustainability best practices and encourage collaboration and engagement with the public and other city departments and agencies.



## Guiding Principles - THEMES

To achieve the goals of Design Excellence, 10 Guiding Principles have been developed, spanning five key themes aimed at a comprehensive and robust response to the impact of the city's built environment on the people of Chicago:

**EQUITY** - 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



## **PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT**

Cities that are created by everyone, provide for everyone. As such, projects that facilitate input from nearby property owners, community stakeholders and the City early on in their design process will develop local support and form a shared vision of design excellence for all stakeholders.



## REVITALIZE CHICAGO'S NEIGHBORHOODS WHILE CELEBRATING THEIR AUTHENTICITY AND SINGULARITY

If Chicago's downtown is its heart, its 77 neighborhoods are its soul. The City will be intentional in its approach to revitalizing its neighborhoods by marshaling its own resources and leveraging private development within a design excellence framework that is place-based.



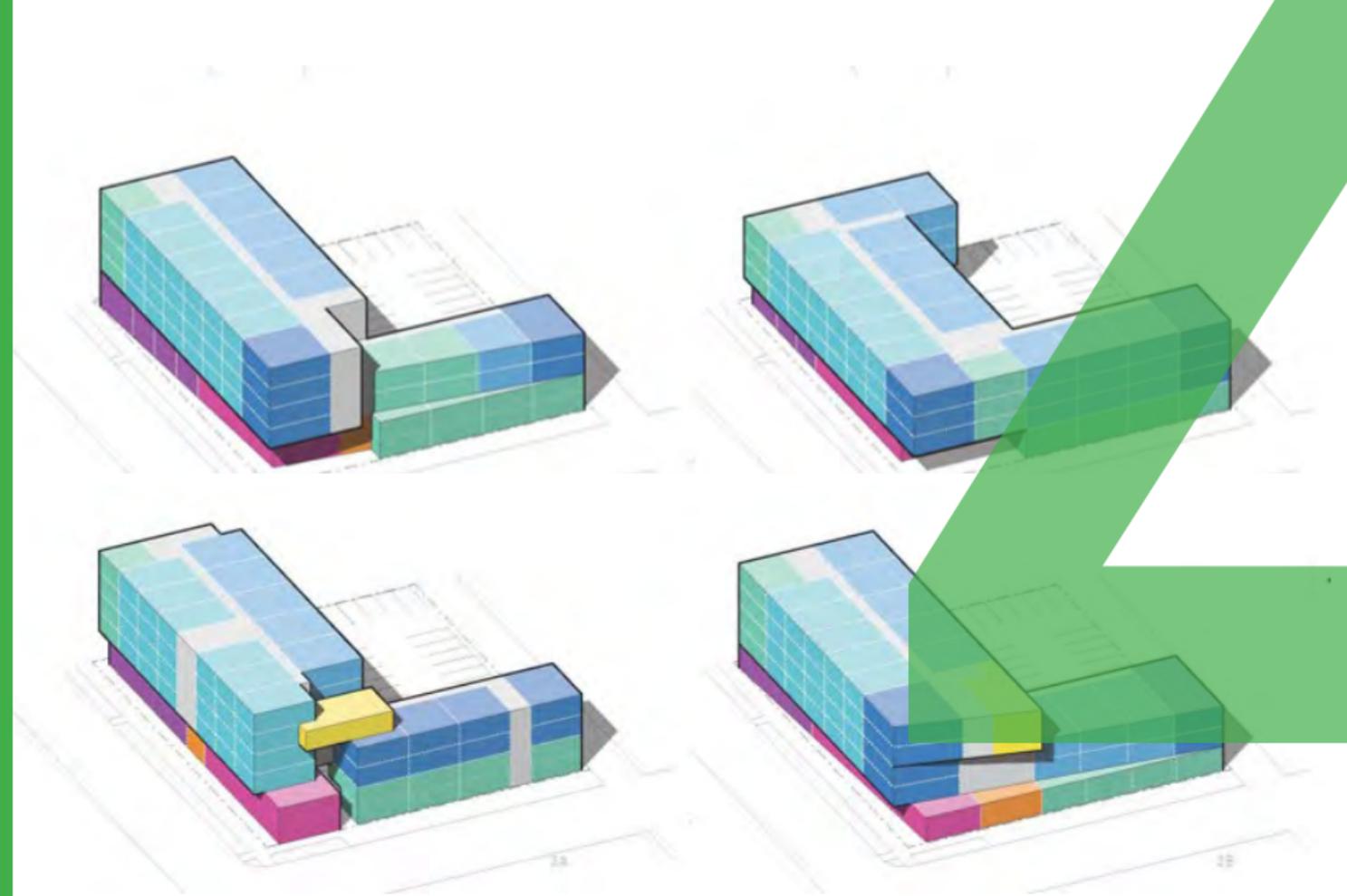
## LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN

Good design has economic benefits beyond job creation. In times of limited resources, it is important to leverage every dollar invested. When development creates jobs, benefits the environment through sustainable best practices and creates places where people want to live, work and play, it benefits the entire City.



## ENCOURAGE DIVERSE DESIGN APPROACHES IN ORDER TO INSPIRE INNOVATION AND DESIGN EXCELLENCE

Chicago's architecture and urban design should reflect the dynamic nature of the city. Early collaboration with key stakeholders will yield a diversity of design approaches, which in turn will promote innovation, creativity and sustainable strategies constructed with high quality materials and state of the art construction methods.



## HONOR CHICAGO'S LEGACY OF ARCHITECTURAL INNOVATION BY PROMOTING CONTEMPORARY DESIGN

Chicago is a city with an abundance of historic building stock. The legacy of these assets is apparent throughout the city. As such, new development should seek to enrich the urban environment by respecting the authenticity of historic buildings rather than encouraging mimicry or replication of these buildings in the designs and details of new construction.



## STRIVE TO ENHANCE THE PUBLIC REALM. FOCUS ON THE PEDESTRIAN EXPERIENCE

Our streets are an asset to be prioritized and curated. New development should consider its cumulative effects on sunlight, comfort and quality of the public realm by maximizing solar access for streets, parks, and public open space. DPD will advocate for a high quality public realm that creates a safe, comfortable, accessible, vibrant, and attractive pedestrian environment.



## IMMERSE YOURSELF IN THE PLACES, PEOPLE AND CULTURES OF THE CITY

Responding to context appropriately, whether physical or cultural, is a critical part of design excellence. Designers are expected to understand the context that they are working in and provide responses that strengthen and reinforce the desirable urban features of the place as well as celebrate and preserve local culture.



## DEVELOP A HEALTHIER, MORE RESILIENT AND BEAUTIFUL CITY

Chicago's sustainable goals aim to construct healthier and more sustainable environments that use fewer resources, are more durable and cost effective, and promote well-being. New development is expected to seek opportunities at all phases of a project's evolution to optimize sustainability, resilience and health.



## COMMUNICATE THE VALUE OF DESIGN EXCELLENCE TO THE PUBLIC

Effective new tools and strategies can connect everyday Chicagoans to a better understanding of their city's architectural and urban design legacy. DPD will engage the public to make design accessible and democratic.



## SUPPORT DESIGN EXCELLENCE WITH CITY DEPARTMENTS AND SISTER AGENCIES

The City has an opportunity to lead by example when it comes to design excellence. DPD will encourage the efforts of other city departments and sister agencies to integrate design excellence into their projects that impact the built and natural environment.





**City of Chicago**  
Lori E. Lightfoot, Mayor

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# Design Excellence

# Neighborhood Design Guidelines

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

**DRAFT September 11, 2020**

# Forward

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. This responsibility extends from downtown and throughout local neighborhoods.

The Chicago Department of Planning and Development engaged a Design Excellence Working Group to answer the question:

***How do we engender a culture that values design excellence in everyday life?***

From this question, several thematic principles emerged that collectively aspire to achieve design excellence for Chicago residents, businesses, and other local stakeholders.

The principles include commitments to:

- » **Equity & Inclusion**  
Achieving fair treatment, targeted support, and prosperity for all citizens
- » **Innovation**  
Implementing 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





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# Introduction

# Neighborhood Design Guidelines

## A COMMITMENT TO EXCELLENCE

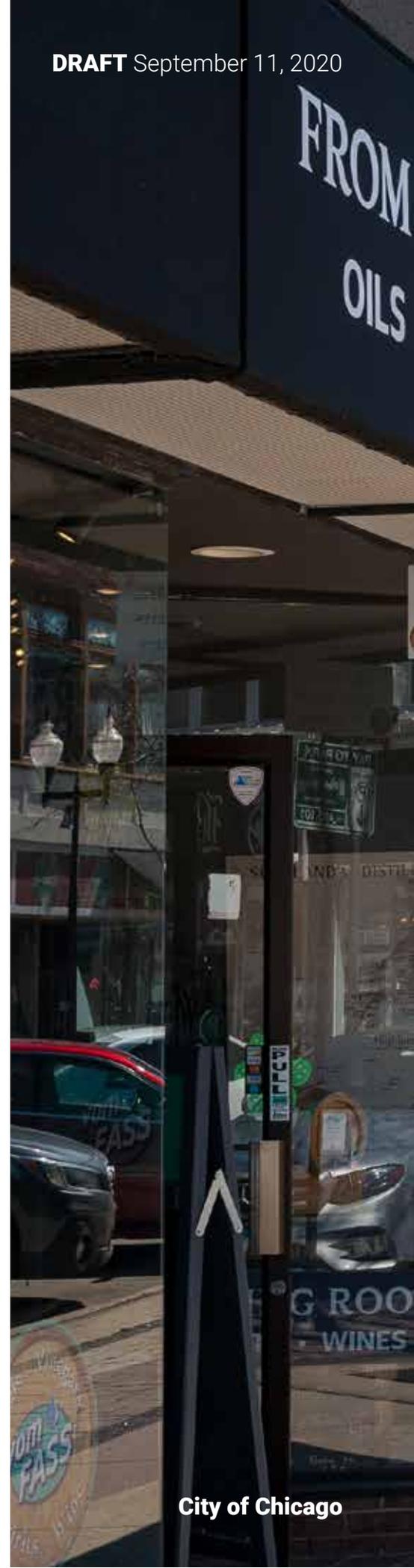
Developed under Mayor Lori E. Lightfoot by the Department of Planning and Development (DPD), the Neighborhood Design Guidelines provide specific recommendations to enhance the planning, review, and impact of development along the city's commercial corridors.

As a complement to other City design resources and regulations, the guidelines are adaptable to the unique context of individual neighborhoods, corridors, and blocks.

The guidelines are organized across six categories:

- » **Sustainability**  
Features that have long-term environmental, sociocultural, and human health impacts
- » **Program**  
Targeted uses that complement a property's surrounding context
- » **Site Design**  
Building orientation, layout, open space, parking, and service
- » **Public Realm**  
Improvements within and near the public right-of-way adjacent to the site
- » **Massing**  
Bulk, height, and form of a building
- » **Façade**  
Architectural expression of a building's exterior, including entrances and windows

Other City design resources and regulations that may apply to new development projects include the Zoning Ordinance, Landscape Ordinance, and the Complete Street Guide, among others.





## APPLICATION AND IMPLEMENTATION

The Neighborhood Design Guidelines are intended to be used for all public and private projects located along Chicago's commercial corridors. Projects that require the City's review and oversight should substantially correspond to their parameters, especially Planned Developments, Lakefront Protection Ordinance projects, and projects that receive City grants, funding, or other incentives.

In addition to facilitating formal City review processes and promoting successful project completions, the Neighborhood Design Guidelines are intended to promote design excellence, community pride, and enhancing the sense of place in local neighborhoods.

The Neighborhood Design Guidelines provide baseline guidance and reference for property owners, developers, designers, community groups, public agencies, and individuals. Construction projects must still adhere to any applicable City of Chicago, State of Illinois, or federal requirements, standards, and policies.

The Department of Planning and Development intends to gather feedback from property owners, developers, designers, and community members to continue to refine the guidelines' scope and content. Comments may be directed to [DPD@cityofchicago.org](mailto:DPD@cityofchicago.org).

Ultimately, the guidelines are expected to be presented to the Chicago Plan Commission for formal adoption.







# Sustainability

Chicago has been a global leader in urban sustainability, which has emphasized the importance of designing and constructing healthier and more sustainable environments that use fewer resources, are more durable and efficient to maintain and operate, promote equity, and protect the environment and human health. The next generation of development must advance this continual improvement in a comprehensive and place-based way. Projects are expected to seek opportunities at all phases of development to optimize sustainability, resilience, environmental health, and human well-being. Note that these goals are addressed throughout the guidelines, not only in this section.

# Sustainability

## Site Selection

Choosing a site is a major factor for the sustainability and resilience of a particular development and neighborhood as a whole. It is important to provide sustainable development while also being mindful about how to do so using existing resources.

- 1 Consider opportunities for re-purposing existing buildings, rather than building new. This strategy often results in interesting design solutions, bolstering the neighborhood character and preserving historic structures.
- 2 When new construction is necessary, prioritize infill and transit-oriented sites to promote density, urban activity, and efficient mobility.



*Revive Architecture LLC  
Windy City RE*

*Former Triangle Motors automobile showroom*



*905 West Fulton Market  
Hartshorne Plunkard*

*Adaptive reuse integrates two original building facades into the new mixed use development.*



*Milwaukee Beldon Transit Oriented Development  
Wheeler Kearns Architects, Tom Rossiter Photography*

*Transit proximity increases density, decreases parking, and promotes walkability, vibrancy, and street activity.*

### Adaptability

Buildings contain considerable embodied energy accumulated through the production, transport, and installation of building materials. Demolishing and replacing a building to accommodate a new use, while an extremely popular strategy, releases this embodied energy, detracting from a neighborhood’s long-term sustainability.

- 1 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. For example, parking garages should be designed with ceiling heights, level floor plates, and other elements to allow for future conversion to other uses when parking demand decreases.



*Marz Brewing  
Via Architects + Diseñadores*

*High ceiling heights allowed this vault to be repurposed for a temperature controlled room for barrel aging.*



*Northwestern University, The Garage  
Gensler*

*Flat floors and floor-to-floor heights allowed this parking garage to be repurposed as an incubator space.*

**Design Expression**

Sustainable design elements can be celebrated through architectural expression, landscape features, and interpretive strategies.

- 1** Celebrate sustainable landscape design through native plantings, stormwater features, and urban agriculture.
- 2** When education or public engagement are central to the development program, create opportunities to highlight sustainable development features visibly and experientially through design expression.



*Mercy Housing, Margot and Harold Schiff Residences  
Murphy/Jahn Architects, Terry Guen Design Associates*

*Sustainable landscape with adaptive, drought-tolerant plants, which reduce irrigation and manage stormwater*



*Gary Comer Youth Center Green Roof  
Hoerr Schaudt Landscape, John Ronan Architects  
Scott Shigley Photography*

*In addition to ecological benefits, educational garden can teach students to grow their own organic produce.*



*Farm on Ogden  
Booth Hansen, Drone Media Chicago Photography*

*Urban agriculture activities indoors and outdoors made visible along the street*

# Sustainable Design

## Best Practices

Chicago's Sustainable Development Policy has advanced sustainable and resilient design throughout the city. It includes a variety of categories and choices of methods to meet the requirements.

While certain projects receiving City assistance are required to comply with this policy, all projects should consider and address each of these categories at each step of the design and development process.

Please refer to the Sustainable Development Policy for guidance on each of the topics listed here.

- » Health
- » Energy
- » Stormwater
- » Landscapes
- » Green Roofs
- » Water
- » Transportation
- » Solid Waste
- » Work Force
- » Wildlife



# Program

Program suggests how a community will interact with, occupy, and use space. Indoor and outdoor programming should reinforce one another to improve the day-to-day life of both residents and the wider community.

# Program

## Use Mix

The uses within a development should complement those on the surrounding block and neighborhood, either by clustering predominant uses or filling gaps in the existing use mix. Uses within a single building can also be mixed to further contribute to neighborhood vitality.

- 1** Along significant neighborhood corridors, developments should contribute to a mix of uses on the block (e.g. housing, food service, retail, community services, open space, etc.).
- 2** Along commercial corridors, the ground floor of buildings should contain active uses such as retail, food service, and social spaces. Providing residential space on upper floors to create mixed-use buildings is also a good way to promote an active street throughout the day and week.



*Harper Court  
Hartshorne Plunkard*

*A mix of commercial, hotel, and office uses brought needed neighborhood amenities as well as customers.*



*Vue 53  
Valerio Dewalt Train*

*Active ground floor, easy resident access to upper floors, and hidden parking make complementary uses work.*



*Independence Library and Apartments  
John Ronan Architects*

*Retail isn't the only way to create active uses - this library fronts the street with affordable housing above.*

### Context

The selection, organization, and expression of building and open space uses should contribute to the overall neighborhood program composition by promoting desirable uses and reducing the impact of undesirable uses.

- 1 Proposed uses should reflect and enhance existing desirable neighborhood uses and previous plan recommendations. This may include either introducing a needed use (e.g. grocery store or open space) that does not yet exist in the area or clustering like uses together (e.g. retail or food service) to bolster existing program.
- 2 Identify opportunities to provide spaces to support the larger community's needs and a diverse range of users. An example that would serve fledgling entrepreneurs would be to provide a small, flexible space for a "pop-up" retail, food, or events.



*The Promontory Range Design*

*Adding a bar and event space created social activities and nightlife in a commercial corridor lacking those amenities.*



*Boxville Urban Juncture*

*Small, inexpensive storefronts have created new business opportunities for local entrepreneurs.*



*Xquina Design Bridge*

*Cafe, incubator, and office space create opportunities for entrepreneurship within historically marginalized areas.*



# Site Design

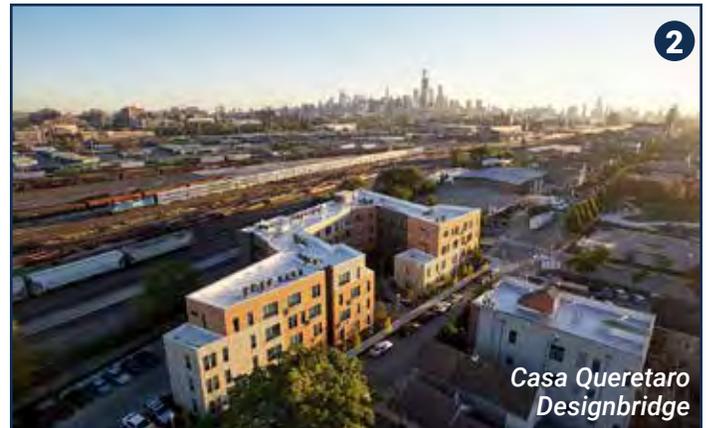
Site design describes the organization of buildings, open space, parking, and other related site uses. Good site design respects existing site features and responds to surrounding conditions such as adjacent properties, streets, and local climate.

# Site Design

## Orientation and Access

Sites should provide clear access points for various users, prioritizing pedestrian access and locating vehicular access in the rear of the site whenever possible.

- 1 Where possible, orient buildings so that the longest side with glazing faces south to take advantage of energy and lighting efficiency.
- 2 Consider adjacent land uses and views when orienting buildings. Positive views to adjacent features should be preserved while visually buffering detracting adjacent uses.
- 3 Primary pedestrian site access should be prioritized from the main street frontage. On corner sites, access should respond to both streets wherever possible. Public-facing uses should be accessed from major streets, while private uses (e.g. residential entries) should be accessed from side streets.
- 4 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 and allow adequate room for other site programming such as open space.
- 5 On large sites, encourage physical and visible porosity by breaking up development and encouraging through-site pedestrian routes.



*A single-loaded corridor along the adjacent railroad shields residents from noise and provides views of the courtyard.*



*Setting back building entrances at corner sites address both the primary street and the side street.*



*Separating pedestrian and vehicular entrances with quality planting helps demarcate space and avoid conflicts.*

## Open Space

Open space is critical to the enjoyment of Chicago’s neighborhoods and comes in many forms - from private yards to public parks. Whether open space is public or private, it should serve its users well by providing pleasant and usable space for recreation, gathering, and outdoor enjoyment.

- 1 Even when not required, open spaces that are accessible and inviting to the public should be created whenever possible.
- 2 Open space should be located to leverage interior building uses and blend interior and exterior spaces where active ground-level program such as retail, community space, or food service can expand the indoor uses outdoors in pleasant weather.
- 3 Open spaces should include elements such as inviting places to sit, plantings, protection from inclement elements, access to sunlight, quality lighting, and art.
- 4 Provide visual buffers between on-site open spaces and adjacent incompatible land uses and/or views.



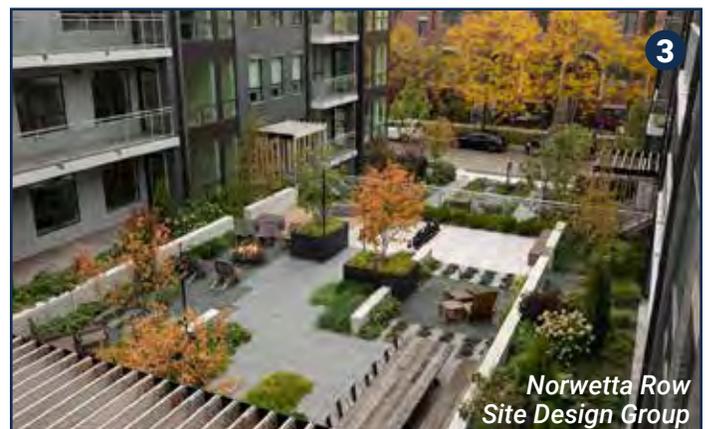
*Chicago Center for Arts and Technology  
McKay Landscape Architects*

*Enlarged entry plazas can be inviting both to building users and the broader public.*



*Tied House  
Gensler*

*Well-placed open spaces take advantage of building glazing to blur the line between interior and exterior.*



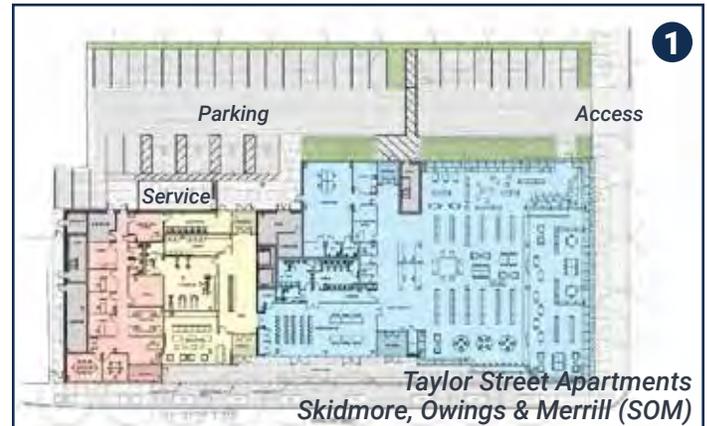
*Norwetta Row  
Site Design Group*

*The creation of outdoor “rooms” through planting and paving design provide a variety of places to site and gather.*

## Parking and Service

Parking and service areas, such as utility, trash, and delivery areas, are necessary to the operations of a building and need to be thoughtfully integrated into the overall site design without detracting from programmatic spaces.

- 1 Parking and service (e.g. mechanical systems, trash, and loading areas) should be located at the rear of the site whenever possible and should be accessed via alleys or side streets when possible.
- 2 New public alleys should be provided (dedicated) on larger sites. Sites with multiple distinct buildings should centrally locate shared parking with minimal driveway entrances.
- 3 Structured parking and service should be screened from public view. Screening for surface parking and services should, at minimum, meet the requirements of the Landscape Ordinance. Wrapping parking and service uses with more active building uses, especially at the ground floor, is usually preferred.
- 4 Where concealing parking and loading with active building program is not appropriate, utilize landscape buffers and vegetative screening.



*Parking and service in the rear, accessed via a side street, prevents conflicts and preserves the street wall.*



*Wrapping structured parking with program (e.g. offices) shields unpleasant views and expands usable space.*



*Multi-layered landscape buffer provides visual screening from parking and promotes a more pleasant streetscape*





# Public Realm

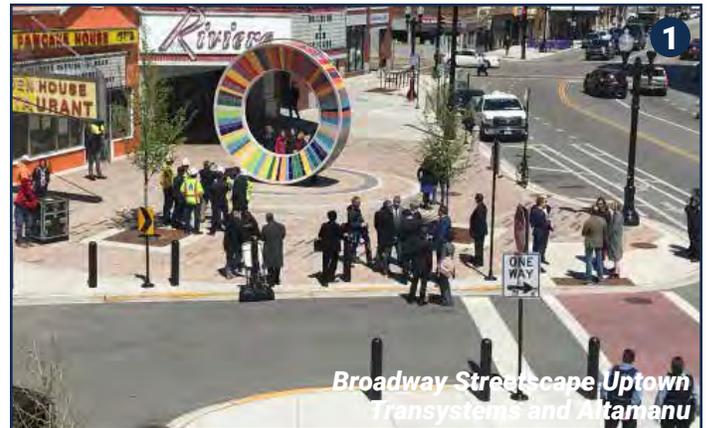
The impact of new development does not stop at the property line. Improvements to the adjacent public realm as outlined below should be addressed whenever possible with the goal of promoting safe, comfortable, functional, and vibrant neighborhoods.

# Public Realm

## Public Right-of-Way

Improvements to the public right-of-way may be necessary to accommodate changes in mobility needs, improve safety, and contribute to the identity of a development.

- 1 Any modifications to the public right-of-way must be approved by the Chicago Department of Transportation (CDOT) and should follow their guidelines and regulations. Several City resources are available to help identify strategies to improve streetscape sustainability and promote active transportation modes through the creation of complete streets.
- 2 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, especially for projects that span a large portion of a block. Be mindful of impacts to the block's street wall in the process.
- 3 When designing existing or additional public realm space, consider options for activation and programming to promote vibrancy in the neighborhood.



**Broadway Streetscape Uptown**  
Transystems and Altamano

Complete street system with generous pedestrian space, plantings, site furniture, and public art



**Maria's Bar**  
Silvestro Design Operations

Expanded public realm space for outdoor seating under building canopy, sheltered from the elements



**Lakeview Parklet**  
Latent Design

Expanded public space into a parking stall (i.e. parklet) provides outdoor seating where sidewalks are narrow

## Landscape

Comprehensive and well maintained landscape areas contribute to the sense of place and experience of the neighborhood. Vegetation, including trees, planting beds, and raised planters soften the hard edges of buildings and walkways while providing a cooling effect through shade and reduced solar gain. High-quality and coordinated landscape elements such as seating, lighting, and other site furnishings contribute to the sense of place and improve human comfort.

- 1 Plant a diverse selection of street trees within the parkway according to the Landscape Ordinance. Provide generous soil volumes for planting areas to allow for expanded root growth and improved tree health.
- 2 Where space allows, soften building edges with front yard plantings. Consider native plant palettes that go beyond lawns and hedges to include flowering shrubs, perennials, and groundcovers to provide multi-seasonal interest and habitat for migrating birds and pollinators.
- 3 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 and should not impede pedestrian travel.



*C.H. Robinson Midwest Headquarters  
SOM and Site Design Group*

*Generous parkway plantings to promote a more pleasant pedestrian environment*



*1330 West Fulton  
Site Design Group*

*Native planting design for the building's entry courtyard create a welcoming transition from the street*



*The Wave  
dSPACE Studio*

*Sculptural amenities not only provide seating, but also invites people to use the elements creatively*

## Accessibility and Safety

Making public-facing spaces accessible to people of all abilities and identities is critical to promoting an equitable, safe, and comfortable neighborhood. In addition to accessibility requirements, include the following considerations as well.

- 1 Design welcoming and equitable entrances, such as integrating accessible routes artfully into main entries. Take care to use surface materials that are both accessible (e.g. navigable and durable materials, high contrast at thresholds, etc.) as well as thoughtfully woven into the overall design from the beginning.
- 2 Allow for an open visual field within the public realm for both safety and accessibility. Avoid posts or other physical elements within pedestrian passageways such as plazas or sidewalks. Avoid walls, panels, or dense eye-level vegetation that obstruct view from other areas of the site, street, or building.



*Dorchester Art + Housing Collaborative  
Landon Bone Baker Architects and Site Design Group*

*Ramps to the accessible entrance integrated into the landscape and lead to the main entry to the building*



*University of Chicago 58th Street Streetscape  
Site Design Group*

*Elimination of vertical separation at the ground plane and open, framed view along the path for ease of navigation*



*Green Line Performing Arts Center  
Morris Architects Planners, Hall+Merrick Photography*

*Accessible building entrance on the ground level with ability to connect indoor and outdoor space seamlessly*

- 3 Protect the public realm and open spaces from sound pollution, which requires locating venting and noisy equipment away from occupied outdoor spaces.
- 4 In areas with high pedestrian activity and potential conflicts with program in the public realm (e.g. outdoor seating), take care to refrain from impeding pedestrian movement. Door swings and other obstacles should be avoided in the pedestrian way. Opportunities to clearly delineate the walkway may include carefully placed planters, furniture, and light fencing. Take care not to block visual access to the space.
- 5 Feelings of comfort and safety are unique to each neighborhood and should be considered within that specific context. Identify what types of elements are required or discouraged to promote the wellbeing of neighbors occupying and moving through the public realm.



*Planter box separates pedestrians and outdoor dining to keep the narrow walkway clear*



*Lighting illuminates pathways, reduces dark niches, and contributes artful design to the public realm*



*Integrating community-driven art into the public realm demonstrates the space is cared for and watched over*



# Massing

Massing refers to the height, bulk, and apparent density of a building. While baseline density standards are set by the underlying zoning, the guidelines presented here serve to promote consistency with the adjacent context by reinforcing desirable urban features from the neighborhood.

# Massing

## Height

Building height is often the first concern for neighbors of new development. While zoning addresses overall height limits, the guidelines presented here provide recommendations for ensuring new development responds to surrounding conditions and existing buildings.

- 1** Determine street-facing building height based on adjacent and surrounding building heights to provide variety and visual interest within a unified street character.
- 2** Where a building is taller than surrounding developments, building height should transition by stepping down to better relate to adjacent buildings.



*Ace Hotel  
GREC Architects and Commune Design, Tom Harris*

*The hotel is massed to read as three buildings, one incorporates an historic brick face.*



*Edge on Broadway  
Built Form*

*The tallest portion of the building transitions on each side to respond to the neighboring two story buildings.*



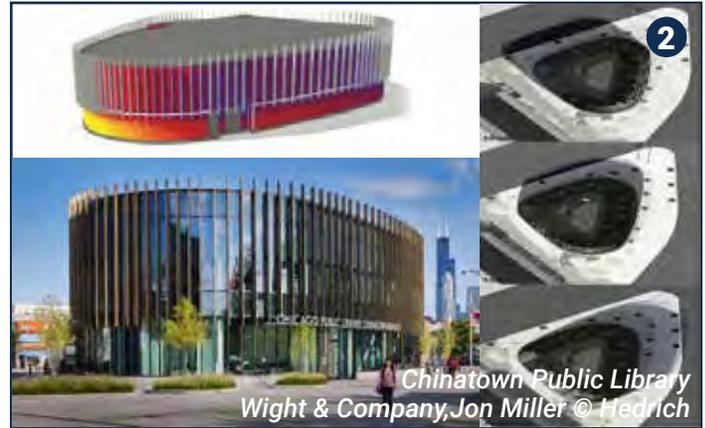
*Black Ensemble Theater  
Morris Architects Planners*

*Building height varies to invite pedestrian access.*

### Access to Light and Air

Access to light and air are important for wellness, dignity, and energy efficiency, especially for residential and office uses. Building massing should be arranged to support maximizing light and air for building occupants and neighbors.

- 1 Conduct shadow studies of massing options to determine if proposed structures will create significant changes to surrounding spaces and examine alternatives if they are negatively impacted.
- 2 When creating massing options, investigate several variations that maximize natural light and determine if elements of these can be integrated into the final design.
- 3 Identify opportunities for outdoor space, including porches, balconies, and roof decks, that are designed in a way that is consistent with surrounding buildings and sensitive to the public realm, such as on top of a stepback.



Sun and Shadow Studies



Massing design maximizes sunlight throughout the year.

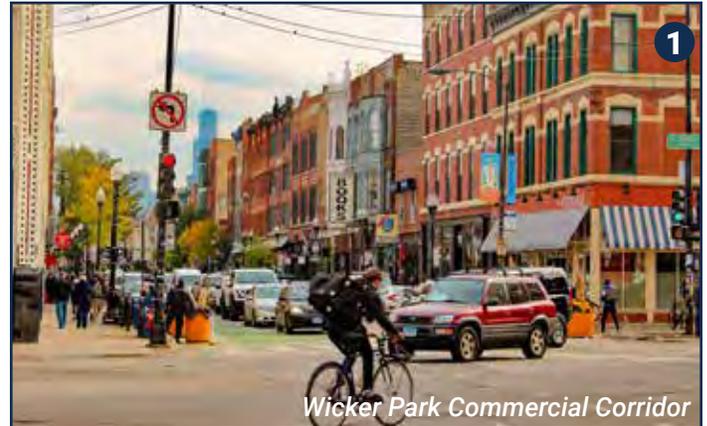


Roof deck covered lounge space for residents to enjoy away from the public realm

## Street Wall

The rhythm of building faces along an urban corridor is known as the street wall. Continuity of the street wall helps to define the public realm, while large openings in the street wall caused by vacant parcels, deep site setbacks, or single-story buildings can detract from neighborhood character.

- 1 Where a street wall exists, its continuity must be reinforced with the new development or other active use, such as a vibrant plaza. Inactive gaps between buildings interrupt the street wall.
- 2 Buildings located at major intersections should reinforce the architectural definition of the corners of the block by building to the corner. Strategies for strengthening the corner can include adding an architectural feature, special façade treatment, primary building entrance, or other variation in massing.



*Wicker Park Commercial Corridor*

*Low first floor retail vacancy creates vibrant, walkable commercial corridors*



*Parlor Pizza Bar Outdoor Plaza  
CBD Architects*

*Outdoor seating for restaurant helps maintain active uses along the street wall featuring planters and string lighting*



*Enlace Office  
Canopy Architecture & Design*

*Operable glass panels provide natural light and integrate with the brick to offer a defining feature at the corner*

- 3 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. Use this structure to promote continuity with the surrounding buildings, public realm, and open spaces at each level, with the highest degree of continuity at the base.
- 4 When creating buildings taller than three floors, especially if taller than surrounding buildings, set back the face of upper floors several feet behind lower floors. This encourages human-scaled design by responding to adjacent building height, street width, and pedestrian experience. Leverage these tower setbacks to optimize views and natural light.



*Building mass steps back into three different tiers that are connected through the elevator shaft*



*Dynamic building with a pedestrian-oriented base and housing that pushes back for privacy and light*



*Bulk of building sets back along the lower density and traffic street for enhanced pedestrian experience*



# Façade

Façades are the exterior “faces” of a building. Primary façades along active streets should contribute to a vibrant streetscape, create visual interest, accentuate entrances, and reflect internal uses. Secondary façades require less visual interest but should still respect and contribute to the neighborhood character.

# Façade

## Windows and Doors

Building openings (i.e. windows and doors) serve as the interface between the exterior and interior of a building, creating architectural rhythm and expression.

- 1 Clearly identify building entrances as seen from the street using elements such as architectural details, awnings, or canopy structures.
- 2 Arrange window openings to promote design interest and employ strategies such as pattern, shape, color, material, and depth to reinforce the style of the building and how it responds to the surrounding context.
- 3 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.
- 4 For spaces inviting the public indoors (e.g. retail, restaurants, community uses, etc.), identify opportunities to increase permeability between the sidewalk and the indoors. This may include strategies such as doors that can stay open in nice weather and making indoor activities visible from outside.



*Storefront has a well integrated awning and playful graphics along the transparent glass facade*



*Geometrical window details provide depth and visual interest along the street wall*



*Glass garage doors allow for transparency and easy access into art and community spaces*

### Materials

High-quality building materials promote pride of place and respond to neighborhood character. Appropriate materials balance aesthetics with functional qualities such as durability, cost-effectiveness, and sustainability.

- 1 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.



Loyola Flex Lab  
Smith Group

The facade utilizes glass and brick materials native to the surrounding neighborhood in a modern way



Hotel EMC2  
KOO LLC

Stainless Steel in three colors are used to create a colorful, sculptural, and inviting entrance



Carter G. Woodson Library, Washington Heights  
EXP Architects

New terra cotta rainscreen curtain wall replaced a hazardous uninsulated brick facade that was falling apart

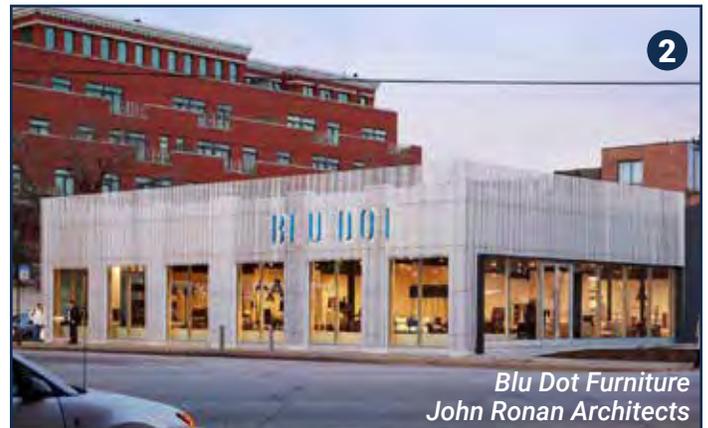
**Ground Floor**

Active and interesting building ground floors add vibrancy to the public realm when properly expressed through the design of a building's façade.

- 1 Provide street-level spaces within buildings that are designed to accommodate active uses visible to pedestrians.
- 2 Use transparent materials, lighting, and other design elements such as art to create human-scale visual interest, especially along sidewalks and open spaces.
- 3 Long façades should be broken up with vertical elements and articulation of the street wall as well as proportioned to enhance existing patterns along the street.



**South Shore Brew Triad Consortium**  
*Welcoming atmosphere in a corner cafe across from a train stop*



**Blu Dot Furniture John Ronan Architects**  
*Custom Screen Made of Aluminum Tubing transforms a dull strip mall into a unique retail space*



**LINKT BKL**  
*Undulating facade was designed to reduce glare from oncoming traffic for a better resident experience*

### Signage and Security

Building signage is a critical form of communication for building occupants, but care must be taken to ensure that signage is integrated into the overall building design and reflects neighborhood character.

In addition, security features should continue to serve their primary function while integrating with the overall façade design.

- 1 Commercial developments should avoid sign clutter, especially when it obstructs views of interior spaces and activities. Signage should be used to contribute to the neighborhood character and identity by using color, style, and architectural integration appropriate to the context.
- 2 Security gate and shutter visibility should be minimized, and whenever possible, be interior-mounted and integrated into the storefront design.



Eyeconic Storefront  
Perkins+Will, Tom Harris Photography

Mounted signage is easy to read, clean, and unobstructive to permeable retail space



Currency Exchange Cafe Storefront  
Theaster Gates Studio

Window Emblems allow for branding that does not impact transparency and light



Commercial Door Company Incorporated

Interior mounted collapsible security gates are a discrete way to secure retail space

# Acknowledgments

## DESIGN EXCELLENCE WORKING GROUP

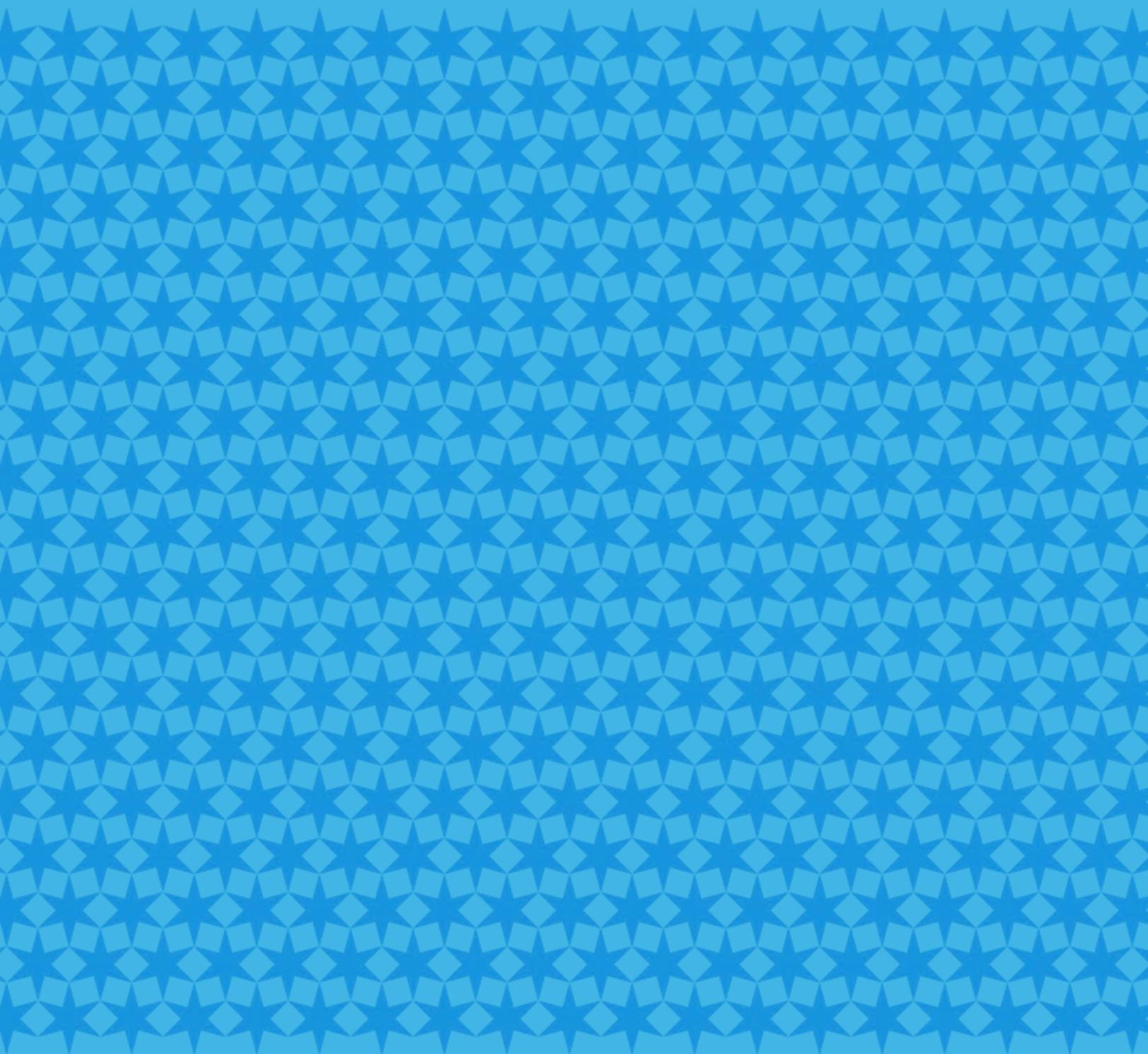
The Department of Planning and Development wants to thank the following individuals for their guidance, support, review, and contributions to these guidelines and other Design Excellence initiatives:

- » Andre Brumfield, Gensler
- » Kim Dowdell, HOK
- » Casey Jones, Perkins + Will
- » Reed Kroloff, Illinois Institute of Technology
- » Juan Moreno, JGMA
- » Lynn Osmond, Chicago Architecture Center
- » Emmanuel Pratt, Sweet Water Foundation
- » Domenic Salpietra, HOK
- » Jaime Torres Carmona, Canopy Architecture and Design
- » Ann Thompson, Related Midwest
- » Doug Voigt, SOM
- » Ernest Wong, Site Design Group

## DPD WORK GROUP

The Department of Planning and Development's internal team who produced these guidelines included:

- » Eleanor Gorkski, First Deputy Commissioner
- » Jim Harbin, Deputy Commissioner
- » Gerardo Garcia, Design Review Lead
- » Jasmine Gunn
- » Katharyn Hurd
- » Ethan Lassiter
- » Carmen Martinez
- » Luke Mich



# INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO  
ARCHITECTURE  
CENTER





*Jury Co-Chair:* Lynn Osmond  
President & CEO,  
Chicago Architecture Center



*Jury Co-Chair:* Reed Kroloff  
Dean & The Rowe Family College of  
Architecture Endowed Chair,  
IIT College of Architecture



*Juror:* Allison Grace Williams, FAIA  
Principal, AGWms\_Studio



*Juror:* Gerardo Garcia  
Design Review Lead, City of Chicago  
Department of Planning and Development



*Juror:* Bill Williams  
Principal, KMW Communities



*Juror:* Sara Zewde  
Founding Principal, Studio Zewde



*Juror:* Philip Enquist, FAIA  
Consulting Partner, SOM

This summer the City of Chicago invited the Chicago Architecture Center to organize an open Request for Qualifications (RFQ) to identify Chicago design firms to be considered for upcoming projects connected to Mayor Lori E. Lightfoot's INVEST South/West neighborhood improvement initiative. The massive \$750 million reinvestment in the urban fabric of Chicago's South and West Side communities will focus on small- and mid-scale projects along commercial corridors and heavily trafficked intersections. The Pre-Qualified List of Design Services Firms we announce here is part of a broader initiative by the City's Department of Planning and Development to advance design excellence in all new projects across the city, from skyline-defining investments downtown to civic and commercial investments in neighborhoods and residential districts.

The following document is a resource packet for developers who may wish to respond to a series of upcoming Requests for Proposals issued under the INVEST South/West initiative. We provide here an introduction to all the Pre-Qualified design teams and their primary contact information and encourage developers to explore the work of these firms. Some are large, some are small; some are venerable, some are new. For the burgeoning designers, we encourage partnership with established firms to lend wisdom and add capacity to their efforts, and, at the same time, encourage larger firms to see the opportunity to mentor and help elevate fresh design voices. Above all, the teams assembled here share the Planning Department's abiding commitment to high-quality design.

The open-call RFQ yielded nearly 200 responses from across greater Chicago. A jury of respected design and development experts (including San Francisco-based architect and consultant Allison Grace Williams; Chicago developer Bill Williams; Chicago-based urban designer Phil Enquist; New York-based landscape architect Sara Zewde; and Planning Department Design Review Lead Gerardo Garcia) narrowed that list to the 32 you see here today. We are excited to promote this inaugural list and proud that it reflects the diversity of the city at large.

- 56% of selected teams are women-owned firms
- 63% of selected teams include a female lead designer
- 44% of selected teams are minority-owned firms
- 47% of selected teams include a lead designer of color

The depth and breadth of firms responding demonstrates the local design industry's passionate interest in strengthening our hometown, and it is sure to impel the City to refresh this list from time to time to always keep on the lookout for top talent. We hope this resource inspires developers to respond to INVEST South/West opportunities with some of the very best design talent Chicago has to offer.

Thank you,

**LYNN OSMOND**  
President & CEO  
Chicago Architecture Center  
*Jury Co-Chair*

Thank you,

**REED KROLOFF**  
Dean & The Rowe Family College  
of Architecture Endowed Chair  
IIT College of Architecture  
*Jury Co-Chair*

BRININSTOOL  
+ LYNCH

BROOK  
ARCHITECTURE

BUILT FORM

CANOPY +  
WOODHOUSE  
TINUCCI +  
FLOATING  
MUSEUM

CURIOSO +  
INFORM STUDIO

DAAM

## SELECTED LIST OF 32 LOCAL DESIGN SERVICE FIRMS AND TEAMS

DMAC  
ARCHITECTURE

GARRISON +  
BONDER +  
HENDERSON +  
WILLIAMS +  
HKS

INTERACTIVE  
DESIGN  
ARCHITECTS

JGMA +  
BEEHYVE

KOO LLC

KRUECK  
+ SEXTON  
ARCHITECTS

KWONG VON  
GLINOW +  
UB STUDIO +  
ROBERT  
BURNIER

LANDON  
BONE BAKER  
ARCHITECTS +  
CIVIC PROJECTS  
ARCHITECTURE

MIR  
COLLECTIVE +  
MKB ARCHITECTS

NORMAN  
KELLEY

PORT  
URBANISM +  
FUTURE FIRM +  
BORDERLESS  
STUDIO WITH  
DAVID BROWN

PAUL PREISSNER  
ARCHITECTS

VLADIMIR  
RADUTNY  
ARCHITECTS

JOHN RONAN  
ARCHITECTS

ROSS BARNEY  
ARCHITECTS

SITE DESIGN  
GROUP, LTD.

SKIDMORE,  
OWINGS &  
MERRILL

ADRIAN SMITH  
+ GORDON GILL  
ARCHITECTURE

STUDIO DWELL +  
BROOKS +  
SCARPA

STUDIO GANG

TEAM A +  
WILL DUBOSE  
DESIGN

URBANLAB

URBANWORKS

VALERIO  
DEWALT TRAIN +  
LATENT DESIGN

VIA CHICAGO  
ARCHITECTS +  
DISEÑADORES +  
COULD BE  
ARCHITECTURE +  
CHICAGO  
MOBILE MAKERS

WHEELER  
KEARNS  
ARCHITECTS

ALL PHOTOGRAPHY HAS BEEN SELECTED FROM THE RFQ SUBMISSION APPLICATIONS. UNDER THE COMPETITION RULES, ALL REPRODUCTION RIGHTS ARE RESERVED FOR PROMOTIONAL OR EDUCATIONAL USE.



1345 S Wabash, Chicago

# BRINSTOOL + LYNCH

Brininstool + Lynch has been providing architectural services in Chicago for over 30 years. With award-winning projects ranging in every scale and scope, we have the ability to address nearly any conceivable project situation. We pride ourselves in finding economical and environmentally responsible solutions to complex construction problems, while not sacrificing quality or service.

Our interest in supporting the INVEST South/West initiative is seated in a deep belief that architecture can and should play a role in enriching communities across the city of Chicago. As a part of a larger mission, architects can ensure that safe, cost-effective, and durable buildings are not just a luxury, but an accessible necessity in underserved communities. Our work with local developers, skilled contractors, and community leaders has given us insights into completing ethical projects of all sizes and scales, even in the most complex situations. Much of our success has benefitted from these long-term relationships with thoughtful professionals at every step of the building process.

It is clear that the next few years will be formative for Chicago's South and West Sides, as political, social, and cultural shifts refocus efforts on realizing a more equitable future for the city's residents. We hope in our small part, we can provide the support to those that have been working tirelessly for decades across the city's underserved communities. We look to their lead and are listening to their needs as the basis for our involvement in this great task.



*Jennifer Park*  
AIA  
Principal  
Brininstool + Lynch



*Pablo Diaz*  
Project Manager  
Brininstool + Lynch



CPS Central Office Relocation, Chicago

# BROOK ARCHITECTURE

Brook Architecture Incorporated is a full-service architecture firm founded on the principle that diverse experiences are valuable and bring great value to a design solution. The firm name is inspired by a Langston Hughes poem, *The Negro Speaks of Rivers*, where the speaker, after reflecting upon the many rivers he has traversed, proclaims “my soul has grown deep like the rivers.” Initially my underlying intent in starting the firm was to make opportunities for the disenfranchised to become licensed architects. Along the way, 25 years later, I have observed the profound impact the built environment has on the quality of life for the people with whom I live, work, and play, and I have dedicated my practice to transforming those environments.

One of my proudest achievements has been witnessing minority employees become licensed architects while working for me or seeing them secure their license soon after leaving Brook Architecture. I feel as though I am doing my part to diversify a profession that serves everyone but suffers from the under-representation of minorities. I believe diversity will improve the quality of our built environment.

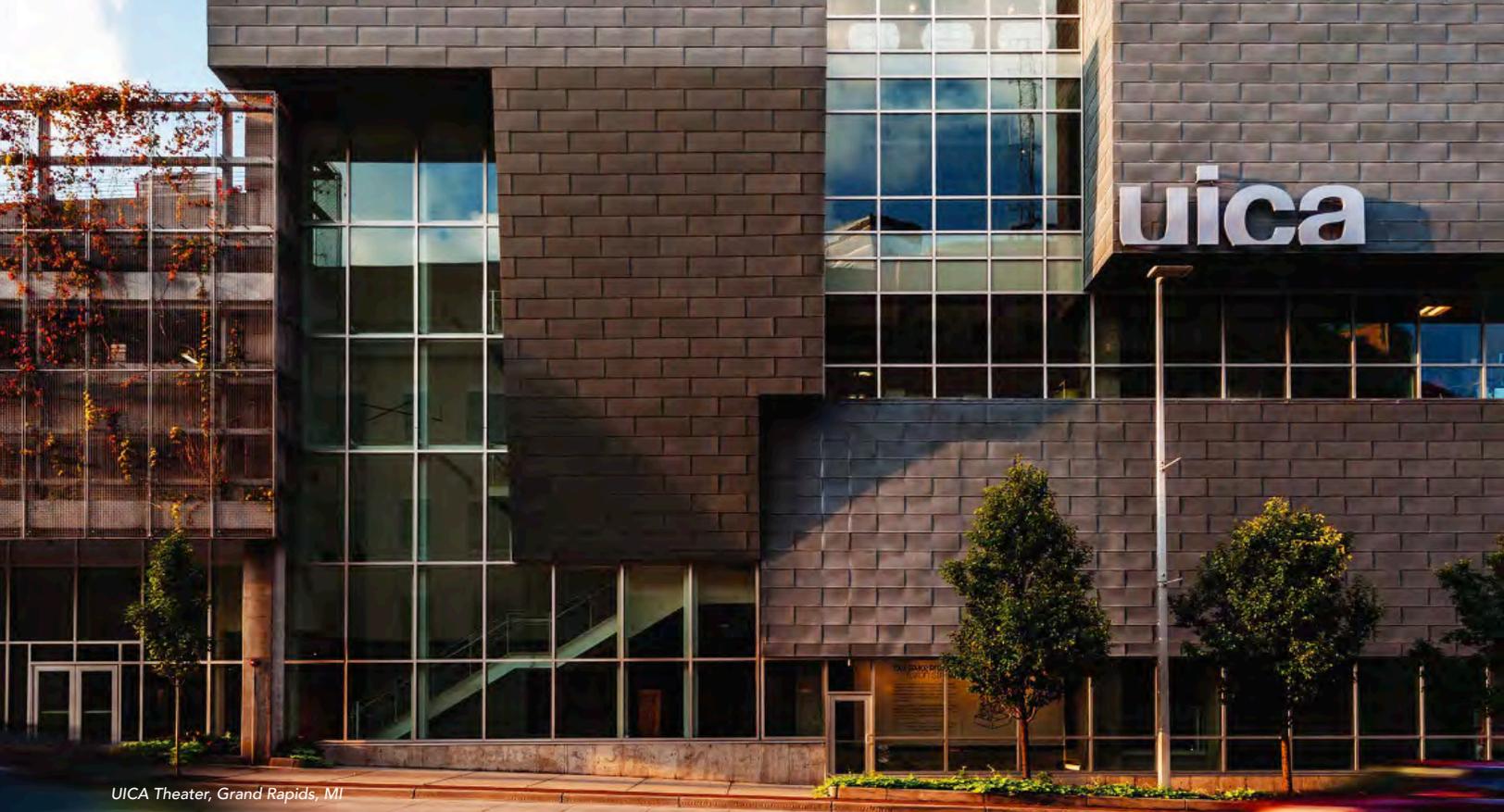
When considering a project, we ask questions and listen; not every project is for us to do. We are selective about the projects we take and we look for projects (and clients) that allow us to utilize our expertise but also offer an opportunity to expand our knowledge base. This balanced approach allows us to carefully push the boundaries of design while confidently building upon past successes.



**RaMona Westbrook**  
AIA, LEED AP  
President  
Brook Architecture



**Kelly Williams**  
AIA  
Vice President  
Brook Architecture



UICA Theater, Grand Rapids, MI

## BUILT FORM



**Arden Freeman**  
AIA  
Principal  
Built Form



**Robert Bistry**  
AIA, LEED NC+B  
Principal  
Built Form

Built Form is a medium-sized studio based in Chicago with smaller satellite offices in North Carolina and Florida. At our scale, the principles, as well as our staff can form close working relations with our clients and consultants, ensuring a more personal investment into each project. Currently our office make-up is approximately 50% women and 25% minority staff, and as we grow our diversity will continue to reflect the city we live in. We started the firm with the Ministry Center in East Garfield Park and a multi-family project in Milwaukee. Sixteen years later we have the same balance of community-based projects in Chicago and mixed-use projects around the country.

As a licensed firm in Illinois and several other states, we pride ourselves on our technical abilities as well as our design abilities to ensure a successful project. We see the embracing of accessible design, sustainability, and the latest building technologies as the only way forward, so it's part of our office culture to embrace these aspects of architecture.

Every project has different goals to be executed within a different context, so we start with a significant amount of listening and research before determining a specific design methodology. Some projects lend themselves more to a strategy than a methodology. We look to the research to find cultural and historical references that can inform architectural metaphors. We are always aware of the physical context, but many of our projects are developed from the inside-out through sections and plans. The intent is to create spatially meaningful work that allows for creative solutions that fit within the context of their communities.



OSO Apartments, Chicago

# CANOPY + WOODHOUSE TINUCCI + FLOATING MUSEUM



**Jaime Torres  
Carmona**  
AIA, LEED AP  
Principal  
Canopy



**Andy Tinucci**  
AIA, LEED AP  
Principal  
Woodhouse Tinucci



**Avery Young**  
Co-Director  
Floating Museum

The INVEST South/West neighborhood improvement initiative is a 'once in a lifetime' opportunity that can redefine the limits on activity, integration, diversity, and inclusion in the public realm; creating new civic hubs in some of the oldest parts of our city that for too long have been ignored and underserved.

For this project, we have specifically assembled a unique, cross-disciplinary team, focused on providing the local neighbors and regional users a tailored approach and solutions that will address all needs in transformative new forms of public/private projects. From the large-scale resolution of restored public park realms to the precise details required for high-performance community centers, and from the essential need for housing and shelter to the exciting potentials for gathering, we stress design that is site- and program-driven, we promote sustainability as an everyday connection of the community to the environment, and we support the creation of a public space that harmonizes landscape and building.

We are in full support of INVEST South/West's mission and requirements. We are excited by the promise of this initiative, and we look forward to contributing to improving our city through inclusion, collaboration, and meaningful design.



The Wheelhouse Hotel, Chicago

# CURIOSO + INFORM STUDIO

At Curioso + INFORM, we design with community in mind. We know that good design puts people first. So, we listen to the stories echoing around a block or reverberating in a building. We get into the minutia, roll up our sleeves, and leap with gusto into the intensity of each project's unique ecosystem. Far from adhering to a signature aesthetic, we discover design solutions that respect and resonate with each unique circumstance.

We do this because our goal is to create experiences with the power to transform. We aim to work on projects that are as much felt in a community as they are seen. We know that good design has the ability and the potential to impact more than just those who directly engage with it. In fact, we believe it's actually quite like grassroots community building.

Curioso + INFORM have collaborated for the past two years on a 3.76 acre, \$300M mixed-use development in Midtown Detroit comprising student housing, multi-family living, a public plaza, and a hotel. INFORM serves as the Master Architect and Curioso as the Interior Design studio. As a team, we make each other better. Our shared "Project to Purpose" vision means that our commitment to the work is aligned and passionate.



*Nina Grondin*  
Managing Principal  
Curioso



*Daniel Pierce*  
Design Principal  
Curioso



*Michael Guthrie*  
Design Principal  
INFORM Studio



*Gina Van Tine*  
Managing Principal  
INFORM Studio



Rail Yard Warehouse Lofts, Green Bay, WI

# DAAM

DAAM, also known as DAAM Projects, is an award-winning professional design firm founded on the principles of collaboration and cross-disciplinary practice in the areas of Design, Architecture, Art, and Making. Our mission is to advance creative thinking-and-doing in the built environment through a “hands-on” interactive approach to design. From neighborhood plans to building designs to custom joinery and details, the DAAM team is committed to providing our clients, partners, and community with innovative, resilient, and beautiful solutions to meet each project’s set of unique challenges.

DAAM believes that Design, Architecture, Art, and Making are opportunities. They are a real means of creating asset value while providing essential resources to individuals, communities, neighborhoods, and cities. We believe INVEST South/West presents an occasion to elevate Chicago’s South and West Side neighborhoods through these creative means. We are excited to leverage our team’s collective expertise and seize these opportunities to integrate new buildings and placemaking strategies into the historically rich and architecturally dynamic sites along the selected corridors.

We believe our experience in successfully designing public, institutional, and academic buildings and social spaces for private, public, and non-profit clients positions us to actively engage with our city’s South and West Side communities and translate their needs into built form. We are adept at synthesizing difficult site constraints, complex construction logistics, and contemporary project delivery methods into thoughtful pieces of architecture.



*Elyse Agnello*  
AIA, NCARB  
Principal  
DAAM



*Alexander Shelly*  
AIA, NCARB  
Principal  
DAAM



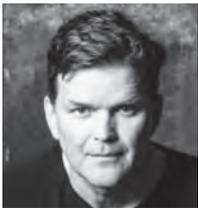
Midtown Athletic Club and Hotel, Chicago

## DMAC ARCHITECTURE

DMAC Architecture is a Chicago-based studio with 25 years of experience in architecture, interior design, and product design. Our staff experience spans multiple typologies and scales across commercial, hospitality, retail, and residential. In the last three years alone, we have produced over 1,000,000 square feet of commercial space. With every project, DMAC understands the audience matters; the space matters; the experience matters. We look for the stories that express our client's vision and transcend time. Our designs cater to the human experience with memorable spaces and cohesive details.

As with all of our clients, we understand working with INVEST South/West calls for research, engagement, dialogue, and partnership with all stakeholders. We understand that each neighborhood comes with its own history, challenges, and opportunities. We seek out these stories to remember, learn from, and reimagine an environment that is relevant, sustainable, and engaging.

What sets DMAC apart is our process-driven approach. We are a studio with all hands on deck. There are no departments. Our designs are rooted in their buildability. Everyone in the office spends time working on the job site, building side-by-side with contractors and learning by doing. Unlike most architectural offices, we also have a full workshop within our studio which makes it easy to mock-up and test design ideas. This ability for tactile visualization helps facilitate "what if" explorations, key discussions with clients and collaborators, and ultimately design decisions for the best results.



*Dwayne MacEwen*  
AIA, NCARB  
Principal  
DMAC Architecture



*Kavitha Marudadu*  
AIA, LEED AP,  
NCARB  
Associate Principal  
DMAC Architecture



Martin Luther King Jr. & Coretta Scott King Memorial, Boston, MA

# GARRISON + BONDER + HENDERSON + WILLIAMS + HKS

As architects, landscape architects, community members, and cultural agents, we design experiences that leave traces across the city. We believe our work should reveal history and memories to anchor our streetscapes and neighborhoods. In this sense, our disciplines work at the intersection of culture, history, and memory. Because design excellence comprises ethically motivated purpose and economic responsibility, we recognize that design for cities is a public and practical art.

We believe in a sustainable approach to our work and projects. Issues of sustainability are woven into our design ideas—from the level of site planning to that of the techniques of architectural systems. Throughout our work, we will connect with the communities, the organizations, and the people who live in the neighborhoods that our designs will serve. Our stakeholders are numerous, and we will be inclusive of all.

We intend to create opportunities for Chicago's citizens through our work. We will take stock of neighborhood legacies and histories to create new experiences and new collective memories. Through design excellence, we hope to ameliorate the present and assist in crafting a better future. Ultimately, we intend for our design to be rooted in community engagement and grounded in justice, equity, diversity, and inclusion.



**Darrell Garrison**  
PLA, ASLA  
President  
Planning Resources



**Julian Bonder**  
Principal  
Julian Bonder +  
Associates



**Ron Henderson**  
ASLA, AIA  
Founding Principal  
L+A Landscape  
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**Douglas Williams**  
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**Anthony Montalto**  
AIA  
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HKS

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Engine Company 16, Chicago

# INTERACTIVE DESIGN ARCHITECTS



*Dina Griffin, FAIA  
NOMA, IIDA,  
NCARB  
President  
Interactive Design  
Architects*

Established in 1992, Interactive Design Architects (IDEA) carefully selected its name to reflect the firm's collaborative ideals and, today, our name continues to serve as the guiding principal of our work.

Years of experience has confirmed that success hinges not only on the design or building process, but on thoughtful listening and attention to the demands of a client's culture. IDEA has been fortunate to have been able to collaborate with such a wide range of institutions in creating significant enhancements to neighborhoods and communities throughout the Chicago area and beyond, from the renovation of a rectory building into accessible, multi-unit housing; to our 10-year collaboration with the Renzo Piano Building Workshop as Architect of Record for the Modern Wing at the Art Institute of Chicago; to our current work on the Obama Presidential Center as Associate Architect (with Tod Williams Billie Tsien Architects I Partners) in the Jackson Park community. We have completed over 100 significant governmental projects, including libraries, fire stations, and schools in neighborhoods across the city. IDEA provides experience with local governmental and civic bodies as well as effective leadership in coordination of complex consultant teams and stakeholder engagement. IDEA also provides key guidance and leadership on projects with issues relating to local historic preservation concerns.

Dina Griffin, President of IDEA, was born and raised on the South Side of Chicago and has a deep love for the city. Each of our Chicago projects demonstrates our conviction that even greater things can be accomplished in every neighborhood.



Acero (UNO) Soccer Academy, Chicago

# JGMA + BEEHYVVE



*Juan Moreno*  
AIA  
President  
JGMA



*Deon P. Lucas*  
Principal Architect  
BEEHYVVE

JGMA profoundly believes that architecture has an innate ability to transform people and place. The focus of our work has been in Chicago's diverse communities where each of the typologies that we work on faces similar challenges of public architecture and its representational character. We proudly work in community areas that are unaccustomed to receiving architecture of quality; places where people feel forgotten; neighborhoods where neighbors feel like they are not cared for.

We believe that every design scenario is unique and that each project be approached with a solution tailored for that community. Through the amplification of culture, empowering of community members, and creating appropriate vibrancy, our design solutions aim to become beacons of the true dynamic nature of places. We intend to reflect and project the values and personalities embodied in those who will ultimately utilize these spaces daily.

When more architects and designers collaborate and add community-centered designs to their repertoire, our communities thrive. That is why JGMA and Beehyvve have declared our commitment to collaboration. Led by Deon Lucas, Beehyvve is an organization of up-and-coming architects of color who are equally committed to creating change and becoming role models to the youth and future architects of Chicago. This collaboration also aligns with our respective core missions of creating a black and brown coalition that unites disparate communities of color into one design-focused partnership who have worked in a multitude of scales and complexities.



Altgeld Family Resource Center, Chicago

## KOO LLC



*Jackie Koo*  
AIA, NOMA,  
LEED AP  
Principal  
Koo LLC



*Dan Rappel*  
AIA  
Principal  
Koo LLC

KOO is a minority woman-owned Architecture, Interior Design, and Urban Planning firm founded by Jackie Koo in 2005. The firm's first constructed project was the 27-story the Wit Hotel at the corner of State and Lake Streets in the Loop, adjacent to the elevated train. This hospitality project popularized the hotel rooftop bar and is a project type for which KOO is well-known.

Over the past 15 years, KOO has grown into an award-winning firm that has garnered notable public-facing commissions such as the Navy Pier Hotel and the UIC Performing Arts Center. In addition to these well-known projects, KOO has had a long-term commitment to providing its services to the public sector, including the Chicago Housing Authority, Chicago Public Schools, City Colleges, and Cook County as well as various not-for-profit institutions.

KOO does not work in a particular style, but rather aims to elicit the project's identity based on the owner's vision, user's needs, analysis of the program, and research. Based on this information, the office charettes the problem and experiments with functional and aesthetic solutions. All members of the office are encouraged to participate.

In 2015, we promoted Dan Rappel, KOO's Director of Sustainable Design, to Principal. Jackie and Dan work together to provide substantial Principal level involvement on all projects and redundancy for our clients. KOO combines the flexibility and creativity of a boutique firm with the sophisticated technical, project management, and QA/QC processes of a corporate firm.



CME Center, Chicago

# KRUECK + SEXTON ARCHITECTS

For over forty years, our firm has been fortunate to work with an inspiring array of clients, from homeowners and developers to schools and governments. In our commitment to design excellence, we have pushed the boundaries of architectural design and sought to create a legacy of visually and functionally enduring projects. Along the way we have grown, refined our process, and adapted to meet new challenges and opportunities.

While we rely on gathered knowledge and experience to get our projects built, we believe that what actually makes a good designer is not familiarity but curiosity. Six years ago, when we started work on I Grow Chicago's Peace Campus in West Englewood, we began our collaboration by surrendering our preconceptions, an admittedly painful process of unlearning, but one that allowed us to appreciate the complexities of our task and our City as we never imagined. This ethos of listening and learning pervades our firm's philosophy, and questioning assumptions allows us to discover and realize a project's hidden, transformative potential.

As we seek to expand the impact and equitability of our work throughout Chicago's West and South Sides, we recognize that one of the great prospects of this initiative lies in reciprocal education, and that our value as designers is augmented by what we might share along the way. Taking Mayor Lightfoot's vision and concerns as our own, we offer this engagement a design vision and deep experience managing a wide variety of project types, as well as insights from across our diverse body of work. We are drawn to this initiative's complexity and look forward to taking great pride in delivering inspiring yet practical and maintainable architectural solutions.



**Mark Sexton, FAIA**  
LEED AP  
Co-Managing Partner  
Krueck + Sexton



**Tom Jacobs**  
AIA, LEED BD+C  
Co-Managing Partner  
Krueck + Sexton



**Sara Lundgren**  
AIA, LEED AP  
Partner  
Krueck + Sexton



**Juan Villafañe**  
AIA, LEED AP  
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**Mariusz Klemens**  
AIA  
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Greenhouse Green House, Chicago

# KWONG VON GLINOW + UB STUDIO + ROBERT BURNIER

Kwong Von Glinow, UB Studio, and Robert Burnier are very excited to form a design team Joint Venture for the INVEST South/West initiative. We are thrilled about this opportunity.

Each of the 10 neighborhoods in the INVEST South/West initiative has its own identity and characteristics—its own unique fine grain. The charm of each neighborhood lies in its layered histories and cherished cultural treasures that are built into the grain of daily life within each community. Our team’s approach to projects within these neighborhoods will begin by listening for yet unexpressed opportunities already embedded within the community fabric.

Our primary objective for the potential projects is two-fold: 1) finding an appropriate spatial solution for the community, and 2) acting as a stimulator that encourages cross-neighborhood engagement. Key to delivering a project that meets these objectives to serve the community is understanding and listening to the needs of the constituents and crafting experiences that foster a sustainable vibrant neighborhood. As such, cross-neighborhood engagement is equally important as the individual neighborhood itself as a way to create a “Chicago together.”

We believe our Architect + Artist collaborative joint venture is a considerate and effective team formation for the INVEST South/West initiative. We meet the criteria that we have defined to form a joint venture partnership that will bring design excellence through a diversity of voices: (1) most importantly, a shared value of design; (2) equal and respected voices to contribute to the projects; (3) a cross-disciplinary approach between art and architecture; and (4) specialized expertise and experience to deliver high-quality projects.



*Alison Von Glinow*  
AIA  
Founding Partner  
Kwong Von Glinow



*Lap Chi Kwong*  
Founding Partner  
Kwong Von Glinow



*Chantelle Brewer*  
AIA  
Founding Partner  
UB Studio



*Robert Burnier*  
Visual Artist



Chicago Center for Arts and Technology, Chicago

# LANDON BONE BAKER ARCHITECTS + CIVIC PROJECTS ARCHITECTURE



**Catherine Baker, FAIA**  
Principal  
Landon Bone Baker  
Architects



**Monica Chadha**  
AIA, LEED AP  
Founder  
Civic Projects

Combined with our commitment to quality design and architecture, our collaborative practice creates projects that are deeply embedded in their context and communities. The members of both Landon Bone Baker Architects and Civic Projects Architecture act as team players on the firm level, including associate architects, engineers, and technical consultants. We bring these two teams together to work on development as a whole.

A unique community-based approach distinguishes our team from others. We understand the value of working closely with City officials, neighborhood organizations, CDCs, and developers of affordable and mixed-income housing to create the best possible solutions. We respond to the specific context, program, budget, and community concerns of each project while integrating green and health initiatives through engaged participation. Our goal is to design comfortable, attractive, secure, and livable environments that help keep residents rooted in their communities. Operating under the philosophy that cities must have comprehensive, sophisticated, and progressive urban developments, we continue to develop creative and cost-conscious solutions that reflect the clients' program, site, historical issues, energy usage, and budget constraints.

We understand and deeply believe in each project's potential to catalyze community activity and strengthen local bonds. We bring this mindset to all our projects, no matter what the scale.



The Publishing House Bed and Breakfast, Chicago

# MIR COLLECTIVE + MKB ARCHITECTS

Our interest in this project is both heartfelt and directly derived from the reason we formed Mir Collective in 2017. Working together in productive leadership and collaboration roles at Studio Gang Architects over the course of 15 years has provided us with unique and invaluable experience. It also gave us the opportunity to be part of a range of project types and client relationships accompanied by the chance to define what gives us personal and professional energy in architecture. Mir Collective creates architecture that values innovation and positive public impact in the shaping of spaces and cities. Our design process embraces diverse collaboration, local knowledge, and rigorous research.

Continuing in the tradition of some of our early work toward directly contributing to community-led efforts affecting real and positive change, we emphasize local impact and community engagement in design. We are seeking ways to bring our knowledge and abilities to communities like those at the heart of INVEST South/West.

Along with our partner, MKB Architects, we will bring to this program a rigorous commitment to design excellence, an appreciation for community knowledge and voices, and the eager energy of a new voice in the Chicago design community. To augment our desire to realize world-class design projects, we will apply our years of practical experience in project management, cost management, and technical expertise to benefit our clients and their vision.



**Kara Boyd**  
AIA  
Principal  
MIR Collective



**Jeana Ripple**  
AIA, LEED AP  
Principal  
MIR Collective



**Todd Zima**  
AIA  
Principal  
MIR Collective



**Jack Kelley**  
AIA  
Principal  
MKB Architects



**Geraldine Kelley**  
AIA  
Principal  
MKB Architects



Notre, Chicago

# NORMAN KELLEY

Since beginning our architecture and design practice eight years ago from the living room of our tiny Pilsen neighborhood apartment, we have been committed to expanding Chicago's legacy of innovative architecture and design within the halls of academia as educators, as well as on the streets of our adopted city as architects. During this time, we have appreciated the fact that our city's history of architectural innovation has been lost on many of the South and West Side neighborhoods and their constituents. For example, we understand the questionable importance of Louis Sullivan or John Root to a mother living in Auburn Gresham focused on feeding her children. To that end, we believe that good architecture, when done honestly and with conviction, should belong to all.

Norman Kelley was originally founded to examine architecture's limits between two- and three-dimensions. In doing so, our work varies in scale and medium from site-specific drawings, furniture objects, to habitable interiors. And while we operate at the intersection of architectural practice and education, all of our work is highly contextual, or site sensitive. We are influenced by our surroundings. We amplify our love of Chicago with our deep knowledge of its architectural history. We believe that knowing your immediate surroundings is the best recipe for good architecture. Since our inception, our work has focused its attention on adaptive reuse within old buildings with convoluted histories.

We look forward to the opportunity of collaborating on this unparalleled initiative towards helping improve the quality of life for all Chicagoans, especially those who have been historically marginalized.



*Carrie Norman*  
RA AIA  
Partner  
Norman Kelley



*Thomas Kelley*  
Partner  
Norman Kelley



# PORT URBANISM + FUTURE FIRM + BORDERLESS STUDIO WITH DAVID BROWN

PORT + Future Firm + Borderless Studio is a multidisciplinary Chicago-based collaboration, with expertise in architecture, landscape architecture, and city design. Together with designer David Brown, we represent the capacity of a large practice—paired with deep community relationships, nimble professional approaches, and the delivery of exceptional solutions to complex challenges.

Our collaboration is built on shared values which dovetail with the mission of INVEST South/West. Collectively, we prioritize design excellence—from a park bench, to a new building, to a master plan. Our approach is process-driven, focusing on inclusive collaboration and deep research, that results in unexpected approaches to complex challenges. These values come together around the ongoing effort to build a more vibrant, equitable Chicago.

Our partnership for INVEST South/West—where urban design, architecture, landscape, and community engagement will be inextricably linked—was formed to allow our team to conceptualize and develop the big, early ideas together. Past collaborations on projects across scales, as well as ongoing teaching relationships, provide an experience for joint project delivery.



**Andrew Moddrell**  
AIA  
Partner  
Port Urbanism



**Christopher Marcinkoski**, AIA  
Partner  
Port Urbanism



**Ann Lui**  
AIA  
Principal  
Future Firm



**Craig Reschke**  
AIA  
Principal  
Future Firm



**Paola Aguirre Serrano**  
Principal  
Borderless Studio



**Dennis Milam**  
AIA  
Principal  
Borderless Studio



**David Brown**  
The Available City



Apartment Building Renovation, Chicago

# PAUL PREISSNER ARCHITECTS



*Paul Preissner  
AIA  
President  
Paul Preissner  
Architects*

Paul Preissner Architects is an ideas workshop where imagination and crude experimentation are used to create unique social spaces characterized by weird juxtapositions, plain materials, and an economy of form. We have explored thoughts on the problem of housing and houses, furniture and installations, libraries, community centers, museums, schools, stores, and also some other things over 10+ years in practice. Work from the office is included in the permanent collection of the Art Institute of Chicago, has frequently been exhibited internationally, and is widely published. I participated in both the 2015 and 2017 Chicago Architecture Biennial, and am the commissioner and co-curator of the US Pavilion for the 17th International Architecture Exhibition—la Biennale di Venezia, 2021.

I began the office after having worked for nearly a decade in offices such as Peter Eisenman Architects (working on the Arizona Cardinals NFL Stadium, the Memorial to the Murdered Jews of Europe, and the City of Culture in Galicia), Woods-Zapata (serving as project architect on the renovation of Soldier Field), and Skidmore, Owings & Merrill. The studio was established to explore architecture and its practice alongside my intellectual research into the discipline which I carry out primarily at the University of Illinois at Chicago, where I am an Associate Professor with Tenure.

The office is structured as an open ideas laboratory. While the office is given overall creative direction and from myself, each person involved in a project (including the clients) are encouraged and free to participate within the full scope of the process, resulting in work which is unconventional, if sometimes only slightly. For the office, architecture can be more than bland utility, but also needn't beg for one's attention.



2016 West Rice, Chicago

# VLADIMIR RADUTNY ARCHITECTS

My interest in this initiative stems from having lived the majority of my life in Chicago and my utmost admiration for the city which I call home. On September 18, 1989, my family and I arrived here with four suitcases and \$150 to our names. We had fled the former Soviet Union as refugees alongside hundreds of thousands of families. Like many immigrants to the United States before us and after, we were seeking a better life and greater prospects, knowing that this country was built for those who desired equal opportunities and freedoms.

Thirty-one years later, I find myself reflecting on our environment and I am saddened by the turmoil, anger, and confusion that we sense while living in this country today. A place which should allow one's dreams and hopes to come true if they work hard for it, yet falls short in providing access to those ideals. This reality is deeply rooted in Chicago's urban context, where in some neighborhoods the premise of an optimistic future has been systematically removed and the dream my family had is not equally achievable. Having seen first-hand the dire need for improvement in these areas, my team and I decided that we would like to be part of this vital initiative and to contribute in the rebirth of the South and West Sides of Chicago.

Since its inception in 2008, our Architecture + Design practice has focused on innovative design solutions that challenge the conventional interpretations of space, function, and material use. Our firm has a wide scope of experience, ranging from large-scale commercial and institutional work to intricate residential projects within and outside Chicago. Our qualifications are strengthened by our team's diverse personal and professional experiences. Together, we can use imagination and design excellence to exceed expectations and make a true difference.



*Vladimir Radutny  
AIA, LEED AP  
Principal  
Vladimir Radutny*



*Fanny Hothan  
Associate  
Vladimir Radutny  
Architects*



*Ryan Sarros  
Project Architect  
Vladimir Radutny  
Architects*



Independence Library and Apartments, Chicago

# JOHN RONAN ARCHITECTS



*John Ronan, FAIA  
Founding Principal  
John Ronan  
Architects*

Since its founding in 1999, John Ronan Architects has been dedicated to the pursuit of an authentic architecture rooted in time and place. We reject the vacuous formalism and subjective self-expression which characterizes much of contemporary architecture in favor of an architecture which explores character and atmosphere, and which privileges human experience over arbitrary shape making.

The firm has a studio culture and its working method is research-based and collaborative. We treat the Owner as our collaborator, rather than our "client," and strive to make each project a unique response to its special needs, resulting in a design which reflects and shapes the culture of the organization it serves. We don't repeat ideas from project to project and our work doesn't all look the same.

Our work is known for its conceptual innovation, exploration of materiality, and a rigorous attention to detail, and we have a reputation for our ability to create innovative and sophisticated architecture within strict budget constraints. Our objective is to create a transcendent piece of architecture without sacrificing functionality, and we never ask the Owner to sacrifice their needs to serve the architecture.

The firm portfolio now includes projects across a wide variety of project types and scales, from residential homes to high-rise office buildings, and competes at the highest level. In 2016, the office was named one of seven international finalists for the Obama Presidential Center, and, in 2018, named one of six international finalist firms for the UCD Future Campus project in Dublin. Despite the large scale of these projects, Founding Principal John Ronan controls the size of the firm to no more than twenty people in order to allow his intimate involvement in each project, and to ensure the compelling and memorable design response to each commission, regardless of size or type, that the firm is known for.



Chicago Riverwalk, Chicago

# ROSS BARNEY ARCHITECTS

Ross Barney Architects is an architecture, urban design, and landscape architecture studio. Established in 1981 by Carol Ross Barney, the studio enjoys a reputation of creating innovative, environmentally responsible, user-focused architecture and civic spaces. From community to campus buildings for premier academic and research institutions, to high profile urban parks and ground-breaking transit stations that connect vibrant neighborhoods, Ross Barney Architects has produced distinctive structures that have become community icons.

By operating on the principle that the design process must examine the broadest range of options to create excellence, the studio has adopted an extraordinarily collaborative and holistic approach, engaging the client, user, and community. This goes beyond aesthetics to allow a building or project to grow out of its place, history, and function.

The studio's ideas and projects have been recognized by organizations from around the world. Most recently, Fast Company named Ross Barney Architects one of the World's Most Innovative companies. With over 200 national and international awards, the studio's work has been exhibited in Chicago, New York, Washington D.C., and San Francisco. Beyond achievements and accolades, the studio's biggest asset has been an ability to deliver on the aspirations of a diverse set of clients who serve the public good.



*Carol Ross Barney  
FAIA, Hon. ASLA  
Design Principal  
Ross Barney  
Architects*



*Eric Martin  
AIA  
Principal-in-Charge  
Ross Barney  
Architects*



Dorchester Art and Housing Collaborative, Chicago

# SITE DESIGN GROUP, LTD.

Founded in 1990, site design group, ltd. (*site*) is a nationally award-winning landscape architecture, urban design, and architecture firm based in Chicago, Illinois. A corporation licensed in the State of Illinois, the firm is led by four principals, Ernest Wong, Robert Sit, Bradley McCauley, and Hana Ishikawa. As landscape architects, urban designers, planners, arborists, architects, and creative thinkers, we are a staff of 30 diverse and innovative professionals. We are enlivened by our surroundings and strive to produce creative spaces that inspire, restore, and bring communities together.

*site* is often engaged to collaborate and coordinate efforts with architects, engineers, and other design professionals. Effective communication with the design team and client ensures successful coordination of projects from concept through construction.

As designers, creative thinkers, and engaged citizens, we understand the value of exterior environments that create a sense of place. Successful placemaking leads to the long-term care and use of these spaces by the public. At *site*, this is our goal in all we do: to create spaces that are valued and sustained by the communities they reside within in order to maintain long-term relevance and use.

Using functional systems coupled with “out of the box” strategies, we work diligently with our clients to create spaces that excite and engage users, improve the pedestrian experience, strengthen community ties, conserve and enhance the site’s unique natural features, and push the boundaries of innovation and resiliency.



**Ernest Wong**  
PLA, FASLA, APA  
Principal in Charge  
*site*



**Hana Ishikawa**  
AIA, ASLA Affiliate  
Design Principal  
*site*



Taylor Street Apartments and Little Italy Branch Library, Chicago

# SKIDMORE, OWINGS & MERRILL



**Adam Semel**  
AIA, NCARB  
Managing Partner  
SOM

**Tiara Hughes**  
NOMA  
Project Manager  
SOM

Since our founding here 84 years ago, SOM has collaborated successfully with the City of Chicago to advance its international commercial and cultural stature and to continuously improve the quality of life of all Chicagoans. We are passionately committed to understanding and responding to the specific needs of each neighborhood in Chicago, and we are thrilled by the prospect of collaborating with a community of stakeholders on projects on the South and West Sides of our home city.

Design excellence is in our DNA, and we will bring the highest level of expertise to the projects procured through the INVEST South/West Initiative. While perhaps better known for the architecture of 35 towers that shape Chicago’s world-renowned skyline, we have recently designed several projects and led studies and master plans on the South and West Sides of the city. SOM has been the City’s strategic planning partner for generations, and the go-to for pro bono counseling on projects such as Amazon HQ2 and international relations to support Chicago as a global city.

In sum, we work at every scale to make Chicago better for the people who live here, including our Chicago staff, who volunteer to rapid-rehab the homes of westside and southside seniors, advocate for sustainable Building Code revisions, lead the Chicago Central Area Committee’s equity-focused neighborhood thinking, and mentor disadvantaged minority high school kids in design and construction career opportunities. Since the 1933 Century of Progress World’s Fair, we have worked with every Chicago mayor to realize this great city’s potential, and we are dedicated to fulfilling Mayor Lightfoot’s vision for the INVEST South/West Initiative to the best of our ability.



Pullman National Monument, Chicago

# ADRIAN SMITH + GORDON GILL ARCHITECTURE

Adrian Smith + Gordon Gill Architecture (AS+GG) celebrates the values, vision, and leadership of Mayor Lori E. Lightfoot and her Administration's commitment to making real change in Chicago. AS+GG is a Chicago-based, internationally recognized, award-winning architecture firm founded in 2006 by partners Adrian Smith, Gordon Gill, and Robert Forest with 80 employees based in Chicago. AS+GG is committed to Chicago and it is our home.

AS+GG is dedicated to the design of high-performance, energy-efficient, and sustainable architecture on an international scale. We approach each project, regardless of size, with an understanding that architecture has a unique power to influence civic life. We strive to create designs that aid society, advance modern technology, sustain the environment, and inspire those around us to improve our world. Our firm is dedicated to the creation of new paradigms for sustainable development.

AS+GG services include architecture, urban design, sustainability, interior design, and project management. We utilize a holistic, integrated design approach that emphasizes symbiotic relationships with the natural environment—a philosophy we term "Global Environmental Contextualism." This approach represents a fundamental change in the design process, in which "Form Follows Performance." It is predicated on the understanding that everything within the built and natural environment is connected, and that a building's design should stem from an understanding of its role within that context—locally, regionally, and globally.



**Adrian Smith, FAIA  
RIBA**  
Partner  
Adrian Smith  
+ Gordon Gill  
Architecture



**Gordon Gill, FAIA  
OAA**  
Partner  
Adrian Smith  
+ Gordon Gill  
Architecture



**Robert Forest, FAIA  
RIBA, OAA, LEED AP**  
Management Partner  
Adrian Smith  
+ Gordon Gill  
Architecture



CAM Museum, Raleigh NC

# STUDIO DWELL + BROOKS + SCARPA



*Mark Peters*  
*AIA*  
*Principal*  
*Studio Dwell*  
*Architects*



*Lawrence Scarpa, FAIA*  
*Principal*  
*Brooks + Scarpa*

This is a partnership of Chicago-based Studio Dwell and Brooks + Scarpa. The reason for our collaboration is simple. We have a history of working together, [we] like each other, and have had previous success with joint venture projects in nearby Evanston and Detroit. By working together as a team, we are collectively better in all aspects of design, budget control, project management, service to our clients, and project delivery. Principal, project leader, and Chicago native, Mark Peters, AIA has been practicing architecture in Chicago for 28 years, having founded Studio Dwell in 2004. While Studio Dwell has received numerous awards and accolades for their work, it has largely been in the area of single and multi-family residential and mixed-use projects. Partnering with Brooks + Scarpa rounds out the experience and design excellence that is required for the INVEST South/West initiative.

While Brooks + Scarpa and Studio Dwell share similar multi-family residential and mixed-use project experience, Brooks + Scarpa has deep experience and a proven track record with historic renovation, adaptive re-use, commercial, retail, and cultural projects in under-funded neighborhoods stretching back almost three decades. Together we have a long history of design excellence within under-served communities.

Last year, Studio Dwell and Brooks + Scarpa completed a project together in nearby Evanston. We are currently working together on another mixed-use project in downtown Detroit. Both firms have a long history of working with other architecture firms in creative collaborations nationally and worldwide.



Chicago River Boathouses, Chicago

## STUDIO GANG

Studio Gang creates places that connect people to each other, to their communities, and to the environment. Founded in 1997 and led by Jeanne Gang, Studio Gang is an architecture and urban design practice headquartered in Chicago with offices in New York, San Francisco, and Paris.

Working as a collective of more than 120 architects, designers, and planners, we create innovative projects that bring about measurable positive change for their users, communities, and natural ecology—a mission we refer to as “actionable idealism.”

We collaborate closely with our clients, engineers, and outside specialists from a wide range of fields. These collaborations help us synthesize big, creative ideas and ground them in solution-oriented problem solving. Guided by this approach, our studio has produced some of today’s most compelling work; named one of Fast Company’s Most Innovative Companies in 2020, 2019, and 2018, Studio Gang has been internationally honored, published, and exhibited.

Even as we have organically expanded our practice across the country and beyond, working in Chicago continues to hold a special significance and to shape our understanding of what architecture can—and must necessarily—achieve for the communities it serves. We hope that, through our participation in INVEST South/West projects, we may have the opportunity to realize transformational projects that will serve as crucial community assets and stimulate further development.



*Jeanne Gang, FAIA  
Int. FRIBA, LEED AP  
Founding Principal,  
Partner  
Studio Gang*



*Juliane Wolf  
RA  
Design Principal,  
Partner  
Studio Gang*



By the Hand Club for Kids, Chicago

## TEAM A + WILL DUBOSE DESIGN



*Jason Nuttelman*  
AIA, LEED AP  
Principal  
Team A



*Joe Buehler*  
AIA, LEED AP  
Principal  
Team A



*Will DuBose*  
Design Principal  
Will DuBose Design

Our team sees the INVEST South/West initiative as a truly exciting opportunity for our great city. By creating a compelling dialogue about the role of design and architecture within the diverse and culturally rich neighborhoods of Chicago, thoughtful development is possible by putting these communities first. Understanding the importance of this unprecedented community improvement initiative, TEAM A will be partnering with Will DuBose Design. Mr. DuBose grew up in the Auburn Gresham neighborhood, attended Whitney Young High School, received his architectural degree from the University of Michigan, and is leading a successful architectural practice in New York City. However, with deep ties to Chicago, Mr. DuBose has been looking for opportunities to return home.

Together, our focus is to inspire the communities of our city through transformative architecture and design. We profoundly believe that architecture has an innate ability to transform people and place. Our focus of work has been in Chicago's diverse communities where we look to challenge paradigms and project types in which the exploration of design has been forgotten. We proudly work in community areas that are unaccustomed to receiving architecture of quality; places where people feel forgotten; neighborhoods where neighbors feel like they are not cared for.

Our team of designers always tests and researches ideas for the sake of making innovative, appropriate, and unique solutions for the betterment of people's lives. We pride ourselves on employing high design principles to empower and instill all communities with a democratic sense of dignity and pride.



Morgan Live + Work, Chicago

# URBANLAB

Founded in 2000 by Martin Felsen and Sarah Dunn, UrbanLab is an architecture and urban design firm headquartered in Chicago. UrbanLab's projects span scales, from large, urban designs to small, residential projects and exhibitions. Our primary interest is in forward-looking projects that speculate on a more resilient and resourceful tomorrow. UrbanLab has proven experience assembling and managing multi-faceted groups of specialists and stakeholders to bring highly complex projects to a successful conclusion.

Our office works across scales and silos of knowledge. At the largest scales, UrbanLab has worked with mayors, elected officials, and City departments to realize long-range planning and sustainability goals. For example, with the former Mayor of the City of Chicago, we collaborated on several city-wide resiliency plans to "green the streets" to save water and energy, and bring healthy food and jobs to struggling communities. Pieces of these long-range plans are being realized today in Chicago as "complete streets." UrbanLab's built work includes public spaces, mixed-use commercial and residential buildings, cultural complexes, restaurants, art galleries, housing, houses, a bridge, recreational landscapes, and large resilient infrastructural plans.

We bring invention and collaboration to each design project. We view challenges as opportunities to create memorable buildings and places that are both beautiful and surprising. We routinely assemble talented multidisciplinary teams with the highest levels of expertise and experience to realize architecture and urban design projects. Our design process is characterized by deep inquiry and collaborative exchange; design work is informed by intensive research and an experimental approach. We strive to design innovative, environmentally responsible solutions, and create spaces that establish healthy connections between people and their environments.



**Martin Felsen, FAIA**  
Principal  
UrbanLab

**Sarah Dunn**  
NCARB  
Principal  
UrbanLab



Galewood Elementary School, Chicago

# URBANWORKS

UrbanWorks is an internationally recognized Chicago architectural firm committed to producing the highest quality designs that meet complex social and environmental concerns for civic, community-based, private, and commercial sector clients. UrbanWorks approaches projects with a keen aesthetic eye and functional expertise; effectively balancing complex user programs with tight budgets, aggressive construction schedules, accessibility, and sustainability concerns to create successful projects that meet contemporary community needs.

The firm’s designs span all scales, with recent projects reflecting larger and more complex programs that reflect new institutional requirements and concerns in the 21st century. Collaboration is critical to any architectural endeavor, and UrbanWorks has an outstanding track record developing and leading successful design efforts with engineers, architects, and clients.

We believe that good design should be available to all, regardless of race, gender, ethnicity, or socioeconomic level, and that the city is the primary locus for this project. We believe that architecture is directly connected to people: people define the space; people set the proportion; and architecture becomes enduring when it provides a vibrant canvas for our hopes and dreams. Ultimately, architecture is a cultural production that reflects each of the forces behind its creation, and UrbanWorks believes that it is our responsibility to capture the best of these impulses.



*Patricia Saldaña Natke, FAIA, ALA, NCARB  
Design Principal  
UrbanWorks*



*Robert Natke  
AIA, NCARB,  
LEED AP BD+C  
Principal  
UrbanWorks*



*Maria Pellot  
AIA, AICP,  
LEED AP BD+C  
Associate Principal  
UrbanWorks*



# VALERIO DEWALT TRAIN + LATENT DESIGN

Valerio Dewalt Train and Latent Design have formed a dynamic partnership delivering design excellence, innovation, and community-based participatory design. Both firms were birthed right here in Chicago and are passionate about our city's future.

We are committed to diversity and inclusion through our design process and team and have been inspired by the Chicago Department of Planning and Development's Mentor-Protege Program. We recognize the importance of nurturing emerging firms and have partnered with Latent Design, an architecture, urbanism, and interiors firm leveraging civic innovation and social impact to design more equitable spaces to live, work, and play. Latent Design and Valerio Dewalt Train believe that good design begins with research and dedication to the collaborative process. We question everything to reach an understanding between the city, client, and community.

We have a surplus of passion for building and an intrinsic curiosity for discovery. Our commitment to good design is focused on innovation, affordability, sustainability, and equity. This has been recognized by our peers in the form of dozens of awards, including national AIA honor awards and by a robust list of repeat clients, including Google, University of Chicago, Mayo Clinic, and Heartland Alliance.

Valerio Dewalt Train and Latent Design have the experience to challenge existing systems. We see our continued relationship as a collaboration of design excellence and dedicated civic engagement.



*Joe Valerio, FAIA  
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Latent Design, M/WBE*



Square Roots Urban Farming Accelerator, Michigan

# VIA CHICAGO ARCHITECTS + DISEÑADORES + COULD BE ARCHITECTURE + CHICAGO MOBILE MAKERS

The collaborative of Via Chicago and Could Be Architecture offers an exciting, right-sized alternative to Chicago’s “big guys” and legacy firms. Together with our programming and outreach partner Chicago Mobile Makers—a nonprofit organization that empowers Chicago youth to become advocates in their own communities—we’re the right crew at the right time.

Our authentically local, hands-on team presents a radically approachable conduit for bridging the gap between Chicago’s talented architects and the communities who would benefit most from their design efforts. In an era of social upheaval and professional reckoning, we bring a genuine M/WBE design firm straight to the head of the table—one led by a young Colombian immigrant with the design skills and public-private experience to captain such an effort, rather than just “ticking the box” as the minority partner for a larger, corporate firm. Our firms may be small in size, but we offer an impressive track record of navigating the technical obstacles that are inevitable with public-private development. Simply put, we get things done. Safe streets, meaningful jobs, local food—the core needs of a community must be addressed before any high-minded proposals can even be considered.

We are excited, cautiously, by the renewed attention [City of Chicago] is giving to these South and West Side corridors, and wholeheartedly agree with the tremendous potential of these streets to become renewed economic hubs for our generation and beyond. Please give our community-focused, right-size team serious consideration when you decide who should earn the City’s “stamp of approval” for working with our long-overlooked South and West Side communities.



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Inspiration Kitchens, Chicago

# WHEELER KEARNS ARCHITECTS



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Wheeler Kearns is a collective practice of architects. We work with people who seek to enrich their lives in a space that embodies their purpose, energy, and vision. At Wheeler Kearns, each team member equally shares the roles of designer, technician, and manager. Through our weekly studio pin-ups and internal review, we make sure all of the best ideas from all staff members are being contributed to every project. This ensures we produce the highest quality work for our clients and support their unique missions.

When a space we design resonates with your deepest intentions, it has a lasting and powerful impact. We devote all our energies to understanding our client's core purpose and the transformation they seek. We want to see the challenge through their eyes. Doing this guides us to what we call the 'emotional center' of a project: the heart around which an entire project revolves. We return to that central idea as we craft concepts, help our clients make decisions, and refine our responses. Every design decision evolves from that 'emotional center.' The result is a space that responds uniquely to your mission, even as you balance aspiration with budget.

As a practice that focuses on an empathy-filled process more than a specific project type, style, or scale, our portfolio is diverse and richly varied. Our work is consistently recognized for excellence: we have received 28 Design Excellence Awards from AIA Chicago. Notably, we have twice been named by a national jury as AIA Chicago's Firm of the Year. This award honors sustained, outstanding achievement and excellence in a body of work produced by a firm over time.

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## COMMUNITY WEALTH BUILDING MODEL

One of the core areas of evaluation criteria for proposals is *Promotion of Short- and Long-term Community Wealth Building*. The City is seeking development partners who demonstrate the ability to deploy innovative models of building community wealth and equity.

As you complete your proposal, please consider how your plans will leverage community collaboration and support, empower Black and/or Latinx partners, contribute to new jobs for local residents, and build on your track record of economic development in the South and West Sides.

These efforts can take many forms, including forming partnerships with Black and/or Latinx partners as part of the financing, development, or construction of a project. In addition, there are creative models that use real estate to generate community wealth and equity. As reference, we have provided examples of the latter below:

**Evergreen Cooperatives (Cleveland, OH):** <http://www.evgo.com/>

Evergreen Cooperatives is a non-profit holding company responsible for incubating for-profit green industry cooperatives, providing business services, and aggregating financing and land acquisition. Supported by Cleveland's Greater University Circle Initiative, it links the procurement needs of Cleveland's "eds and meds" anchor institutions to the city's needs for workforce and economic development. For example, it constructed a greenhouse to create produce and herbs and supply to local establishments. Employees are part owners, sharing in the profits of this venture.

**East Portland Community Investment Trust (Portland, OR):** <http://investcit.com/>

The East Portland Community Investment Trust (CIT) offers a long-term path to collective, communal ownership of real estate for investors starting from \$10-\$100 per month. It is located in a high-poverty census tract and leases 29,000 sq. ft. of commercial retail space to around 25 tenants. Investors are exclusively residents from nearby zip codes, have a no-loss guarantee, and are enrolled in general investment and financial planning classes as part of the program. 68% percent of investors are first-time, 62% are women, and 49% were born outside the US, and the financial literacy class program has graduated more than 300 students in under three years.

## Chicago Department of Housing Multi-Family Housing Financing Overview

One of the Department of Housing's chief responsibilities is to work with private developers to increase the supply of affordable housing in every Chicago neighborhood through a litany of targeted programs. The DOH assists developers with multi-family financing by providing public funds and other subsidies that are necessary to pay a portion of the project-specific costs of rehabilitating or constructing affordable rental apartments within the City.

This document provides an overview of affordable housing financing programs offered by DOH as well as the Department's funding priorities. All information regarding DOH policies and procedures, application instructions, and underwriting and architectural guidelines can be found on the Department's website [linked here](#), including, but not limited to:

- [Multi-Family Funding Application Instructions](#)
- [Architectural and Technical Standards Manual](#)
- [DOH Proforma](#)

For affordable housing developments that contemplate use of City financing, we strongly encourage you to review DOH's policies and request an intake meeting with DOH management and staff before submitting a funding application. Please use the linked intake form, [found here](#).

### Funding Sources

Financing programs currently administered by DOH include low-income housing tax credits, federal, state and local funds awarded in the form of first and second mortgage loans, city land and private activity and tax-exempt bonds.

Illinois Affordable Housing Tax Credits (IAHTC): A \$0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DOH allocates 24.5% of the amount of credits authorized by the State. Developers apply through DOH's Multifamily Financial Assistance Application or the Stand Alone IAHTC application if only applying for IAHTCs. Successful applicants receive a conditional tax credit reservation letter based on the amount of the donation and determination that the undertaking is compatible with the goals of the Department.

Low Income Housing Tax Credit Program (LIHTC): A federal tax credit issued via a competitive funding round in accordance with DOH's LIHTC Qualified Allocation Plan (QAP). The QAP is published biennially to help direct federal affordable housing resources to where it is most needed. Applicants fill out DOH's Multifamily Financial Assistance application for the credits upon the release of the QAP and announcement by DOH that applications are being accepted for the LIHTC funding round.

Community Development Block Grant (CDBG): Funds assist both non-profit and for-profit developers in rehabilitating and developing affordable rental housing. 51% of all units within the project must be occupied by low-and moderate-income households unless the project meets a specific exception to

reduce the cost of construction. The annual City of Chicago Action Plan, administered by the Office of Budget and Management and approved by the U.S. Department of Housing and Urban Development, determines the annual Multi-Family Loan Program allocation.

HOME Investment Partnerships Program (HOME): Funds support loans for construction of affordable multi-family housing. HOME allows assistance to be targeted toward particular units. Projects assisted with HOME target very low-income households. The annual City of Chicago Action Plan, administered by the Office of Budget and Management and approved by the U.S. Department of Housing and Urban Development, determines the annual Multi-Family Loan Program allocation.

Tax Increment Financing (TIF): Funds collected from Tax Increment Financing districts provide grants to developers. Developers applying for TIF assistance are required to submit a supplemental TIF application that identifies the TIF district, Parcel Index Numbers, demonstrates need, budget of TIF eligible expenses, performance measures and increment projections.

Affordable Housing Opportunity Fund (AHOF): Funds collected from Density Bonus and ARO in-lieu donations are administered by DOH. Fifty percent of each contribution is utilized for the construction or rehabilitation of affordable units and subject to the appropriation by the City Council.

Multi-family Mortgage Revenue Bonds: Provides bond financing, through the City's tax-exempt bonding authority, for developers who build or rehabilitate large housing developments for low- and moderate-income renters and generates private equity investment.

## **Funding Priorities**

In addition to meeting DOH policies and underwriting guidelines, DOH evaluates requests for City financing based on the compatibility of the request with departmental funding goals and priorities. The department's funding goals and priorities are classified in the Qualified Allocation Plan (QAP) under three Priority Tracts: Opportunity Areas, Redevelopment Areas, and Transitioning Areas. The Priority Tracts are subject to evolve or shift at the release of the biennial QAP. Summary descriptions of the conditions associated with each Priority Tract under the current QAP follow.

### I. Opportunity Areas

Priority will be given to projects which provide housing units in high income/high cost, opportunity areas and contemplates the preservation of existing housing stock through rehabilitation and adaptive reuse. Additional consideration will be given for projects that include very low-income units, housing units for tenant populations with special housing needs, including accessible units, SRO units, permanent supportive housing, reentry housing and units for Homeless individuals and/or families.

### II. Redevelopment Areas

Priority will be given to projects in existing Redevelopment Areas, which "contribute to a concerted community revitalization plan". Preferably these projects will be developed to include a mix of uses providing housing as well as first floor retail/commercial to address needed

neighborhood amenities. Additional consideration will be given to projects that promote income diversity with units accessible to a range of household incomes, from 0-30% AMI up to and including market rate units.

III. Transitioning Areas

Priority will be given to projects located in areas undergoing rapid economic and demographic change, and the resulting loss of affordable housing units stock. Preferably these projects will include units that are obligated to serve qualified tenants for the longest periods beyond the minimum requirement as stipulated by the funding source. Additional consideration will be given for projects that include very low-income units, housing units for tenant populations with special housing needs, including accessible units, SRO units, permanent supportive housing, reentry housing and units for Homeless individuals and/or families.

**TABLE OF INCOME LIMITS**  
Effective April 1, 2021

Household Size	10% Area Median Income	15% Area Median Income	20% Area Median Income	30% Area Median Income	Extremely Low Income Limit	40% Area Median Income	Very Low Income Limit (50% Area Median Income)	60% Area Median Income	65% Area Median Income	Low Income Limit (80% Area Median Income)	90% Area Median Income	95% Area Median Income	100% Area Median Income	115% Area Median Income	120% Area Median Income	140% Area Median Income	150% Area Median Income
<b>1 person</b>	\$6,530	\$9,795	\$13,060	\$19,600	\$19,600	\$26,120	\$32,650	\$39,180	\$42,445	\$52,200	\$58,770	\$62,035	\$65,300	\$75,095	\$78,360	\$91,420	\$97,950
<b>2 persons</b>	\$7,460	\$11,190	\$14,920	\$22,400	\$22,400	\$29,840	\$37,300	\$44,760	\$48,490	\$59,650	\$67,140	\$70,870	\$74,600	\$85,790	\$89,520	\$104,440	\$111,900
<b>3 persons</b>	\$8,390	\$12,585	\$16,780	\$25,200	\$25,200	\$33,560	\$41,950	\$50,340	\$54,535	\$67,100	\$75,510	\$79,705	\$83,900	\$96,485	\$100,680	\$117,460	\$125,850
<b>4 persons</b>	\$9,320	\$13,980	\$18,640	\$27,950	\$27,950	\$37,280	\$46,600	\$55,920	\$60,580	\$74,550	\$83,880	\$88,540	\$93,200	\$107,180	\$111,840	\$130,480	\$139,800
<b>5 persons</b>	\$10,070	\$15,105	\$20,140	\$30,200	\$31,040	\$40,280	\$50,350	\$60,420	\$65,455	\$80,550	\$90,630	\$95,665	\$100,700	\$115,805	\$120,840	\$140,980	\$151,050
<b>6 persons</b>	\$10,820	\$16,230	\$21,640	\$32,450	\$35,580	\$43,280	\$54,100	\$64,920	\$70,330	\$86,500	\$97,380	\$102,790	\$108,200	\$124,430	\$129,840	\$151,480	\$162,300
<b>7 persons</b>	\$11,560	\$17,340	\$23,120	\$34,700	\$40,120	\$46,240	\$57,800	\$69,360	\$75,140	\$92,450	\$104,040	\$109,820	\$115,600	\$132,940	\$138,720	\$161,840	\$173,400
<b>8 persons</b>	\$12,310	\$18,465	\$24,620	\$36,900	\$44,660	\$49,240	\$61,550	\$73,860	\$80,015	\$98,450	\$110,790	\$116,945	\$123,100	\$141,565	\$147,720	\$172,340	\$184,650
<b>9 persons</b>	\$13,050	\$19,575	\$26,100	\$39,130	\$49,200	\$52,200	\$65,250	\$78,300	\$84,825	\$104,370	\$117,450	\$123,975	\$130,500	\$150,075	\$156,600	\$182,700	\$195,750
<b>10 persons</b>	\$13,800	\$20,700	\$27,600	\$41,366	\$53,740	\$55,200	\$69,000	\$82,800	\$89,700	\$110,334	\$124,200	\$131,100	\$138,000	\$158,700	\$165,600	\$193,200	\$207,000

**NOTES:**

- Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.
- Effective until superseded.
- Low, Very Low, Extremely Low Income and 30% AMI limits are as published by HUD.
- Income limits at all other income levels are calculated per HUD methodology, based on Very Low Income (50% AMI) limit.

**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

**Maximum Monthly Gross Rents (maximum rents when tenants pay no utilities/landlord pays all utilities):**

Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
0	\$159	\$239	\$319	\$479	\$637	\$796	\$956	\$956	\$994	\$1,275	\$1,593	\$1,911	\$956
1	\$171	\$256	\$341	\$513	\$683	\$853	\$1,024	\$1,076	\$1,066	\$1,366	\$1,706	\$2,048	\$1,076
2	\$205	\$307	\$410	\$615	\$819	\$1,023	\$1,229	\$1,248	\$1,282	\$1,639	\$2,048	\$2,457	\$1,248
3	\$237	\$355	\$473	\$725	\$947	\$1,183	\$1,420	\$1,504	\$1,472	\$1,893	\$2,366	\$2,840	\$1,585
4	\$264	\$396	\$528	\$879	\$1,056	\$1,320	\$1,584	\$1,659	\$1,623	\$1,707	\$2,640	\$3,168	\$1,888
5	\$291	\$437	\$583	\$1,047	\$1,166	\$1,456	\$1,748	\$1,811	\$1,771	\$2,330	\$2,914	\$3,497	\$2,171

**Maximum rents when tenants pay for cooking gas and other electric (not heat):**

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$114	\$194	\$274	\$434	\$592	\$751	\$911	\$911	\$949	\$1,230	\$1,548	\$1,866	\$911
	1	\$114	\$199	\$284	\$456	\$626	\$796	\$967	\$1,019	\$1,009	\$1,309	\$1,649	\$1,991	\$1,019
	2	\$136	\$238	\$341	\$546	\$750	\$954	\$1,160	\$1,179	\$1,213	\$1,570	\$1,979	\$2,388	\$1,179
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
Low-rise/Duplex/ Row House	0	\$127	\$207	\$287	\$447	\$605	\$764	\$924	\$924	\$962	\$1,243	\$1,561	\$1,879	\$924
	1	\$126	\$211	\$296	\$468	\$638	\$808	\$979	\$1,031	\$1,021	\$1,321	\$1,661	\$2,003	\$1,031
	2	\$149	\$251	\$354	\$559	\$763	\$967	\$1,173	\$1,192	\$1,226	\$1,583	\$1,992	\$2,401	\$1,192
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$183	\$315	\$447	\$798	\$975	\$1,239	\$1,503	\$1,578	\$1,542	\$1,626	\$2,559	\$3,087	\$1,807
High-rise	0	\$126	\$206	\$286	\$446	\$604	\$763	\$923	\$923	\$961	\$1,242	\$1,560	\$1,878	\$923
	1	\$128	\$213	\$298	\$470	\$640	\$810	\$981	\$1,033	\$1,023	\$1,323	\$1,663	\$2,005	\$1,033
	2	\$154	\$256	\$359	\$564	\$768	\$972	\$1,178	\$1,197	\$1,231	\$1,588	\$1,997	\$2,406	\$1,197
	3	\$177	\$295	\$413	\$665	\$887	\$1,123	\$1,360	\$1,444	\$1,412	\$1,833	\$2,306	\$2,780	\$1,525
	4	\$194	\$326	\$458	\$809	\$986	\$1,250	\$1,514	\$1,589	\$1,553	\$1,637	\$2,570	\$3,098	\$1,818
	5	\$213	\$359	\$505	\$969	\$1,088	\$1,378	\$1,670	\$1,733	\$1,693	\$2,252	\$2,836	\$3,419	\$2,093

**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Maximum rents when tenants pay for electric heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$71	\$151	\$231	\$391	\$549	\$708	\$868	\$868	\$906	\$1,187	\$1,505	\$1,823	\$868
	1	\$62	\$147	\$232	\$404	\$574	\$744	\$915	\$967	\$957	\$1,257	\$1,597	\$1,939	\$967
	2	\$75	\$177	\$280	\$485	\$689	\$893	\$1,099	\$1,118	\$1,152	\$1,509	\$1,918	\$2,327	\$1,118
	3	\$86	\$204	\$322	\$574	\$796	\$1,032	\$1,269	\$1,353	\$1,321	\$1,742	\$2,215	\$2,689	\$1,434
	4	\$91	\$223	\$355	\$706	\$883	\$1,147	\$1,411	\$1,486	\$1,450	\$1,534	\$2,467	\$2,995	\$1,715
Low-rise/Duplex/ Row House	0	\$88	\$168	\$248	\$408	\$566	\$725	\$885	\$885	\$923	\$1,204	\$1,522	\$1,840	\$885
	1	\$79	\$164	\$249	\$421	\$591	\$761	\$932	\$984	\$974	\$1,274	\$1,614	\$1,956	\$984
	2	\$94	\$196	\$299	\$504	\$708	\$912	\$1,118	\$1,137	\$1,171	\$1,528	\$1,937	\$2,346	\$1,137
	3	\$106	\$224	\$342	\$594	\$816	\$1,052	\$1,289	\$1,373	\$1,341	\$1,762	\$2,235	\$2,709	\$1,454
	4	\$112	\$244	\$376	\$727	\$904	\$1,168	\$1,432	\$1,507	\$1,471	\$1,555	\$2,488	\$3,016	\$1,736
High-rise	0	\$104	\$184	\$264	\$424	\$582	\$741	\$901	\$901	\$939	\$1,220	\$1,538	\$1,856	\$901
	1	\$101	\$186	\$271	\$443	\$613	\$783	\$954	\$1,006	\$996	\$1,296	\$1,636	\$1,978	\$1,006
	2	\$123	\$225	\$328	\$533	\$737	\$941	\$1,147	\$1,166	\$1,200	\$1,557	\$1,966	\$2,375	\$1,166
	3	\$141	\$259	\$377	\$629	\$851	\$1,087	\$1,324	\$1,408	\$1,376	\$1,797	\$2,270	\$2,744	\$1,489
	4	\$154	\$286	\$418	\$769	\$946	\$1,210	\$1,474	\$1,549	\$1,513	\$1,597	\$2,530	\$3,058	\$1,778
5	\$168	\$314	\$460	\$924	\$1,043	\$1,333	\$1,625	\$1,688	\$1,648	\$2,207	\$2,791	\$3,374	\$2,048	

Maximum rents when tenants pay for gas heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$87	\$167	\$247	\$407	\$565	\$724	\$884	\$884	\$922	\$1,203	\$1,521	\$1,839	\$884
	1	\$82	\$167	\$252	\$424	\$594	\$764	\$935	\$987	\$977	\$1,277	\$1,617	\$1,959	\$987
	2	\$99	\$201	\$304	\$509	\$713	\$917	\$1,123	\$1,142	\$1,176	\$1,533	\$1,942	\$2,351	\$1,142
	3	\$114	\$232	\$350	\$602	\$824	\$1,060	\$1,297	\$1,381	\$1,349	\$1,770	\$2,243	\$2,717	\$1,462
	4	\$123	\$255	\$387	\$738	\$915	\$1,179	\$1,443	\$1,518	\$1,482	\$1,566	\$2,499	\$3,027	\$1,747
Low-rise/Duplex/ Row House	0	\$103	\$183	\$263	\$423	\$581	\$740	\$900	\$900	\$938	\$1,219	\$1,537	\$1,855	\$900
	1	\$97	\$182	\$267	\$439	\$609	\$779	\$950	\$1,002	\$992	\$1,292	\$1,632	\$1,974	\$1,002
	2	\$116	\$218	\$321	\$526	\$730	\$934	\$1,140	\$1,159	\$1,193	\$1,550	\$1,959	\$2,368	\$1,159
	3	\$131	\$249	\$367	\$619	\$841	\$1,077	\$1,314	\$1,398	\$1,366	\$1,787	\$2,260	\$2,734	\$1,479
	4	\$141	\$273	\$405	\$756	\$933	\$1,197	\$1,461	\$1,536	\$1,500	\$1,584	\$2,517	\$3,045	\$1,765
High-rise	0	\$152	\$298	\$444	\$908	\$1,027	\$1,317	\$1,609	\$1,672	\$1,632	\$2,191	\$2,775	\$3,358	\$2,032
	1	\$112	\$192	\$272	\$432	\$590	\$749	\$909	\$909	\$947	\$1,228	\$1,546	\$1,864	\$909
	2	\$112	\$197	\$282	\$454	\$624	\$794	\$965	\$1,017	\$1,007	\$1,307	\$1,647	\$1,989	\$1,017
	3	\$135	\$237	\$340	\$545	\$749	\$953	\$1,159	\$1,178	\$1,212	\$1,569	\$1,978	\$2,387	\$1,178
	4	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
5	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794	
5	\$186	\$332	\$478	\$942	\$1,061	\$1,351	\$1,643	\$1,706	\$1,666	\$2,225	\$2,809	\$3,392	\$2,066	

**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Maximum rents when tenants pay for electric cooking and other electric (not heat):

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$110	\$190	\$270	\$430	\$588	\$747	\$907	\$907	\$945	\$1,226	\$1,544	\$1,862	\$907
	1	\$109	\$194	\$279	\$451	\$621	\$791	\$962	\$1,014	\$1,004	\$1,304	\$1,644	\$1,986	\$1,014
	2	\$129	\$231	\$334	\$539	\$743	\$947	\$1,153	\$1,172	\$1,206	\$1,563	\$1,972	\$2,381	\$1,172
	3	\$148	\$266	\$384	\$636	\$858	\$1,094	\$1,331	\$1,415	\$1,383	\$1,804	\$2,277	\$2,751	\$1,496
	4	\$161	\$293	\$425	\$776	\$953	\$1,217	\$1,481	\$1,556	\$1,520	\$1,604	\$2,537	\$3,065	\$1,785
Low-rise/Duplex/ Row House	0	\$123	\$203	\$283	\$443	\$601	\$760	\$920	\$920	\$958	\$1,239	\$1,557	\$1,875	\$920
	1	\$121	\$206	\$291	\$463	\$633	\$803	\$974	\$1,026	\$1,016	\$1,316	\$1,656	\$1,998	\$1,026
	2	\$142	\$244	\$347	\$552	\$756	\$960	\$1,166	\$1,185	\$1,219	\$1,576	\$1,985	\$2,394	\$1,185
	3	\$161	\$279	\$397	\$649	\$871	\$1,107	\$1,344	\$1,428	\$1,396	\$1,817	\$2,290	\$2,764	\$1,509
	4	\$174	\$306	\$438	\$789	\$966	\$1,230	\$1,494	\$1,569	\$1,533	\$1,617	\$2,550	\$3,078	\$1,798
High-rise	0	\$122	\$202	\$282	\$442	\$600	\$759	\$919	\$919	\$957	\$1,238	\$1,556	\$1,874	\$919
	1	\$123	\$208	\$293	\$465	\$635	\$805	\$976	\$1,028	\$1,018	\$1,318	\$1,658	\$2,000	\$1,028
	2	\$147	\$249	\$352	\$557	\$761	\$965	\$1,171	\$1,190	\$1,224	\$1,581	\$1,990	\$2,399	\$1,190
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$185	\$317	\$449	\$800	\$977	\$1,241	\$1,505	\$1,580	\$1,544	\$1,628	\$2,561	\$3,089	\$1,809
5	\$203	\$349	\$495	\$959	\$1,078	\$1,368	\$1,660	\$1,723	\$1,683	\$2,242	\$2,826	\$3,409	\$2,083	

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$116	\$196	\$276	\$436	\$594	\$753	\$913	\$913	\$951	\$1,232	\$1,550	\$1,868	\$913
	1	\$117	\$202	\$287	\$459	\$629	\$799	\$970	\$1,022	\$1,012	\$1,312	\$1,652	\$1,994	\$1,022
	2	\$139	\$241	\$344	\$549	\$753	\$957	\$1,163	\$1,182	\$1,216	\$1,573	\$1,982	\$2,391	\$1,182
	3	\$160	\$278	\$396	\$648	\$870	\$1,106	\$1,343	\$1,427	\$1,395	\$1,816	\$2,289	\$2,763	\$1,508
	4	\$175	\$307	\$439	\$790	\$967	\$1,231	\$1,495	\$1,570	\$1,534	\$1,618	\$2,551	\$3,079	\$1,799
Low-rise/Duplex/ Row House	0	\$129	\$209	\$289	\$449	\$607	\$766	\$926	\$926	\$964	\$1,245	\$1,563	\$1,881	\$926
	1	\$129	\$214	\$299	\$471	\$641	\$811	\$982	\$1,034	\$1,024	\$1,324	\$1,664	\$2,006	\$1,034
	2	\$152	\$254	\$357	\$562	\$766	\$970	\$1,176	\$1,195	\$1,229	\$1,586	\$1,995	\$2,404	\$1,195
	3	\$173	\$291	\$409	\$661	\$883	\$1,119	\$1,356	\$1,440	\$1,408	\$1,829	\$2,302	\$2,776	\$1,521
	4	\$188	\$320	\$452	\$803	\$980	\$1,244	\$1,508	\$1,583	\$1,547	\$1,631	\$2,564	\$3,092	\$1,812
High-rise	0	\$128	\$208	\$288	\$448	\$606	\$765	\$925	\$925	\$963	\$1,244	\$1,562	\$1,880	\$925
	1	\$131	\$216	\$301	\$473	\$643	\$813	\$984	\$1,036	\$1,026	\$1,326	\$1,666	\$2,008	\$1,036
	2	\$157	\$259	\$362	\$567	\$771	\$975	\$1,181	\$1,200	\$1,234	\$1,591	\$2,000	\$2,409	\$1,200
	3	\$181	\$299	\$417	\$669	\$891	\$1,127	\$1,364	\$1,448	\$1,416	\$1,837	\$2,310	\$2,784	\$1,529
	4	\$199	\$331	\$463	\$814	\$991	\$1,255	\$1,519	\$1,594	\$1,558	\$1,642	\$2,575	\$3,103	\$1,823
5	\$218	\$364	\$510	\$974	\$1,093	\$1,383	\$1,675	\$1,738	\$1,698	\$2,257	\$2,841	\$3,424	\$2,098	

**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2020**

Utility allowances per CHA schedule for:						
	Number of Bedrooms	Cooking gas & other electric (not heat)	Electric heat, cooking gas & other electric	Gas heat, cooking gas & other electric	Electric cooking & other electric (not heat)	Other electric only (not cooking or heat)
Single-family	0	\$45	\$88	\$72	\$49	\$43
	1	\$57	\$109	\$89	\$62	\$54
	2	\$69	\$130	\$106	\$76	\$66
	3	\$81	\$151	\$123	\$89	\$77
	4	\$94	\$173	\$141	\$103	\$89
	5	\$106	\$194	\$158	\$116	\$101
Low-rise/Duplex/ Row House	0	\$32	\$71	\$56	\$36	\$30
	1	\$45	\$92	\$74	\$50	\$42
	2	\$56	\$111	\$89	\$63	\$53
	3	\$68	\$131	\$106	\$76	\$64
	4	\$81	\$152	\$123	\$90	\$76
	5	\$92	\$171	\$139	\$102	\$87
High-rise	0	\$33	\$55	\$47	\$37	\$31
	1	\$43	\$70	\$59	\$48	\$40
	2	\$51	\$82	\$70	\$58	\$48
	3	\$60	\$96	\$81	\$68	\$56
	4	\$70	\$110	\$94	\$79	\$65
	5	\$78	\$123	\$105	\$88	\$73

NOTE: Gross rent limits for 50% and 65% AMI, High HOME Rent and Fair Market Rent are as published by HUD. All other rent limits are calculated assuming 1.5 occupants per bedroom and 1 occupant for an apartment with no bedrooms.

\* For HOME-funded developments, rents are the lesser of the Fair Market Rent or the High HOME Rent for the unit size. In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very low income families whose rents do not exceed 30% of the annual income of a family @ 50% of the area median. This is known as the "Low HOME Rent."

**DEPARTMENT OF HOUSING  
AFFORDABLE UNIT PRICING GUIDE**

For more information or an electronic version of this worksheet, contact Brian O'Donnell at (312)744-0141.

<b>Property:</b>	<input type="text"/>	<b>DOH contact:</b>	<input type="text"/>
<b>Address:</b>	<input type="text"/>	<b>Date price calculated:</b>	<input type="text"/>
<b>Developer:</b>	<input type="text"/>		

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

Line	Description	120% AMI				
		2	3	4	5	6
1	Resale Restriction or Recapture Mortgage					
2	<b>Number of Bedroom</b>					
3	<b>Developer's Market Price</b> (enter)	<b>\$300,000</b>	<b>\$425,000</b>	<b>\$450,000</b>	<b>\$500,000</b>	
4	Monthly Tax Estimate	\$487	\$567	\$617	\$667	\$0
5	Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
6	Monthly Private Mortgage Insurance	\$439	\$511	\$556	\$601	\$0
7	Monthly Homeowner's Insurance	\$188	\$266	\$281	\$313	\$0
8	Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%
9	<b>Estimated Affordable Price</b> (enter)	<b>\$292,000</b>	<b>\$340,000</b>	<b>\$370,000</b>	<b>\$400,000</b>	
10	Mortgage Principal @ 97% Loan-to-Value	\$283,240	\$329,800	\$358,900	\$388,000	\$0
11	Monthly Principal & Interest Payment	\$1,421	\$1,655	\$1,801	\$1,947	\$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	\$1,263	\$1,518	\$1,654	\$1,806	\$250
13	Total Monthly Payments	\$2,684	\$3,173	\$3,455	\$3,752	\$250
14	<b>Required Annual Gross Income</b>	<b>\$97,608</b>	<b>\$115,386</b>	<b>\$125,631</b>	<b>\$136,443</b>	<b>\$9,091</b>
15	<b>Maximum Allowable Income (120% AMI)</b>	<b>\$100,680</b>	<b>\$116,340</b>	<b>\$129,840</b>	<b>\$143,220</b>	<b>\$156,600</b>

HUD Median Income for Unit Type/Family Size						
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)						
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median	
1	1	\$52,200	\$65,300	\$78,360	\$91,420	
2	3	\$67,100	\$83,900	\$100,680	\$117,460	
3	4.5	\$77,550	\$96,950	\$116,340	\$135,730	
4	6.0	\$86,500	\$108,200	\$129,840	\$151,480	
5	7.5	\$95,450	\$119,350	\$143,220	\$167,090	
6	9.0	\$104,370	\$130,500	\$156,600	\$182,700	

*HUD figures as of April 1, 2021*

**LINE NOTES:**

- Units will be kept affordable by a resale restriction, unless otherwise specified.
- Use column matching the number of bedrooms in unit.
- Enter developer's market rate price.
- Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
- PMI is estimated at 186 BPS
- Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- Interest rate calculation

1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently:

3.42

- Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? \_\_\_ yes \_\_\_ no (See Line 3 note).
- Loan amount at 97% of the affordable price.
- Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- The total of Lines 4, 5, 6, 7 and 8.
- The total of Lines 12 and 13.
- The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

## DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

For more information or an electronic version of this worksheet, contact Brian O'Donnell at (312)744-0141.

<b>Property:</b>		<b>DOH contact:</b>	
<b>Address:</b>		<b>Date price calculated:</b>	
<b>Developer:</b>			

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

		100% AMI				
		2	3	4	5	6
<b>1</b>	Resale Restriction or Recapture Mortgage					
<b>2</b>	<b>Number of Bedroom</b>					
<b>3</b>	<b>Developer's Market Price</b> (enter)		<b>\$400,000</b>	<b>\$550,000</b>		
<b>4</b>	Monthly Tax Estimate	\$0	\$450	\$482	\$0	\$0
<b>5</b>	Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
<b>6</b>	Monthly Private Mortgage Insurance	\$0	\$406	\$435	\$0	\$0
<b>7</b>	Monthly Homeowner's Insurance	\$0	\$250	\$344	\$0	\$0
<b>8</b>	Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%

<b>9</b>	<b>Estimated Affordable Price</b> (enter)		<b>\$270,000</b>	<b>\$289,000</b>		
<b>10</b>	Mortgage Principal @ 97% Loan-to-Value	\$0	\$261,900	\$280,330	\$0	\$0
<b>11</b>	Monthly Principal & Interest Payment	\$0	\$1,314	\$1,406	\$0	\$0
<b>12</b>	Plus: Tax, Insurance, Assessment, Fee, PMI	\$150	\$1,281	\$1,460	\$225	\$250
<b>13</b>	Total Monthly Payments	\$150	\$2,595	\$2,866	\$225	\$250
<b>14</b>	<b>Required Annual Gross Income</b>	<b>\$5,455</b>	<b>\$94,361</b>	<b>\$104,231</b>	<b>\$8,182</b>	<b>\$9,091</b>
<b>15</b>	<b>Maximum Allowable Income (100% AMI)</b>	<b>\$83,900</b>	<b>\$96,950</b>	<b>\$108,200</b>	<b>\$119,350</b>	<b>\$130,500</b>

HUD Median Income for Unit Type/Family Size						
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)						
	Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
	1	1	\$52,200	\$65,300	\$78,360	\$91,420
	2	3	\$67,100	\$83,900	\$100,680	\$117,460
	3	4.5	\$77,550	\$96,950	\$116,340	\$135,730
	4	6.0	\$86,500	\$108,200	\$129,840	\$151,480
	5	7.5	\$95,450	\$119,350	\$143,220	\$167,090
	6	9.0	\$104,370	\$130,500	\$156,600	\$182,700

*HUD figures as of April 1, 2021*

**LINE NOTES:**

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
- 2 Use column matching the number of bedrooms in unit.
- 3 Enter developer's market rate price.
- 4 Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
- 6 PMI is estimated at 186 BPS
- 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- 8 Interest rate calculation

1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently:

3.42

- 9 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? \_\_\_ yes \_\_\_ no (See Line 3 note).
- 10 Loan amount at 97% of the affordable price.
- 11 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- 12 The total of Lines 4, 5, 6, 7 and 8.
- 13 The total of Lines 12 and 13.

14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

**DEPARTMENT OF HOUSING  
AFFORDABLE UNIT PRICING GUIDE**

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**Property:**

**Address:**

**Developer:**

**DOH contact:**

**Date price calculated:**

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

	140% AMI				
	2	3	4	5	6
1 Resale Restriction or Recapture Mortgage					
2 <b>Number of Bedroom</b>					
3 <b>Developer's Market Price</b> (enter)	\$360,000		\$550,000		
4 Monthly Tax Estimate	\$554	\$0	\$0	\$0	\$0
5 Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
6 Monthly Private Mortgage Insurance	\$500	\$0	\$0	\$0	\$0
7 Monthly Homeowner's Insurance	\$225	\$0	\$344	\$0	\$0
8 Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%

9 <b>Estimated Affordable Price</b> (enter)	\$332,500				
10 Mortgage Principal @ 97% Loan-to-Value	\$322,525	\$0	\$0	\$0	\$0
11 Monthly Principal & Interest Payment	\$1,618	\$0	\$0	\$0	\$0
12 Plus: Tax, Insurance, Assessment, Fee, PMI	\$1,429	\$175	\$544	\$225	\$250
13 Total Monthly Payments	\$3,047	\$175	\$544	\$225	\$250
14 <b>Required Annual Gross Income</b>	\$110,808	\$6,364	\$19,773	\$8,182	\$9,091
15 <b>Maximum Allowable Income (140% AMI)</b>	\$117,460	\$135,730	\$151,480	\$167,090	\$182,700

HUD Median Income for Unit Type/Family Size						
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)						
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median	
1	1	\$52,200	\$65,300	\$78,360	\$91,420	
2	3	\$67,100	\$83,900	\$100,680	\$117,460	
3	4.5	\$77,550	\$96,950	\$116,340	\$135,730	
4	6.0	\$86,500	\$108,200	\$129,840	\$151,480	
5	7.5	\$95,450	\$119,350	\$143,220	\$167,090	
6	9.0	\$104,370	\$130,500	\$156,600	\$182,700	

*HUD figures as of April 1, 2021*

**LINE NOTES:**

- Units will be kept affordable by a resale restriction, unless otherwise specified.
  - Use column matching the number of bedrooms in unit.
  - Enter developer's market rate price.
  - Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
  - The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
  - PMI is estimated at 186 BPS
  - Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
  - Interest rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.42
- Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? \_\_\_ yes \_\_\_ no (See Line 3 note).
  - Loan amount at 97% of the affordable price.
  - Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
  - The total of Lines 4, 5, 6, 7 and 8.
  - The total of Lines 12 and 13.

14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

## DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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<b>Property:</b>	<b>DOH contact:</b>	
<b>Address:</b>	<b>Date price calculated:</b>	
<b>Developer:</b>		

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

	80% AMI				
	2	3	4	5	6
<b>1</b> Resale Restriction or Recapture Mortgage					
<b>2</b> Number of Bedroom					
<b>3</b> Developer's Market Price (enter)	<b>\$400,000</b>	<b>\$425,000</b>	<b>\$550,000</b>		
<b>4</b> Monthly Tax Estimate	\$288	\$0	\$358	\$0	\$0
<b>5</b> Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
<b>6</b> Monthly Private Mortgage Insurance	\$260	\$0	\$323	\$0	\$0
<b>7</b> Monthly Homeowner's Insurance	\$250	\$266	\$344	\$0	\$0
<b>8</b> Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%

<b>9</b> Estimated Affordable Price (enter)	<b>\$172,750</b>		<b>\$215,000</b>		
<b>10</b> Mortgage Principal @ 97% Loan-to-Value	\$167,568	\$0	\$208,550	\$0	\$0
<b>11</b> Monthly Principal & Interest Payment	\$841	\$0	\$1,046	\$0	\$0
<b>12</b> Plus: Tax, Insurance, Assessment, Fee, PMI	\$948	\$441	\$1,225	\$225	\$250
<b>13</b> Total Monthly Payments	\$1,788	\$441	\$2,272	\$225	\$250
<b>14</b> Required Annual Gross Income	<b>\$65,031</b>	<b>\$16,023</b>	<b>\$82,605</b>	<b>\$8,182</b>	<b>\$9,091</b>
<b>15</b> Maximum Allowable Income (80% AMI)	<b>\$67,100</b>	<b>\$77,550</b>	<b>\$86,500</b>	<b>\$95,450</b>	<b>\$104,370</b>

HUD Median Income for Unit Type/Family Size						
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)						
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median	
1	1	\$52,200	\$65,300	\$78,360	\$91,420	
2	3	\$67,100	\$83,900	\$100,680	\$117,460	
3	4.5	\$77,550	\$96,950	\$116,340	\$135,730	
4	6.0	\$86,500	\$108,200	\$129,840	\$151,480	
5	7.5	\$95,450	\$119,350	\$143,220	\$167,090	
6	9.0	\$104,370	\$130,500	\$156,600	\$182,700	

*HUD figures as of April 1, 2021*

**LINE NOTES:**

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
  - 2 Use column matching the number of bedrooms in unit.
  - 3 Enter developer's market rate price.
  - 4 Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
  - 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
  - 6 PMI is estimated at 186 BPS
  - 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
  - 8 Interest rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.42
- 9 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? \_\_\_ yes \_\_\_ no (See Line 3 note).
  - 10 Loan amount at 97% of the affordable price.
  - 11 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
  - 12 The total of Lines 4, 5, 6, 7 and 8.
  - 13 The total of Lines 12 and 13.

14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

property taxes	2% of the affordable price. If the property doesn't go into the CCLT, the taxes should be calculated off the market price				
condo assessment	The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.				
Private Mortgage Insurance	PMI is estimated at 186 BPS				
Property Insurance	Property insurance is estimated at 0.75% of the market value for single family homes and townhomes				
Interest Rate	The interest rate one (1) basis point added to the 10 year average (first business day of month) of FNMA required net yield for 30-year Actual/Actual Remittances fixed-rate mortgages covered by the 60-day mandatory delivery whole loan commitments				

The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

**DEPARTMENT OF HOUSING  
ARO CONDO PRICING GUIDE April 2021**

For more information or an electronic version of this worksheet, contact Brian O'Donnell at (312)744-0141

<b>Property:</b>	<input type="text"/>	<b>DOH contact:</b>	<input type="text"/>
<b>Address:</b>	<input type="text"/>	<b>Date price calculated:</b>	<input type="text"/>
<b>Developer:</b>	<input type="text"/>		

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

Line	sale price restriction: 80% AMI					
	1	2	3	4	5	6
1 Resale Restriction or Recapture Mortgage						
2 <b>Number of Bedrooms</b>						
3 <b>Developer's Market Price (enter)</b>		\$220,000				
4 Monthly Tax Estimate	\$0	\$367	\$0	\$0	\$0	\$0
5 Monthly Condo Assessment/Maintenance Costs	\$325	\$350	\$375	\$375	\$400	\$400
6 Monthly Private Mortgage Insurance	\$0	\$331	\$0	\$0	\$0	\$0
7 Monthly Homeowner's Insurance	\$0	\$46	\$0	\$0	\$0	\$0
8 Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%	4.42%
9 <b>Estimated Affordable Price (enter)</b>		\$220,000				
10 Mortgage Principal @ 97% Loan-to-Value	\$0	\$213,400	\$0	\$0	\$0	\$0
11 Monthly Principal & Interest Payment	\$0	\$1,071	\$0	\$0	\$0	\$0
12 Plus: Tax, Insurance, Assessment, Fee, PMI	\$325	\$1,093	\$375	\$375	\$400	\$400
13 Total Monthly Payments	\$325	\$2,164	\$375	\$375	\$400	\$400
14 <b>Required Annual Gross Income</b>	<b>\$11,818</b>	<b>\$78,688</b>	<b>\$13,636</b>	<b>\$13,636</b>	<b>\$14,545</b>	<b>\$14,545</b>
<b>Maximum Allowable Income (120% AMI)</b>	<b>\$52,200</b>	<b>\$67,100</b>	<b>\$77,550</b>	<b>\$86,500</b>	<b>\$95,450</b>	<b>\$104,370</b>

HUD Median Income for Unit Type/Family Size for purposes of calculating maximum base sale price (NOT for determining eligibility to purchase a home)						
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median	
1	1	\$52,200	\$65,300	\$78,360	\$91,420	
2	3	\$67,100	\$83,900	\$100,680	\$117,460	
3	4.5	\$77,550	\$96,950	\$116,340	\$135,730	
4	6.0	\$86,500	\$108,200	\$129,840	\$151,480	
5	7.5	\$95,450	\$119,350	\$143,220	\$167,090	
6	9.0	\$104,370	\$130,500	\$156,600	\$182,700	

HUD figures as of April 1, 2021

**LINE NOTES:**

- Units will be kept affordable by a resale restriction, unless otherwise specified.
- Use column matching the number of bedrooms in unit.
- Enter developer's market rate price.
- Property taxes are estimated at 2% of the estimated **affordable price**. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
- PMI is estimated at 186 BPS
- Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- Interest rate calculation  
1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.42
- Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking?  
\_\_\_ yes \_\_\_ no (See Line 3 note).
- Loan amount at 97% of the affordable price.
- Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- The total of Lines 4, 5, 6, 7 and 8.
- The total of Lines 12 and 13.
- The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

**DEPARTMENT OF HOUSING  
ARO CONDO PRICING GUIDE April 2021**

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<b>Address:</b>	<input type="text"/>	<b>Date price calculated:</b>	<input type="text"/>
<b>Developer:</b>	<input type="text"/>		

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

Line	sale price restriction: 100% AMI					
	1	2	3	4	5	6
1 Resale Restriction or Recapture Mortgage						
2 <b>Number of Bedrooms</b>						
3 <b>Developer's Market Price</b> (enter)		\$220,000	\$450,000			
4 Monthly Tax Estimate	\$0	\$367	\$395	\$0	\$0	\$0
5 Monthly Condo Assessment/Maintenance Costs	\$325	\$350	\$375	\$375	\$400	\$400
6 Monthly Private Mortgage Insurance	\$0	\$331	\$356	\$0	\$0	\$0
7 Monthly Homeowner's Insurance	\$0	\$138	\$281	\$0	\$0	\$0
8 Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%	4.42%

9 <b>Estimated Affordable Price</b> (enter)		\$220,000	\$237,000			
10 Mortgage Principal @ 97% Loan-to-Value	\$0	\$213,400	\$229,890	\$0	\$0	\$0
11 Monthly Principal & Interest Payment	\$0	\$1,071	\$1,153	\$0	\$0	\$0
12 Plus: Tax, Insurance, Assessment, Fee, PMI	\$325	\$1,185	\$1,408	\$375	\$400	\$400
13 Total Monthly Payments	\$325	\$2,256	\$2,561	\$375	\$400	\$400
14 <b>Required Annual Gross Income</b>	\$11,818	\$82,021	\$93,126	\$13,636	\$14,545	\$14,545
<b>Maximum Allowable Income (120% AMI)</b>	\$65,300	\$83,900	\$96,950	\$108,200	\$119,350	\$130,500

HUD Median Income for Unit Type/Family Size for purposes of calculating maximum base sale price (NOT for determining eligibility to purchase a home)						
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median	
1	1	\$52,200	\$65,300	\$78,360	\$91,420	
2	3	\$67,100	\$83,900	\$100,680	\$117,460	
3	4.5	\$77,550	\$96,950	\$116,340	\$135,730	
4	6.0	\$86,500	\$108,200	\$129,840	\$151,480	
5	7.5	\$95,450	\$119,350	\$143,220	\$167,090	
6	9.0	\$104,370	\$130,500	\$156,600	\$182,700	

*HUD figures as of April 1, 2021*

**LINE NOTES:**

- Units will be kept affordable by a resale restriction, unless otherwise specified.
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- The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
- PMI is estimated at 186 BPS
- Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- Interest rate calculation  
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**DEPARTMENT OF HOUSING  
ARO CONDO PRICING GUIDE April 2021**

For more information or an electronic version of this worksheet, contact Brian O'Donnell at (312)744-0141

Property:

Address:

Developer:

DOH contact:

Date price calculated:

**NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest**

**Line**

1 Resale Restriction or Recapture Mortgage

sale price restriction: 120% AMI					
1	2	3	4	5	6
	\$220,000	\$400,000			
4 Monthly Tax Estimate	\$0	\$367	\$508	\$0	\$0
5 Monthly Condo Assessment/Maintenance Costs	\$325	\$350	\$375	\$375	\$400
6 Monthly Private Mortgage Insurance	\$0	\$331	\$459	\$0	\$0
7 Monthly Homeowner's Insurance	\$0	\$138	\$250	\$0	\$0
8 Mortgage Interest Rate	4.42%	4.42%	4.42%	4.42%	4.42%

9 Estimated Affordable Price (enter)

	\$220,000	\$305,000			
10 Mortgage Principal @ 97% Loan-to-Value	\$0	\$213,400	\$295,850	\$0	\$0
11 Monthly Principal & Interest Payment	\$0	\$1,071	\$1,484	\$0	\$0
12 Plus: Tax, Insurance, Assessment, Fee, PMI	\$325	\$1,185	\$1,592	\$375	\$400
13 Total Monthly Payments	\$325	\$2,256	\$3,076	\$375	\$400
14 Required Annual Gross Income	\$11,818	\$82,021	\$111,862	\$13,636	\$14,545
Maximum Allowable Income (120% AMI)	\$78,360	\$100,680	\$116,340	\$129,840	\$143,220

HUD Median Income for Unit Type/Family Size					
for purposes of calculating maximum base sale price (NOT for determining eligibility to purchase a home)					
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
1	1	\$52,200	\$65,300	\$78,360	\$91,420
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HUD figures as of April 1, 2021

**LINE NOTES:**

- Units will be kept affordable by a resale restriction, unless otherwise specified.
- Use column matching the number of bedrooms in unit.
- Enter developer's market rate price.
- Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
- PMI is estimated at 186 BPS
- Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
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property taxes	2% of the affordable price. If the property doesn't go into the CCLT, the taxes should be calculated off the market price				
condo assessment	The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. This sheet uses the numbers provided in the 2019 ARO Guide. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.				
Private Mortgage Insurance	PMI is estimated at 186 BPS				
Property Insurance	Property insurance is estimated at 0.25% of the market value for condominiums				
Interest Rate	The interest rate one (1) basis point added to the 10 year average (first business day of month) of FNMA required net yield for 30-year Actual/Actual Remittances fixed-rate mortgages covered by the 60-day mandatory delivery whole loan commitments				

The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

# CHICAGO COMMUNITY LAND TRUST

## OVERVIEW

The Chicago Community Land Trust (CCLT) is a private not-for-profit corporation (IRS 501(c)3 designation) established by City of Chicago Ordinance in 2006 to provide and sustain quality, affordable homeownership opportunities and a community of support for working families and individuals in Chicago, and to preserve these opportunities for future generations. CCLT is governed by a Board of Directors appointed by the Mayor and comprised of representatives from financial institutions, community development organizations, non-profit organizations, governmental agencies and municipal departments.

CCLT accomplishes its mission by managing and adding to a portfolio of owner-occupied homes (condominiums, townhomes, and SF-detached homes) that are priced affordably and sold to low-to-moderate income owner-occupants – households at or below the Area Median Income. Currently (August 2020) CCLT manages a portfolio of 105 homes in 15 different Community Areas in Chicago. CCLT homeowners have an average household income of 78% of the Area Median Income at time of purchase.

Homes currently in the CCLT portfolio are subject to a 30-year Affordable Housing Agreement and Restrictive Covenant (Covenant) which has several requirements:

- purchasers of a CCLT home must be income-eligible;
- CCLT owners must occupy the home as principal residence for as long as they own the home;
- future sales of a CCLT home must be to other income-eligible owner-occupants; and
- the maximum resale price of a CCLT home is determined by formulas in the Covenant.

Many homes in the CCLT portfolio have been added as a result of the City of Chicago's Affordable Requirements Ordinance (ARO) – and the home prices for these ARO units are established in the developer's agreement with the City. CCLT certifies that potential buyers are income-eligible and are pre-approved for financing before a Purchase Contract for the home is executed.

Existing homeowners can choose to Opt-In to the CCLT portfolio as well by executing the 30-year Covenant. CCLT also has the ability to acquire, rehab and sell homes at affordable prices to income-eligible home buyers. According to the terms of the Covenant and in exchange for an affordable purchase price and reduced property taxes (based on a working agreement between CCLT and the Cook County Assessor) owners agree to resell at an affordable price to an income-eligible home buyer. Owners earn a share of market value appreciation, but the CCLT calculation of maximum resale price ensures that equity will remain in the home to maintain affordability.

CCLT adds value not only by preserving affordability but, as in traditional homeownership, CCLT homes promote neighborhood stability by allowing families to put down roots in their communities. CCLT ensures that buyers are educated about the obligations and responsibilities of homeownership in addition to the requirements of the CCLT itself. CCLT works with a group of lenders who are familiar with the CCLT requirements and offer products that are affordable and competitively-priced for CCLT buyers.

# CHICAGO COMMUNITY LAND TRUST

## OVERVIEW

The Chicago Community Land Trust currently engages in four primary program activities:

### **1) *Outreach & Marketing***

CCLT markets its homeownership opportunities through non-profit partner agencies, lenders, the City of Chicago website, and direct marketing to over 1700 subscribers to CCLT's monthly newsletter and E-blasts. CCLT also provides developers of CCLT homes with marketing and resource materials for distribution. CCLT does regular E-blasts marketing CCLT homes (both new construction and resales) for sale.

CCLT educates developers, aldermen, community organizations and the public at large about its work. As a national model, CCLT provides technical assistance to other governmental and non-governmental agencies interested in the CCLT model and its Opt-In feature for existing homeowners.

### **2) *Homebuyer Education & Resources***

CCLT offers twice-monthly Orientation workshops on the process of purchasing a home through CCLT, along with information about City programs for homebuyers. CCLT collaborates with HUD-certified non-profit housing counseling agencies that provide 8-hour Home Buyer Education classes. CCLT recruits and provides technical assistance to lenders, attorneys and other professionals that CCLT buyers need to purchase a home, and provides lists of these resources to CCLT buyers. CCLT staff coordinates closings on all CCLT homes with sellers, lenders, real estate professionals, and attorneys to ensure a smooth closing process.

### **3) *Affordable Housing Creation***

Under a Pilot Program established in 2020 (Affordable Homeownership & Housing Program – AHHP), CCLT acquires homes (SF-detached, townhomes, condos, 2-units) in six Target Community Areas for rehabilitation and resale at affordable prices to income-eligible buyers. CCLT works collaboratively with other community-based land trusts in this endeavor and provides the capital for the acquisition of homes.

### **4) *Stewardship***

CCLT has a long-term partnership through the 30-year Covenant with CCLT homeowners and an on-going stewardship function. CCLT's stewardship activities include workshops on home ownership skills, issues and programs; default/foreclosure prevention counseling services through referrals and CCLT's partners; working with CCLT condo owners to troubleshoot development issues both directly and through referrals; refinancing and resale oversight and assistance; and property tax appeal filing and monitoring to ensure homeowners secure CCLT tax benefits. CCLT also monitors its homes to confirm owner occupancy, payment of property taxes, and that homes are free of unauthorized liens.



# ILLINOIS GREEN

A USGBC COMMUNITY

## Resources for Energy Efficiency Project Information and Financing

### Organizations with Information and Support for Sustainable Design and Facilities Operations

- [Illinois Green Alliance](#)
- [Illinois EPA](#)
- [Smart Energy Design Assistance Center](#) (SEDAC) – information about energy efficiency programs, certifications, and training
- [ENERGY STAR](#) information (from the EPA)
  - [ENERGY STAR](#) information for new construction
  - [EPA WaterSense](#) information
- [Elevate Energy](#) – information about energy efficiency

### Utility Assessments and Incentives

- **ComEd**
  - [Energy Efficiency Information for Commercial Buildings](#) (electricity)
  - [Commercial Property Energy Efficiency Incentive Information](#)
- **Peoples Gas**
  - [Energy Efficiency Information for Commercial Buildings](#) (natural gas)
  - [Information about Natural Gas Incentives](#)

### Other Financing Information and Opportunities

- [Database of State Incentives for Renewables & Efficiency](#) (DSIRE) – collection of policies and financing opportunities by state
- [Chicago PACE](#) – financing opportunities for eligible energy projects for existing and new construction for commercial, industrial, and multifamily properties.
- [Illinois Solar for All](#) – solar development opportunities for low-income and environmental justice communities.
- [Nonprofit Green Lending Program](#) from Faith In Place – financing opportunities for energy efficiency projects at nonprofits and houses of worship.
- [Community Investment Corporation Energy Savers](#) (CIC) – financing opportunities for energy efficiency projects at multi-family rehabs
- [Illinois Clean Energy Community Foundation](#) – grants and financing opportunities for renewable energy projects and natural area conservation.
- [Illinois EPA](#) – grant and loan information for land, water, and air projects in Illinois
- [SEDAC](#) – information about incentive programs in Illinois



## PRE-PERMIT REVIEWS

The Commission on Chicago Landmarks (the "Commission") reviews all permit applications for alteration, construction, reconstruction, erection, demolition, relocation, or other work for any area, district, place, building, structure, work of art, or other object that is a designated Chicago Landmark or a proposed Chicago Landmark (i.e., the Commission has made a preliminary recommendation for landmark status) or which is located within a designated or proposed Chicago Landmark District. The Department of Buildings routes building permit applications to Commission staff for review as part of the building permit process. The purpose of the Commission's review is to ensure that the proposed work will not adversely affect any significant historical or architectural features of the improvement or the landmark district. The pre-permit review process is set forth in Article III, Section C, of the Commission's *Rules and Regulations*. The Commission's review of permit applications is guided by the City of Chicago Landmarks Ordinance (Municipal Code of Chicago, Section 2-120-580 et seq.), the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings*, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and the Commission's *Rules and Regulations* (such documents, as may be amended from time to time, collectively, the "Guidelines"). Projects not requiring the Commission's or its Permit Review Committee's review may be approved by the Commission staff through the regular building permit process.

The Commission encourages applicants to seek its advice and guidance before filing a building permit application. A pre-permit submission can clarify landmark requirements for the applicant and help expedite the Commission's review during the permit application process. Typically, minimal information (such as photographs, plat of survey, description of proposed work, etc.) is required for a first review by Commission staff to determine whether the pre-permit application will need to be reviewed by the Commission or its Permit Review Committee or can be reviewed by Commission staff. Questions about the required submittal information or the pre-permit review process should be directed to Commission staff. While the Commission staff can provide direction on most projects, some types of proposed work will need to be reviewed by the Commission or its Permit Review Committee at a public meeting.

The Commission or its Permit Review Committee, depending on the scope of the project, reviews the following types of proposed work on a "pre-permit" basis:

- New infill construction projects
- Garages on corner properties
- Building additions, dormers, and rooftop additions visible from the public way, except for rear additions no taller and no wider than the existing building and not located on corner lots
- Signage requiring City Council approval due to its size or height above grade
- Driveways and curb cuts
- Demolitions of 40% or more of any building or other structure designated as a Chicago Landmark or located in any Chicago Landmark District, pursuant to Sec. 2-120-825 of the Municipal Code
- Projects otherwise referred by the Commission staff, such as, but not limited to, projects that involve unusual conditions and projects that do not comply with the Commission's criteria, standards or guidelines



**City of Chicago**  
Lori E. Lightfoot, Mayor

**Department of Planning and Development**  
Maurice D. Cox, Commissioner  
**Bureau of Planning, Historic Preservation and Sustainability**  
Kathleen E. Dickhut, Bureau Chief

**Commission on Chicago Landmarks**  
Rafael M. Leon, Chairman

Bureau of Planning, Historic Preservation and Sustainability, 121 North LaSalle St. • Room 1000 • Chicago, Illinois 60602 • 312.744.3200 • [www.cityofchicago.org/landmarks](http://www.cityofchicago.org/landmarks)

December 5, 2019

## **SUBMITTAL CHECKLIST – Permit Review Committee PRE-PERMIT REVIEW**

The following submittal checklists and information identify the documents and information that must be included as part of a pre-permit submission. All submitted information regarding proposed work must completely, clearly, and accurately present the project, in terms of both existing and proposed conditions and the effect of the proposed work on the improvement. Please be advised that the documents, including plans, and information that an applicant submits are subject to disclosure by the City, including when pursuant to a request made under the Illinois Freedom of Information Act.

For types of proposed work not identified below, or involving unusual conditions, or which do not comply with the Guidelines, additional information may be required by the Commission staff beyond what is identified below. In other instances, the Commission staff may determine that some of the information or the indicated level of detail is unnecessary if the submittal provides all the information otherwise necessary to review the project. The Commission encourages applicants to contact the Commission staff prior to submitting an application to ensure that it will include all the necessary information.

- Drawings submitted as part of a pre-permit review must be substantially complete and accurately depicted, and include all information and details necessary for the review.
- At the discretion of Commission staff, pre-permit submissions for projects requiring special zoning or building code approvals or exceptions may be deemed incomplete.

### **All Projects – Permit Review Committee Submittal Requirements**

- Project Information Form (page 6). For complex projects, a separate narrative explaining the project in further detail shall be included.
- One pdf of the drawings (electronic copy less than 5 mb file size) of all required submittals identified below. For larger projects, a hard copy of drawings (11" x 17") and a Powerpoint presentation on a CD may be required.

*All drawings shall be dimensioned, drawn to scale, and completely, clearly, and accurately present the project:*

- Site plans shall include: building footprints with front, side, and rear yard dimensions; garages, driveways, parking, and curb cuts; outlines of neighboring buildings; and location of fences and other structures. For additions, also include existing, demolished, and new portions of building (all dimensioned). For porches, setbacks are measured to the faces of the porch and the building. A professional survey may be required by Commission staff.
- Demolition plans shall show the portions of the existing building to be removed. Proposed floor plans, elevations, roof plans, and sections should clearly indicate existing and proposed work.
- Elevations should indicate materials, windows and doors, railings, and other features. Additional details shall be provided as required by Commission staff. Height and elevation marks shall be indicated, including heights from grade to top of eaves, ridge, roof, parapet, etc. A professional survey of building heights may be required by Commission staff.
- Sections should indicate floor-to-floor heights (and head clearances under sloped roofs), overall building heights (from grade to eaves, ridges, parapets, etc.), heights of dormers (with both exterior dimensions and interior head clearances, as applicable), railing heights, etc. Additional details shall be provided as required by Commission staff.
- Site plans, floor plans, roof plans, elevations, sections, and other drawings shall include, whether existing or proposed, mechanical/HVAC equipment, vents and grills, utility equipment, gutters and downspouts, rooftop appurtenances, lighting fixtures, awnings and canopies, and signage. Ceiling heights, soffits, partial and full-height walls, and other obstructions behind doors, windows, and storefronts shall be included on all drawings. Window and door schedules may be required by the Commission staff. Additional details for eaves, gutters/downspouts, plaster reglets, control joints, reveals, soffits, returns, surface-applied materials, etc., shall be provided.

### **New Infill Construction Projects**

- Proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, and cross and longitudinal sections
- Information on proposed exterior features, such as windows, doors, skylights, garage doors, railings, exterior materials (including material samples as required), finishes, details, etc.
- Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work
- Design statement and analysis of how the project meets the Criteria for New Construction, Additions and Alterations to Non-Contributing Buildings (Article III, G5, of the Commission's *Rules and Regulations*)
- Background and contextual information:
  - Streetscape photographs in street number order of the subject block or blocks, both sides of the street and including the subject property
  - Streetscape elevation(s) of the subject block or blocks, including the proposed project, and with all building heights shown (to parapet, ridgeline and eave, porch roof, stoop, etc., as applicable); a professional survey of building heights may be required by Commission staff
  - Streetscape site plan for the subject block or blocks, including the proposed project, and with all front and side setbacks shown to porch and building faces; a professional survey of setbacks for the subject blocks may be required by Commission staff
  - For large-scale new construction projects, additional photo views, sight-line drawings, renderings, perspective drawings, and/or massing models may be required by Commission staff

### **Garages on Corner Properties**

- Proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, and cross and longitudinal sections
- Photographs of the subject property and garage
- Information on proposed exterior features, such as windows, doors, garage doors, exterior materials, finishes, details, etc.
- Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work

### **Building Additions, Rooftop Additions, Dormers, Porches, Decks/Roof Decks**

- Existing and proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, cross and longitudinal sections, and a demolition plan. If elevations are to change substantially, existing and proposed elevations should be presented side-by-side. For projects involving the proposed partial demolition of the significant historical or architectural features (as identified in the applicable landmark designation ordinance, and, if not identified, the entire building or structure shall be deemed a significant feature) of any building or structure that is a Chicago Landmark or located within a Chicago Landmark District, Commission staff may require an applicant to provide calculations establishing the percentage of significant historical or architectural features to be demolished pursuant to Section 2-120-825 of the Municipal Code of Chicago
- Photographs of the subject property and other information on existing conditions, such as details, drawings, and/or material samples, as applicable to the proposed work
- Information on proposed exterior features, such as windows, doors, skylights, railings, exterior materials, finishes, details, etc.
- Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work

- For some projects, an engineering report, conditions report, or construction phasing plan may be required
- Design statement analysis of how the project meets the Criteria for Determining Adverse Effect and Criteria for New Construction, Additions and Alterations to Non-Contributing Buildings (Article III, G3 and G5, of the Commission's *Rules and Regulations*).
- Background and contextual information: Depending on the type of proposed work, the Commission staff may require the followingz:
  - Streetscape photographs in street number order of the subject block or blocks, both sides of the street and including the subject property.
  - Streetscape elevation(s) of the subject block or blocks, including the proposed project, and with all building heights shown (to parapet, ridgeline and eave, porch roof, etc., as applicable); a professional survey of building heights may be required by Commission staff
  - For front porch projects, a streetscape site plan for the subject block or blocks, including the proposed project, and with all front and side setbacks shown to porch and building faces; a professional survey of setbacks for the subject blocks may be required by Commission staff
  - Typically for (but not limited to) rooftop additions, dormers, skylights and roof decks, information on the visibility of the proposed work from the public way such as additional photo views, sight-line drawings, on-site mock-ups, existing and proposed renderings, perspective drawings, and/or, for particularly complex projects, massing models
  - If the historic condition or configuration is unclear from the existing conditions, archival materials, historical information, and physical evidence, as available and applicable to the proposed work, or information on comparative historic conditions, e.g., similar properties in a landmark district or designed by the same architect

#### **Signage Requiring City Council Approval**

- Existing and proposed drawings, including existing site plan, elevations, sections, details, information on materials, method of attachment, any illumination, raceways or conduit, etc.
- Photographs of the subject property
- Zoning code analysis and any building code issues/assumptions regarding the proposed work

#### **Driveways and Curb Cuts**

- Existing site plan or site survey
- Photographs of the subject property and other information on existing conditions
- Proposed site plan with dimensioned driveway and curb cut/apron widths
- Contextual information such as streetscape photographs and plans of the subject block or blocks, both sides of the street and including the subject property, showing existing conditions
- Any Chicago Department of Transportation (CDOT) or zoning code issues/assumptions regarding the proposed work

#### **Demolition**

- Existing site plan or site survey
- Photographs and information about the subject property, such as date of construction, information on alterations and/or additions, to the extent known, etc.
- Narrative with analysis of how the proposal meets the Criteria for Determining a Contributing Building within a Landmark District (Article III, G4, of the Commission's *Rules and Regulations*)
- Information on proposed replacement project, if available

## Permit Review Committee – 2020 Submittal Schedule

The chart below shows the submittal deadlines for an applicant's permit review documentation and the meeting dates for the Permit Review Committee. These dates are accurate as of the date of the publication of this document. Please check the Commission's website for any updates to this chart.

Initial Submittal Deadline for Historic Preservation Staff Review	Final Submittal Deadline for Permit Review Committee	Permit Review Committee Meeting Date
Friday, October 25	Friday, November 8	December 5, 2019
Friday, November 22	Friday, December 6	January 9, 2020
Friday, December 27	Friday, January 10	February 6
Friday, January 24	Friday, February 7	March 5
Friday, February 21	Friday, March 6	April 2
Friday, March 27	Friday, April 10	May 7
Friday, April 24	Friday, May 8	June 4
Friday, May 29	Friday, June 12	July 9
Friday, June 26	Friday, July 10	August 6
Friday, July 24	Friday, August 7	September 3
Friday, August 21	Friday, September 4	October 1
Friday, September 25	Friday, October 9	November 5
Friday, October 23	Friday, November 6	December 3
Friday, November 20	Friday, December 4	January 2021 (TBD)

### Submittal Deadlines

Submission by the above deadlines does not guarantee that a project will be placed on the Permit Review Committee agenda for a particular meeting date. Placement on the agenda is at the discretion of Commission staff and depends on the receipt of a **complete** submittal package and agenda availability for the particular meeting.

### Community Review

In the interest of greater public awareness regarding proposed projects that will be reviewed by the Permit Review Committee, the Commission encourages applicants to provide the applicable local community group with information about the project in advance of the scheduled Permit Review Committee meeting. Applicants may obtain the name and contact information for the applicable local community group from Commission staff. The community groups and other interested entities and individuals are welcome to submit written comments to the Permit Review Committee prior to the applicable meeting and to attend the meetings.

# CHICAGO LANDMARKS



## PERMIT REVIEW COMMITTEE SUBMISSION – Project Information Form

**Project address** .....

Landmark/Landmark district .....

Project description.....

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

**Applicant** (owner/tenant).....

Company.....

Address.....

City/State/Zip code .....

Phone..... Fax..... Email.....

**Architect/Designer** .....

Company.....

Address.....

City/State/Zip code .....

Phone..... Fax..... Email.....

**Primary Contact Person**.....

Phone..... Fax..... Email.....

# COMMISSION ON CHICAGO LANDMARKS

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## THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

36 C.F.R. ' 67.7 (2001)

and

## GUIDELINES FOR ALTERATIONS TO HISTORIC BUILDINGS AND NEW CONSTRUCTION

Adopted by the Commission on Chicago Landmarks on  
March 4, 1992

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**CITY OF CHICAGO**  
**RAHM EMANUEL, MAYOR**

**David L. Reifman, Commissioner**  
**Department of Planning and Development**

**Patricia A. Scudiero, Managing Deputy Commissioner**  
**Bureau of Zoning and Land Use**

**Rafael M. Leon, Chair**  
**Commission on Chicago Landmarks**

*The Commission on Chicago Landmarks was established in 1968 by city ordinance, and was given the responsibility of recommending to the City Council that specific landmarks be preserved and protected by law. The ordinance states that the Commission, a nine-member board appointed by the Mayor and City Council, can recommend any area, building, structure, work of art, or other object that has sufficient historical, community, or aesthetic value. Once the City Council acts on the Commission's recommendation and designates a Chicago landmark, the ordinance provides for the preservation, protection, enhancement, rehabilitation, and perpetuation of that Landmark. The Commission assists by carefully reviewing all applications for building permits pertaining to the designated Chicago Landmarks. This insures that any proposed alteration does not detract from the qualities that caused the landmark to be designated.*

## **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

*The Rules and Regulations of the Commission on Chicago Landmarks state that the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (pages 1-3) and other guidelines adopted and published by the Commission (pages 4-10) govern the Commission in evaluating the effect of proposed work in a permit application. Please note that pages 1-2 of this booklet only contain the Secretary's Standards. For copies of the associated Secretary's Guidelines, please see page 3.*

### ***Introduction to the Standards***

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 C.F.R. ' 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

*The Secretary of the Interior's Standards*

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **ADDITIONAL INFORMATION**

The Department of the Interior publishes *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Copies may be purchased from the U.S. Government Printing Office by calling toll-free at 1-866-512-1800 or from their online bookstore at **<http://bookstore.gpo.gov>** The stock number is 024-005-01061-1.

A complete illustrated version of *The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings*, as well as related additional technical preservation information and case studies, can also be found at the National Park Service website:

**<http://www.cr.nps.gov/hps/tps/tax/rhb/>**

## COMMISSION ON CHICAGO LANDMARKS GUIDELINES FOR ALTERATIONS TO HISTORIC BUILDINGS AND NEW CONSTRUCTION

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All work on designated Chicago Landmarks requiring City-issued permits is reviewed by the Commission on Chicago Landmarks in order to protect and enhance the landmark qualities of the property. All properties, including vacant lots, within designated landmark districts, as well as individually designated buildings, fall under this review which is mandated by the *Municipal Code of Chicago (2-120-740)*. Decisions of the Commission are enforceable under law.

Landmark qualities are defined by the Commission as **significant historical or architectural features**. In the case of landmark districts, these features are confined to the exterior aspects of the property. Significant features define the specific qualities of each property, such as size, shape, design, detail, and materials, that contribute to its historic and architectural character. Significant features may vary from building to building or, in a district, may be common elements shared by many or all buildings such as the scale of a building or its location on the lot relative to neighboring buildings and the street.

Usually, significant features are those aspects of a property that are readily visible from the public way. A building's side or rear elevation that is less visible or not visible at all is generally less significant. However, these secondary elevations as well as rear coach houses or other less visible features of a property are significant features if they help to define the history and architecture of the property or district. The Commission's review and approval, or disapproval, of permit applications is intended to protect and enhance *all* significant historical or architectural features while allowing properties to be adapted for changing needs.

Properly and consistently maintaining significant features is the surest way of conserving landmarks. It is better to maintain something than to repair it later on because of improper maintenance or neglect; to repair rather than replace; and to replace in kind rather than redesign. This is the basic premise behind "The Secretary of the Interior's Standards for Rehabilitation," listed at the beginning of this document, which the Commission uses as a guide to evaluate the appropriateness of proposed work. The procedures and criteria for permit review are fully outlined in the Commission's *Rules and Regulations*, Article IV "Permit Review." In addition to these, the Commission has adopted policies regarding many aspects of rehabilitation work. Some of these policies that address the most common types of rehabilitation work are outlined below and can be helpful in planning work on historic structures. Although intended here primarily for residential structures and historic districts, the underlying policies of the guidelines, in most cases, are applicable to non-residential structures. Because no two situations are exactly alike, each application of criteria and policy must be done on a case-by-case basis; however, these policies will identify some of the Commission's concerns and the generally accepted preservation approach to specific rehabilitation problems.

The City recognizes the difficulties inherent in the rehabilitation of historic properties and, in particular, how building, zoning, or other codes may sometimes conflict with preservation concerns. Provisions within the Building Code [Sections 34 (13-200-100) and (13-200-110)] and Zoning Ordinance [Section 11.7A-3.(9)] allow their respective administrators discretion in applying these regulations to landmark properties. There are also two incentive programs for the rehabilitation of historic properties: The federal government offers an investment tax credit for a certified rehabilitation of historic properties that are income producing; and the State of Illinois allows an eight-year property tax assessment freeze for a certified rehabilitation of historic single-family, or condominium unit, owner-occupied property.

The Commission's staff is available to define the significant features of a property, explain and interpret policies, and provide information about the tax credit and property tax freeze incentives for rehabilitating historic properties. The Commission urges anyone planning a rehabilitation project to contact its staff preservation architects at (312) 744-3200, as soon as possible in the planning process to discuss and review proposed work.

**ADAPTIVE REUSE.** The Secretary of the Interior's Standard Number One states: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics [that is, significant historical or architectural features] of the building and its site and environment." Adapting the use of a building from retail to residential or vice versa, for instance to meet new needs has played a significant role in preserving historic structures. The Commission has no jurisdiction over the use of a property; land use is regulated by the Zoning Ordinance of the City of Chicago. However, the rehabilitation of a property to accommodate a new use does fall within the Commission's purview of seeking to preserve and enhance its significant features. As an example, in adapting a storefront structure to residential use, a significant architectural feature, namely the configuration, design and material of the storefront, must be retained despite the new residential use. Design solutions for adapting buildings to different uses must provide for the retention and rehabilitation of significant features.

**ADDITIONS.** Working within the existing envelope of an historic structure in order to accommodate space needs is always preferable to building an addition. Additions will be allowed *only* if they do not alter, change, obscure, damage, or destroy any significant features of the landmark or district. Of particular concern are the effects of an addition on a building's historic relationship to its site; on a building's size, shape, and roof line; and on individual design details, elements, or materials which constitute all or part of a building's significant features. If an addition is appropriate, its design will be guided by the criteria for new construction (see "New Construction").

**AWNINGS AND CANOPIES.** Traditionally, awnings and canopies have been used to shelter people and buildings from the summer sun and inclement weather. They are two elements of a larger passive system, which includes blinds, shutters, interior transoms, and even trees and shrubs, which provided relief from excessive weather prior to the introduction of mechanical

ventilation and air-conditioning. Awnings and canopies are allowed on historic structures when they are appropriate to the building, employed for traditional reasons (shelter), and use traditional shapes, forms and materials. The overall size, shape, and projection from the building must be in proper proportion and scale to the building and be contained within the window or door opening that they shelter. They must not obscure or spread out over adjacent wall surfaces. In most instances, the only acceptable material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic reasons. Signs or lettering should be kept to a minimum, most appropriately a street number on canopies. The addition of logos or names for business identification will be considered on a case-by-case basis, but in no case will they dominate the visual character of the awning or canopy to which they are attached. Awnings and canopies used for the sole purpose of advertising and unrelated to their functional purpose are not acceptable (see "Signs").

**CLAPBOARDS.** Many historic frame buildings are covered by newer, supposedly maintenance-free, synthetic siding. Hidden beneath asphalt or asbestos shingles and, more recently, aluminum or vinyl siding are often the original wood clapboards or shingles, corner boards, and accompanying trim that are critical features of frame construction. Often this original material is in good-to-excellent condition, although in need of paint. Original siding must be retained and repaired rather than replaced with new material where restoration is feasible. Where original elements have been removed and replacement is necessary, the size and proportions of the missing elements must be duplicated. The outlines of missing pieces can often be deduced from the markings these materials have left on the underlying sheathing boards, from old photographs, or from similar structures in the area which have retained their original materials. When restoring recently uncovered wood, it is important to allow the old wood to weather somewhat before refinishing. Three or four months of exposure prior to painting will allow for much greater adhesion of paint to the wood surface and reduce the potential for paint failure.

Aluminum, vinyl, or other non-traditional siding materials are not appropriate for historic structures. Aside from aesthetic and historical reasons, synthetic sidings, because they are impermeable, can foster beneath their surfaces serious material and structural decay, which being out of sight, goes uncorrected. This unchecked damage can have serious and expensive consequences (see "Millwork").

**CURB CUTS.** Accommodating cars in historic districts presents a serious threat in maintaining the ambience of such neighborhoods. Most city blocks, however, were built with alleys which allow for access to the rear of the lot where barns or coach houses were built; now garages can be located there. New curb cuts along street frontages to allow for parking in the front of the property, or driveways leading to the side or rear yard, are not acceptable in historic districts where curb cuts are not characteristic of the original development. Such cuts erode the historic pedestrian scale and character of districts. In addition, they exacerbate the parking problem by removing curb side parking spaces.

**DEMOLITION.** The purpose of designating landmark districts is to conserve the historic building stock and encourage maintenance, repair, and restoration. Demolition is not a means toward this end. The Commission recognizes that in a few RARE situations demolition may be acceptable when a structure does not contribute to the landmark qualities and character of a district or is an intrusion on that character. Also, a building may be damaged beyond any reasonable means of repair. The criteria established to evaluate demolition applications are included in the Commission's *Rules and Regulations*, as are criteria for considerations of economic hardship.

**ENTRANCES.** Houses in Chicago's older inner city districts typically were set on high bases. Often a full story above grade, the entrance to the main floor was reached by a broad staircase. This main floor is often considered the second floor today, the staircase having been removed and the entrance relocated to street level. Removing staircases to relocate the entrance is not appropriate. When planning rehabilitation work on houses where this significant feature has been removed, consideration should be given to restoring the main floor entrance and staircase (see "Millwork" and "Stairs").

**EXCAVATIONS.** Owners are sometimes prompted to excavate front yards in order to provide additional light, ventilation, or patio space for ground floor/basement apartments. These excavations are inappropriate and destroy the historic relationship of a building to its site and the street. Front yard excavations are not permitted in historic districts. However, where original light wells or service courts exist and are significant features of the original design, they must be retained.

**FENCES.** In most of Chicago's historic districts, front yard fences were used for ornamental effect rather than security. Often no more than a low stone curb edged the front yard along the sidewalk, demarcating private from public property. Fences were generally composed of ornamental iron pickets between cast-iron posts, seldom more than three feet high. Most of these fences no longer survive; where they do, it is important to repair and maintain them. New fences should be designed to complement the character of the property to be enclosed. In most cases, they should be three feet or less in height and of simple design. Solid walls of masonry or wood and tall metal fences are almost always inappropriate and will not be approved.

**INAPPROPRIATE CHANGES MADE IN THE PAST.** Many buildings have been altered over time; often these alterations represent inappropriate changes. When rehabilitation work is being undertaken, consideration should be given to removing inappropriate additions and changes, restoring the building to its original design and character. Existing situations that are inappropriate may be maintained if no substantial work is to be undertaken on them. However, existing changes that are inappropriate may not be retained if they are to be rebuilt or substantially altered.

**MILLWORK.** The manufacture of doors, sashes, moldings, and other wood products (millwork) relied almost exclusively on solid lumber prior to World War II. Using tools and

techniques developed by woodworkers over hundreds of years, a seemingly endless variety of moldings, paneling, and trim evolved. Anyone who has ever tried to match a molding or a paneled door is all too aware of the choices. Intricate millwork can be found on even the simplest nineteenth-century cottage, and millwork design and craftsmanship is often the most significant architectural feature of a house. Every effort should be made to maintain and repair original millwork: stripping off successive layers of paint to reveal detail; regluing panels and frames; consolidating deteriorated wood; replacing worn parts, such as an overabundance of holes left by previous door locks and handles, by splicing in new wood (a "dutchman"); and properly finishing with a protective coat of paint or varnish can restore unique but seemingly irretrievable millwork to most houses (see "Clapboards").

**NEW CONSTRUCTION.** Some historic districts provide an opportunity for new construction. Dealing sensitively with the district's historic resources is of critical importance when designing infill buildings. The Commission encourages good contemporary design that respects the district's existing architectural and historic qualities, but does not necessarily replicate historic designs. Of particular concern are the issues of siting, size, shape, scale, proportion, materials, and the relationship of these to the prevalent character of the immediate neighbors and the district. Replication of original designs may be appropriate in some cases, for example, in replacing a missing unit in a group of row houses.

**PAINT.** Because a permit is not required, painting and paint color do not fall within the Commission's jurisdiction. However, paint can have a profound effect upon the appearance of a building and an impact on neighboring buildings. A few words of caution: masonry buildings should not be painted. Aside from the fact that historically they were rarely painted, painting a masonry building creates a continuing maintenance problem. Painting seals an otherwise porous material, trapping moisture in the masonry; once painted, periodic repainting is required. On the other hand, wood and metals other than lead and copper should be well protected by a good coat of paint. What color to paint a building is a more subjective matter. Many paint manufacturers today market appropriate period colors. It is also possible through paint analysis to determine the original colors used on a building. Duplicating the original colors through analysis is the preferred choice. The Commission's staff can assist property owners in determining original colors.

**PORCHES.** Front porches range in design from the common stoop to elaborate three-dimensional constructions, distinguished by their architectural style and craftsmanship. Original porches should be preserved through vigilant maintenance and repair because they are, more often than not, built of materials and in shapes and forms more susceptible to weathering than the buildings to which they are attached. Also, porches are decorative rather than strictly functional features and were never enclosed. They did not function as storm vestibules; most nineteenth-century houses have entrance foyers which serve this function. Front porches should not be enclosed. Erecting a new porch may or may not be appropriate depending on the design and character of the house. New porches, where appropriate, should be designed to be complementary, replicating the size, shape, and forms of the original porch.

**RAISING STRUCTURES.** Enlarging buildings by raising them and adding a new first floor was common at one time. Many of the cottages in the Old Town Triangle District, for example, were originally one and one-half stories high and set on wood pilings which were later replaced by masonry ground floor foundations, thus making them two and one-half stories high. Despite the historic precedents, raising structures in historic districts today is no longer appropriate because their existing condition is the historic one which the landmark designation seeks to conserve.

**ROOFS.** Roofs and roof lines are major elements which give buildings their picturesque silhouettes and characterize many of the building types and architectural styles of the late nineteenth-century. The gable roof of the frame cottages with which Chicago was rebuilt immediately after the fire of 1871 gives to them their characteristic shape. Alterations to historic roofs and roof lines are inappropriate. Additions to roofs that change characteristic roof shapes and lines will not be approved (see "Additions"). City houses, because they are not freestanding in a landscape, tend to have simplified roof lines; however, even the flat roof of the typical city house can be a most telltale feature. Its street face, the ubiquitous cornice of brackets, rosettes, and dentils, identifies its architectural style even if all other design elements are nondescript. A variety of gables, dormers, turrets, mansards, and more elaborate roof forms are found in the city. Roof shapes and materials are highly exposed to the elements. Good maintenance and repair are essential, particularly since many historic materials are today very expensive or more difficult to obtain. Materials such as copper and slate have extremely long life-spans when properly maintained; their use is often decorative, with the bulk of the roof not being visible and made of less expensive materials. If these materials deteriorate beyond repair, they must be replaced. Man-made products that approximate the texture, scale, and color of natural materials are available to a limited extent, but it is always better to replace with the original materials.

**SANDBLASTING.** The use of sandblasting or other abrasive and/or corrosive methods to clean buildings of paint or accumulated grime is not allowed. These methods destroy materials by eroding their hard exterior surfaces, exposing their softer interiors which are then subject to accelerated deterioration. There are acceptable alternatives to sandblasting for cleaning masonry, such as chemicals or water.

**SIGNS.** The Commission recognizes the need for commercial establishments to advertise. Such advertising has a long and rich history in America, one that has at times elevated the sign board to an art form. Conversely, signs on landmarks or in landmark districts can be a source of visual clutter when the effectiveness of the sign is equated with its size and flashiness, rather than its compatibility to the historic architectural character of the landmark or district. A sign's location, size, material, and means of illumination are areas of concern. Storefront structures often were designed to accommodate signs. The appropriate location in these cases is the one originally intended: typically for nineteenth-century buildings, this is the horizontal band above the storefront windows and below the second-story windows. In cases where the original sign location is not evident, the best location, and most likely the intended one, is within the glazed

area of the storefront window so that the building frames the storefront without being obscured. Signs should be mounted parallel to and flush with the plane of the storefront. Signs projecting over the sidewalk, perpendicular to the storefront, will be considered on a case-by-case basis. Bigger is not better when it comes to the size of the sign. The sign should be of a size appropriate and proportional to the storefront and building on which it is located. Traditional materials wood, metal, paint are preferred materials. Historically, most business signs were silver- or gold-leafed, or painted letters on glass. Lighting for signs should be external; signs should not be light boxes. Lighting elements such as neon tubing and exposed bulbs will be reviewed on a case-by-case basis. Awnings and canopies are not appropriate places for advertising (see "Awnings").

**STAIRS.** As previously stated under "Entrances," many Chicago houses are set on high bases and are reached by broad, tall staircases that are a characteristic feature of their design. Although some houses, particularly more elaborate ones, have stone stairs, most have stairs built of wood treads with closed wood risers. The staircase may or may not be enclosed below to provide basement access and storage. Because wood is readily subject to deterioration, proper maintenance is important in prolonging the life of wood elements. Replacing wood stairs with concrete or other materials is inappropriate. Replacement must be in kind. Stair railings typically were bent pipe rails with cast-iron newels and balusters. These features must be retained where they survive. New railings, if needed, should match the original rail system in design.

**WINDOWS.** Windows are frequently the most difficult aspect of any rehabilitation project. The first and best answer to the question of how to treat windows is not to replace them but rather to retain and repair the existing sash and frames. Where this is not possible, replacing only deteriorated parts an new sill or a sash for instance is preferable to total replacement. If total replacement is unavoidable, the replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, and trim such as brick mold and sill. Seemingly minor changes in these elements can greatly alter the appearance of an historic building.

Often, window replacement is dictated by concerns for energy conservation, particularly replacing single-glazed sash with double-glazed sash. A wide variety of double-glazed units are available, some designed especially for historic buildings. However, properly weather-stripped, single- glazed sash can greatly reduce or eliminate air infiltration between sash and frame where most energy is lost. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

*[Adopted March 4, 1992]*

# COMMISSION ON CHICAGO LANDMARKS

Rafael M. Leon, Chairman  
James M. Houlihan, Vice Chairman  
David L. Reifman, Secretary  
Gabriel Ignacio Dziekiewicz  
Juan Gabriel Moreno  
Carmen A. Rossi  
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The Commission is staffed by the:

Department of Planning and Development,  
Bureau of Zoning and Land Use

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Reprinted October 7, 2015

# C. Submission Forms and Affidavits

*To be submitted with proposal*

- C1. Proposal Summary Form
- C2. Sources and uses of funds statement
- C3. Construction budget
- C4. Revenue projections
- C5. Offer to Purchase
- C6. Confidentiality Agreement

*Editable forms / spreadsheets available on RFP download website*

**Request For Proposals  
Proposal Summary Form**

Applicants: Complete this form and place in the first section of the response, immediately following the cover letter.

Project Address: *As identified on the RFP.*

Applicant: *Name of applicant entity.*

Principals: *Names of principal owners of applicant entity.*

Development Team: *Identify architect, attorney, GC if known, and consultants.*

Purchase Price: *Your bid price.*

Purchase Parcels: *For multi-parcel RFPs only: if allowed under the RFP, identify which of the RFP parcels are proposed for purchase.*

City Assistance Requested: *Include TIF request or other requests for City financial assistance. Identify the type and amount of each type of assistance.*

Total Project Cost: *Total development cost.*

Estimated Completion Date: *Include date.*

Proposed Use: *Identify proposed use of the property.*

Zoning: *Indicate if a zoning change or planned development classification is required for the project.*

Proposed Project: *Briefly describe the project including number and type of units, exterior building materials, number of stories, floor area, amenities, number and type of parking spaces, etc.*

Public Benefits: *Identify public benefits of the project such as affordable housing, senior housing, 'green' elements, new retail services, fiscal benefits, public open space, etc.*

## SOURCES AND USES OF FUNDS

Project Name: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Notes: Enter data only in Columns C and H. Column C figures will total automatically. The totals of sources of funds and uses of funds must match exactly.**

<b><u>SOURCES</u></b>	<u>Amount</u>	% of Total <u>Sources</u>	
<b>Equity</b>			
Cash Equity	\$ -	#DIV/0!	
Real Estate	\$ -	#DIV/0!	Source:
Other Equity	\$ -	#DIV/0!	Source:
<b>Total Equity</b>	<b>\$ -</b>	<b>#DIV/0!</b>	
<b>Loans</b>			
Bank Loan	\$ -	#DIV/0!	Terms:
Mezzanine Loan	\$ -	#DIV/0!	Terms:
Other Financing	\$ -	#DIV/0!	Terms:
<b>Total Loans</b>	<b>\$0</b>	<b>#DIV/0!</b>	
<b>Sales Revenue</b>	<b>\$ -</b>	<b>#DIV/0!</b>	Source:
<b>Government Assistance</b>			
Land Write-Down	\$ -	#DIV/0!	
TIF	\$ -	#DIV/0!	
Tax Credits	\$ -	#DIV/0!	Source:
Grants	\$ -	#DIV/0!	Source:
Other	\$ -	#DIV/0!	Source:
<b>Total Assistance</b>	<b>\$ -</b>	<b>#DIV/0!</b>	
<b>Total Sources</b>	<b>\$ -</b>	<b>#DIV/0!</b>	

<b><u>USES</u></b>	<u>Amount</u>	\$ per SFof <u>Building Area*</u>
Land Acquisition	\$ -	#DIV/0!
Demolition	\$ -	#DIV/0!
Site Preparation	\$ -	#DIV/0!
Landscaping & Paving	\$ -	#DIV/0!
Hard Costs	\$ -	#DIV/0!
Equipment	\$ -	#DIV/0!
Furniture and Fixtures	\$ -	#DIV/0!
Soft Costs	\$ -	#DIV/0!
<b>Total Uses</b>	<b>\$0</b>	<b>#DIV/0!</b>

\* Building area = 0 square feet

## DETAILED CONSTRUCTION BUDGET

Project Name: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Note: Enter data only in Column C. Totals will be calculated automatically.**

	<u>Amount</u>	<u>\$ per SF of Building Area*</u>	<u>% of Total Project Costs</u>	<u>Comment:</u>
<b>Land Acquisition</b>				
City Land	\$ -	#DIV/0!	#DIV/0!	
Other Property	\$ -	#DIV/0!	#DIV/0!	
<b>Total Land Acquisition</b>	<b>\$0</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>Demolition</b>				
	\$ -	#DIV/0!	#DIV/0!	
<b>Site Preparation</b>				
Utilities	\$ -	#DIV/0!	#DIV/0!	
Environmental	\$ -	#DIV/0!	#DIV/0!	
Foundation Removal	\$ -	#DIV/0!	#DIV/0!	
Grading	\$ -	#DIV/0!	#DIV/0!	
Other	\$ -	#DIV/0!	#DIV/0!	
<b>Total Site Preparation</b>	<b>\$0</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>Landscaping &amp; Paving</b>				
	\$ -	#DIV/0!	#DIV/0!	
<b>Hard Costs</b>				
Construction	\$ -	#DIV/0!	#DIV/0!	
General Contractor Fee	\$ -	#DIV/0!	#DIV/0!	
General Conditions	\$ -	#DIV/0!	#DIV/0!	
Hard Cost Contingency	\$ -	#DIV/0!	#DIV/0!	
<b>Total Hard Costs</b>	<b>\$0</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>Equipment</b>				
	\$ -	#DIV/0!	#DIV/0!	
<b>Furniture and Fixtures</b>				
	\$ -	#DIV/0!	#DIV/0!	
<b>Soft Costs</b>				
Architect Fee	\$ -	#DIV/0!	#DIV/0!	
Project Management	\$ -	#DIV/0!	#DIV/0!	
Developer Fee	\$ -	#DIV/0!	#DIV/0!	
Legal/Accounting	\$ -	#DIV/0!	#DIV/0!	
Leasing Commissions	\$ -	#DIV/0!	#DIV/0!	
Market Studies	\$ -	#DIV/0!	#DIV/0!	
Financing Fees	\$ -	#DIV/0!	#DIV/0!	
Financing Interest	\$ -	#DIV/0!	#DIV/0!	
Real Estate Taxes	\$ -	#DIV/0!	#DIV/0!	
Insurance	\$ -	#DIV/0!	#DIV/0!	
Appraisal	\$ -	#DIV/0!	#DIV/0!	
Testing	\$ -	#DIV/0!	#DIV/0!	
Permits	\$ -	#DIV/0!	#DIV/0!	
Other Soft Costs	\$ -	#DIV/0!	#DIV/0!	
Soft Cost Contingency	\$ -	#DIV/0!	#DIV/0!	
<b>Total Soft Costs</b>	<b>\$0</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	
<b>Total Project Costs</b>	<b>\$ -</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	

\* Building area = 0 square feet

**REVENUE PROJECTIONS - FOR SALE PROJECT**

Project Name: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Note: Enter data only in shaded cells.**

**GROSS SALES REVENUE**

Housing Units:	Unit Type	Number	Unit Price	Total
A		0	\$ -	\$ -
B		0	\$ -	\$ -
C		0	\$ -	\$ -
D		0	\$ -	\$ -
E		0	\$ -	\$ -
F		0	\$ -	\$ -
G		0	\$ -	\$ -

Total Housing Unit Sales 

0	#DIV/0!	\$0
---	---------	-----

Housing Unit Upgrades 

\$ -
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Parking Spaces:	Type	Number	Price	Total
A		0	\$ -	\$0
B		0	\$ -	\$0

Total Parking Sales 

0	#DIV/0!	\$0
---	---------	-----

Commercial Space Value	Size-sf	Price/sf	Value
	-	\$0	\$ -

**TOTAL GROSS SALES REVENUE**

\$ -
------

**COST OF SALES**

Commissions	0.0%	\$ -
Closing Costs	0.0%	\$ -
Other Costs	0.0%	\$ -
<b>TOTAL COST OF SALES</b>	0.0%	\$ -

**NET SALES REVENUE**

\$ -
------

Less Total Project Costs 

\$ -
------

**NET PROFIT**

\$ -
------

**INDICATORS:**

Profit as % of Gross Sales:	#DIV/0!
Profit as % of Total Project Costs:	#DIV/0!

**REVENUE PROJECTIONS - RENTAL PROJECT**  
(Sample Cash Flow Projection)

Project Name: \_\_\_\_\_  
Developer: \_\_\_\_\_  
Date: \_\_\_\_\_

**Note: Enter data only in shaded cells.**

Vacancy Rates					Growth Rates				
Years	1	2	3	4+	Years	1	2	3	4+
Commercial	0%	0%	0%	0%	Commercial Rent	0%	0%	0%	0%
Residential	0%	0%	0%	0%	Residential Rent	0%	0%	0%	0%
					Parking/Other Revenue	0%	0%	0%	0%
					Operating Expense	0%	0%	0%	0%
					Real Estate Tax	0%	0%	0%	0%
					Capital Reserves	0%	0%	0%	0%

	SF	Rent/sf	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
<b>INCOME</b>													
Commercial Rent	-	\$0.00 /yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Expense Recoveries	-	\$0.00 /yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Market Rate	-	\$0.00 /mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Affordable	-	\$0.00 /mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Revenue per space	-	\$0.00 /mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	-	\$0.00 /yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>GROSS POTENTIAL INCOME</b>			<b>\$0</b>	<b>\$0</b>									
Commercial Vacancy			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Vacancy			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>EFFECTIVE GROSS INCOME (EGI)</b>			<b>\$0</b>	<b>\$0</b>									
<b>EXPENSES</b>													
Maintenance, Repairs, Utilities	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fee		EGI 0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Fees	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenses	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>			<b>\$0</b>	<b>\$0</b>									
<b>NET OPERATING INCOME (NOI)</b>			<b>\$0</b>	<b>\$0</b>									
Reserves	-	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Other Capital Costs (insert for each year)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Debt Service			#NUM!	---									
<b>NET CASH FLOW before depreciation</b>			<b>#NUM!</b>	<b>---</b>									

Mortgage	
Principal	\$ -
Term (years)	-
Interest Rate	0.0%

Equity / Total Project Costs	
Total Equity	\$ -
Total Project Costs	\$ -

Calculation of the Reversion	
Year 11 NOI	\$0
Cap Rate (enter rate)	0.0%
Gross Reversion	#DIV/0!
Less Cost of Sale (enter rate)	2.0%
Net Reversion before Debt	#DIV/0!
Less Loan Balance	#NUM!
<b>Net Reversion</b>	<b>#DIV/0!</b>

Internal Rates of Return	
Overall IRR	#VALUE!
Equity IRR	#VALUE!

DATE: \_\_\_\_\_

**OFFER  
TO PURCHASE LAND FOR DEVELOPMENT  
FROM  
THE CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
ROOM 1000 CITY HALL  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602**

**1. ACKNOWLEDGMENT OF RECEIPT OF CONDITIONS**

The Undersigned, as the “Offeror”, has been furnished by the City of Chicago through its Department of Planning and Development (“City”), a copy of the form of agreement for the Sale and Redevelopment of Land (“Agreement”) setting forth the terms and conditions under which property will be sold by the City. The Offeror has also been provided with a copy, or the opportunity to review a copy, of the pertinent Redevelopment Plan (“Plan”) affecting the subject property.

**2. PURCHASE PRICE**

The Offeror offers and agrees to purchase from the City the parcel(s) of land (“Property”) legally described in Exhibit A attached hereto, at the price(s) stated below:

Address or Street Location	Disposition Number or P.I.N.	Size in sq. ft.	Price per sq. ft.	Price
<b>Total:</b>				

In making this offer, the Offeror has given consideration to the terms and conditions of the Agreement and the restrictions of the Plan. In addition, the Offeror understands that the City is offering to sell the property “as is” and shall therefore make no representations concerning the soil and environmental condition of the property, and the City shall have no responsibility to clear the property of any improvements.

**3. TERM OF OFFER:**

It is agreed that this offer shall remain open for a period of ninety (90) days commencing with the final date for delivery of offers as specified in the advertisement for the Property, and shall remain in force thereafter until withdrawn by the Offeror in writing. It is expressly understood by the Offeror that the City at any time may reject any and all offers received by the City as result of the advertisement to sell the property and waive any information therein.

**4. GOOD FAITH DEPOSIT:**

The Offeror transmits to the City with this Offer a cashier's or certified check or irrevocable letter of credit in the amount of \$\_\_\_\_\_ payable to the City of Chicago, said sum representing a good faith deposit equal to \_\_\_ percent ( \_\_%) of the Purchase Price of the Property. The City shall be under no obligation to deposit or invest the good faith deposit or pay interest thereon. If, during the time period commencing with the receipt of this Offer by the City until the expiration of the ninety (90) day period described in Paragraph 3 above, the Offeror rescinds this offer by written notice to the City, the City shall have the right to retain the good faith deposit as liquidated damages and shall be under no further obligation or duty to the Offeror. If this Offer is rejected by the City, the good faith deposit shall be returned by the City to the Offeror. In the event this Offer is accepted by the City, \$\_\_\_\_\_ of the good faith deposit will be credited to the purchase of the Property at closing, and \$\_\_\_\_\_ will be retained by the City until the construction of the improvements is completed to the satisfaction of the City in accordance with the terms and conditions of the Agreement to be executed by the City and the Offeror.

**5. EXECUTION OF AGREEMENTS:**

The Offeror acknowledges and understands that acceptance of this Offer by the City will be effective upon passage of an ordinance by the City Council approving the sale and the execution of the Agreement by the City. Failure of the Offeror to execute the Agreement within 30 days of its being tendered by the City to the Offeror shall constitute a default under the terms of this Offer, and the City may terminate all rights of the Offeror and retain the good faith deposit as the City's property. If the Offeror fails to complete the purchase of the property within the time frame provided for in the Agreement, through no fault of the City, the City shall have the right to declare a default under the terms of the Agreement. The City may consent to the extension of the closing date upon payment of a nonrefundable extension fee.

**6. COVENANT AGAINST CONTINGENT FEES:**

The Offeror warrants that no person or agency has been employed or retained to solicit or secure the acceptance of this Offer upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Offeror for the purpose of securing business. For any breach violation of this warranty, the City shall have the right to annul its acceptance of this offer, or if executed by the parties, the agreement, without liability to the Offeror. In the alternative, the City may choose to require the Offeror to pay, in addition to the purchase price, the full amount of such commission, percentage, brokerage, or contingent fee. Bona fide established commercial agencies may include real estate brokers, investment brokers and others engaged in furnishing bona fide investment or brokerage services.

**7. PROHIBITION AGAINST TRANSFER OF INTEREST**

Prior to completion of the project, the Offeror may not agree to sell the property or any interest in it, or agree to assign the redevelopment project or any interest in it, without the prior written consent of the City.

**8. WITHDRAWAL IN CASE OF INABILITY TO DELIVER POSSESSION:**

The City reserves the right to refund the Good Faith Deposit to the Offeror and to rescind the sale of the Property at any time prior to conveyance of title in the event that the City is unable to deliver title and possession of the Property for any reason whatsoever.

Firm or Individual: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Print Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

**REQUEST FOR PROPOSALS  
RESPONDENT CONFIDENTIALITY AGREEMENT**

The undersigned hereby acknowledges the submission of a proposal to the Department of Planning and Development of the City of Chicago in response to the Request for Proposals for the purchase and development of ( **enter address** ).

I understand and agree that I will keep confidential the proposal and all other material, information or discussions related to the RFP. I will not share any material, information or discussions with any individual that has not signed a confidentiality agreement for the RFP.

Date: \_\_\_\_\_

Proposal Name: \_\_\_\_\_

Responding Entity: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

*NOTE: Each principal, project manager and key team member identified in the proposal must sign and submit a confidentiality agreement.*