DPD

City of Chicago
Lori E. Lightfoot, Mayor

838-58 West 79th Street
Request for Proposals
Addenda

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

UPDATED September 11, 2020

Addenda

A. INFORMATIONAL ATTACHMENTS

A1. Neighborhood location map

A2. Site location map

A3. Site aerial

A4. Site photographs

A5. Zoning map

B. POLICY RESOURCES

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B2. ***NEW*** Design Excellence Neighborhood Design Guidelines

B3. ***UPDATED*** 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

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

E. PROVIDED UPON REQUEST

E1. Sample Redevelopment Agreement

E2. Redevelopment Project Area Plan(s)

A. Informational Attachments

A1. Neighborhood location map

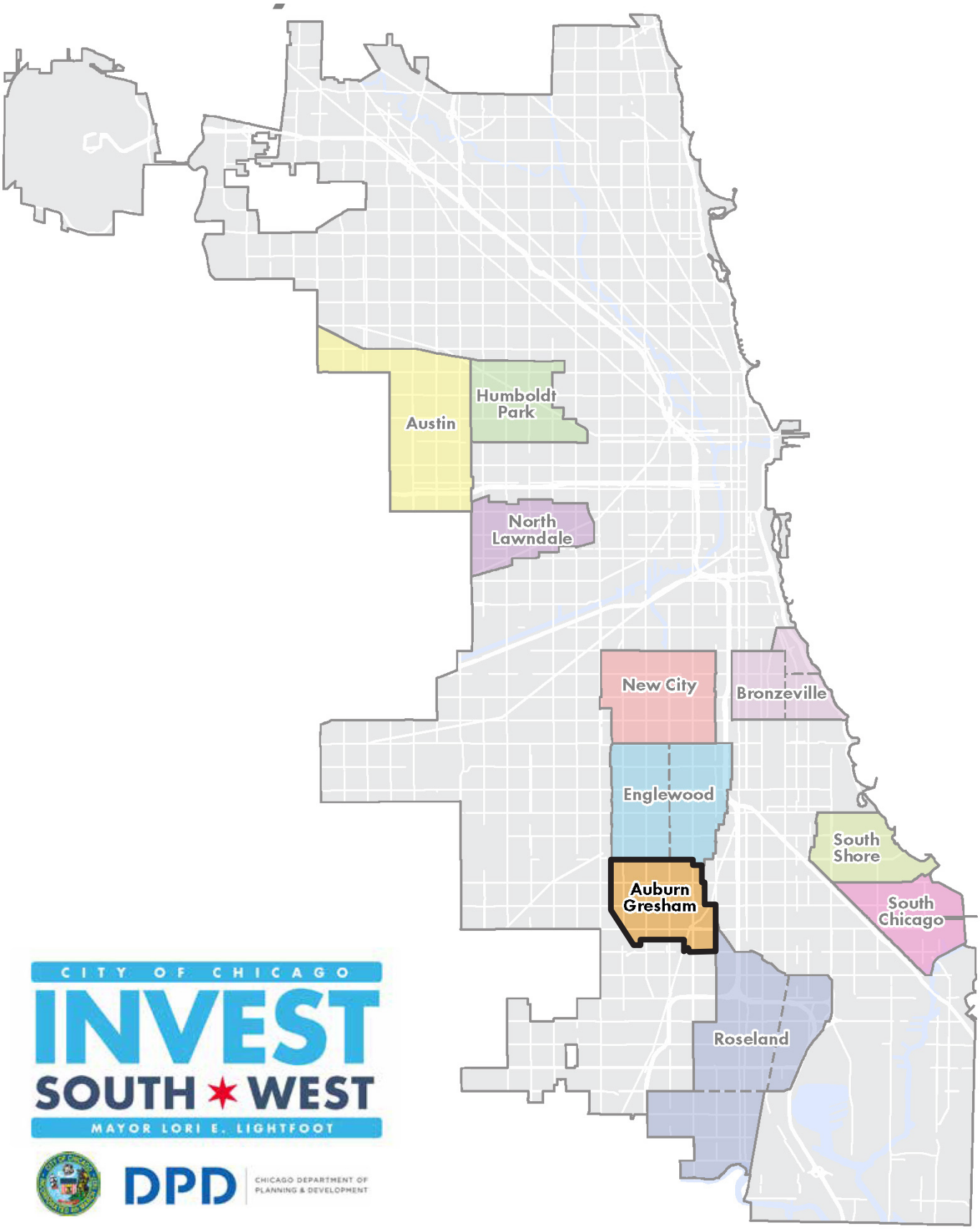
A2. Site location map

A3. Site aerial

A4. Site photographs

A5. Zoning map

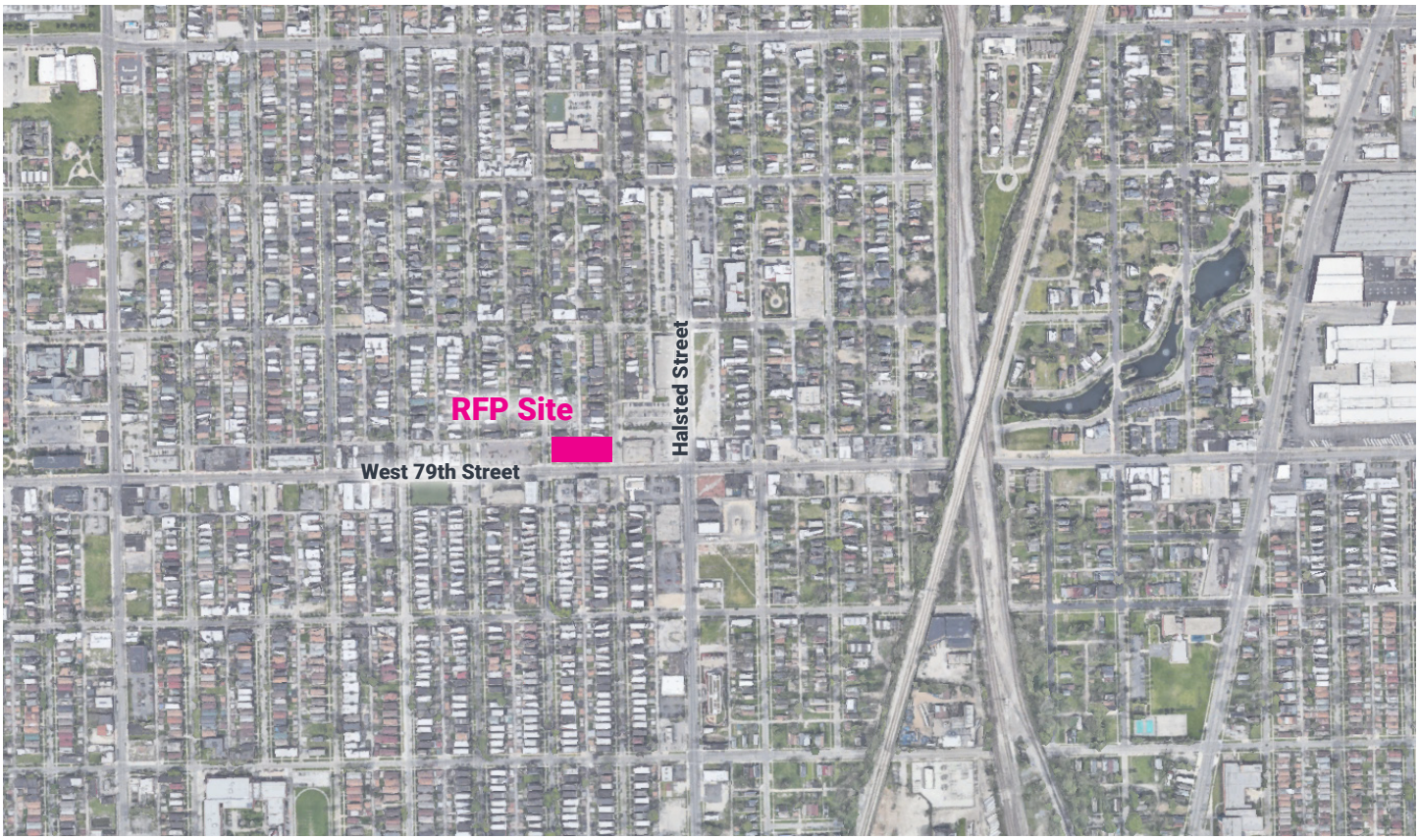
NEIGHBORHOOD LOCATION MAP



CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

SITE LOCATION MAP



SITE AERIAL



SITE PHOTOS



Street view from southwest



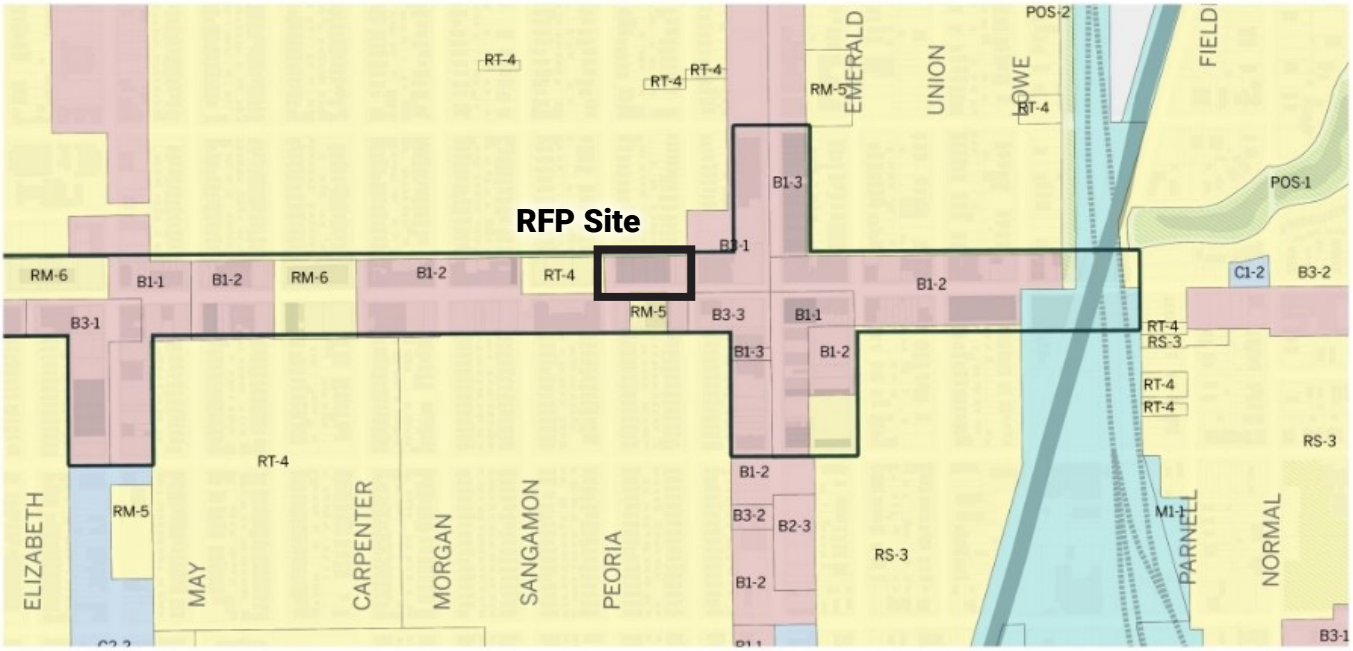
Street view from east

SITE PHOTOS (continued)



View from site to future Healthy Lifestyle Hub

ZONING MAP


RFP Site
RT-4
RT-4
RT-4
RM-5
EMERALD
UNION
LOWE
POS-2
FIELD
RT-4
B1-3
POS-1
B1-1
RM-6
B1-1
B1-2
RM-6
B1-2
RT-4
RM-5
B3-3
B1-1
B1-2
C1-2
B3-2
B3-1
B1-3
B1-2
RT-4
RS-3
RT-4
RT-4
RS-3
RT-4
B1-2
RM-5
B3-2
B2-3
RS-3
B1-2
M1-1
ELIZABETH
MAY
CARPENTER
MORGAN
SANGAMON
PEORIA
PARNELL
NORMAL
B3-1

B. Policy Resources

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DESIGN EXCELLENCE

Guiding Principles

DPD
Department of Planning and Development

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.



THEME 1
EQUITY

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.



THEME 1
EQUITY

LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN

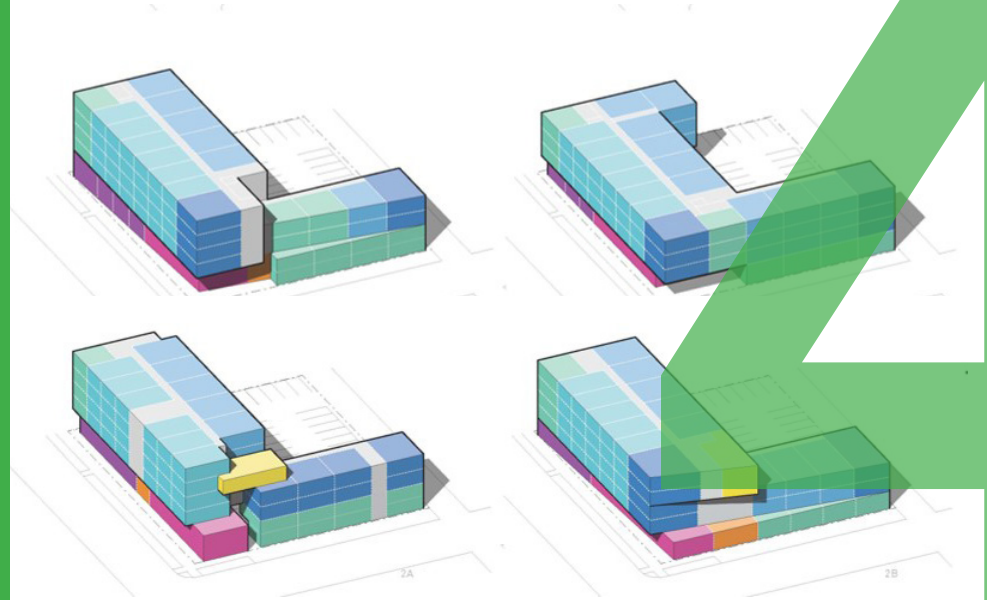
Good design has economic benefits beyond job creation. In times of limited resources, it is important to leverage every dollar invested. When development creates jobs, benefits the environment through sustainable best practices and creates places where people want to live, work and play, it benefits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



THEME 2
INNOVATION

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.



THEME 2
INNOVATION

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.



THEME 3

SENSE OF PLACE

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.



THEME 4

SUSTAINABILITY

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.



THEME 5
COMMUNICATION

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.



DPD

City of Chicago
Lori E. Lightfoot, Mayor

Design Excellence
Neighborhood Design Guidelines

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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.



City of Chicago


THE CASK
• VINEGARS
TASTING ROOM
SPIRITS • WINES
Oils, Vinegars,
Wines, Spirits
& Liqueurs
SPICES

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.

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.

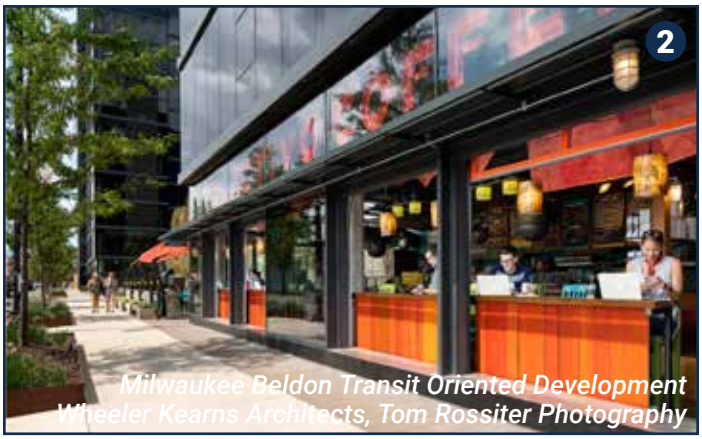
2. When new construction is necessary, prioritize infill and transit-oriented sites to promote density, urban activity, and efficient mobility.



Former Triangle Motors automobile showroom



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



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.



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



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.



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



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



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.

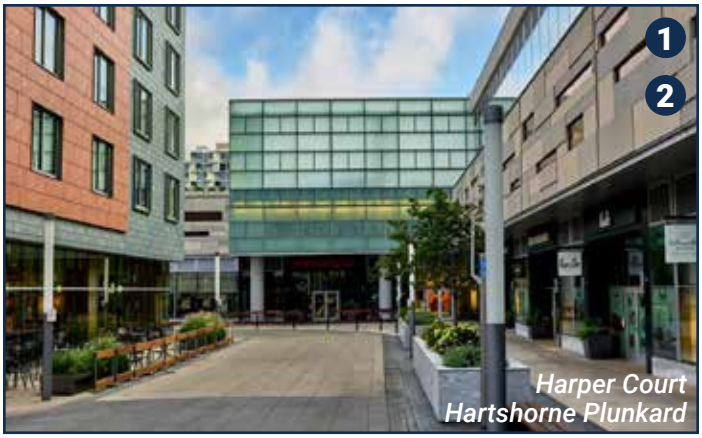
Program

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.



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



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



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.



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



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



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

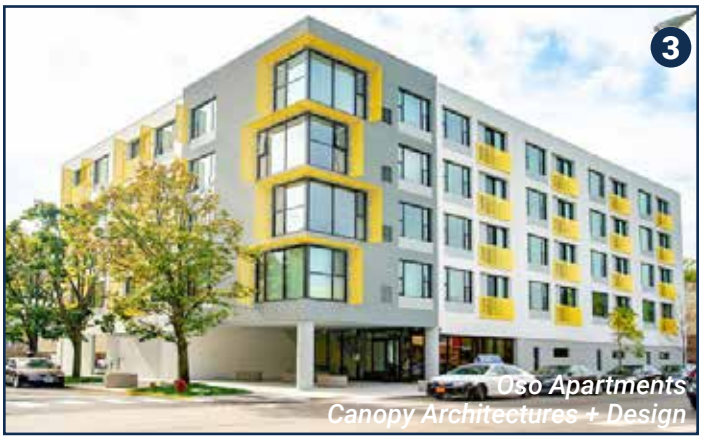
Orientation and Access

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.

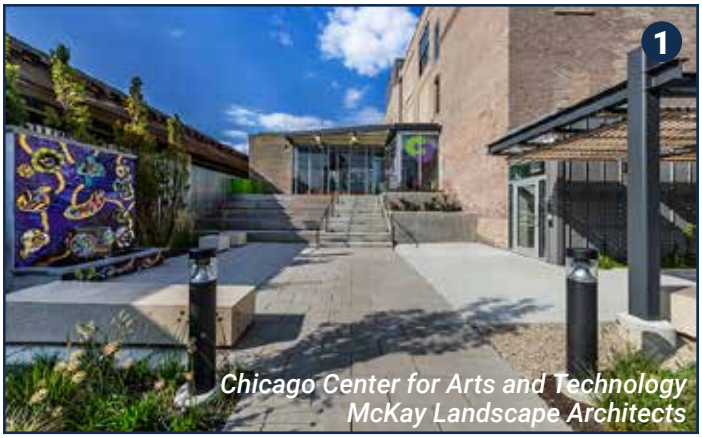


Separating pedestrian and vehicular entrances with quality planting helps demarcate space and avoid conflicts.

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.



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



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

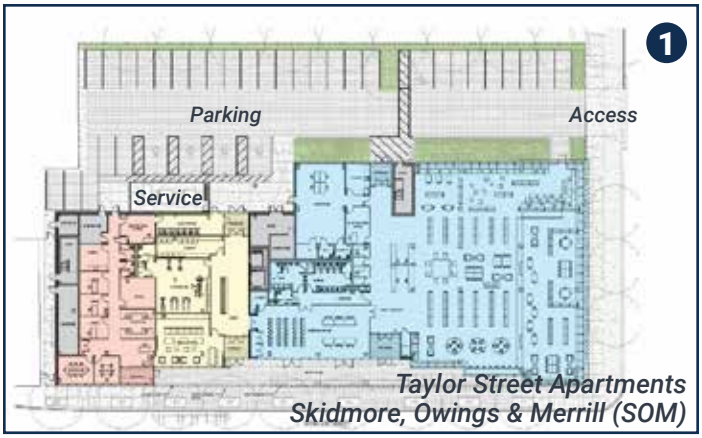


The creation of outdoor "rooms" through planting and paving design provide a variety of places to site and gather.

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

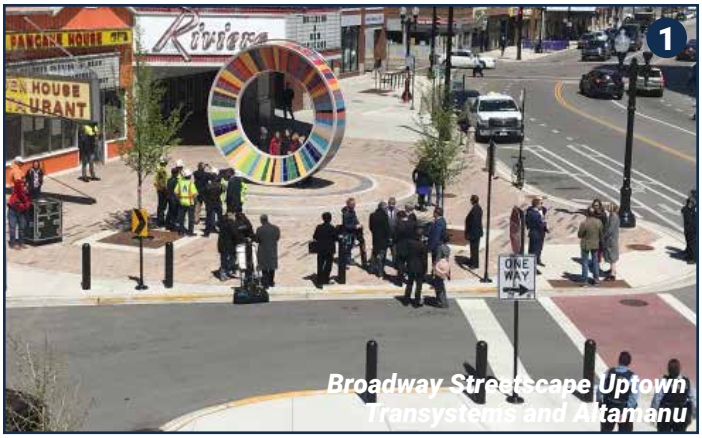
Public Right-of-Way

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.



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



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



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.



Generous parkway plantings to promote a more pleasant pedestrian environment



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



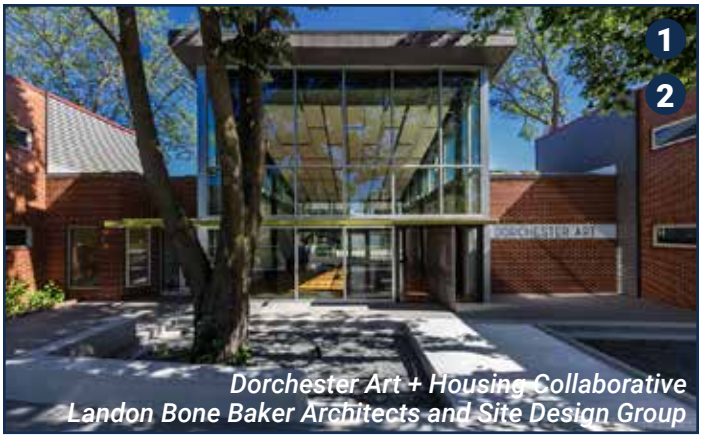
Sculptural amenities not only provide seating, but also invites people to use the elements creatively

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.



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



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



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

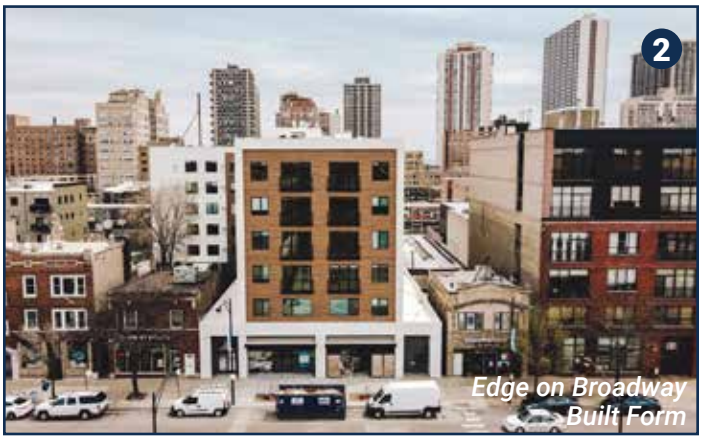
Building height is often the first concern for neighbors of new development. While zoning addresses overall height limits, the guidelines presented here provide recommendations for ensuring new development responds to surrounding conditions and existing buildings.

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.



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



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

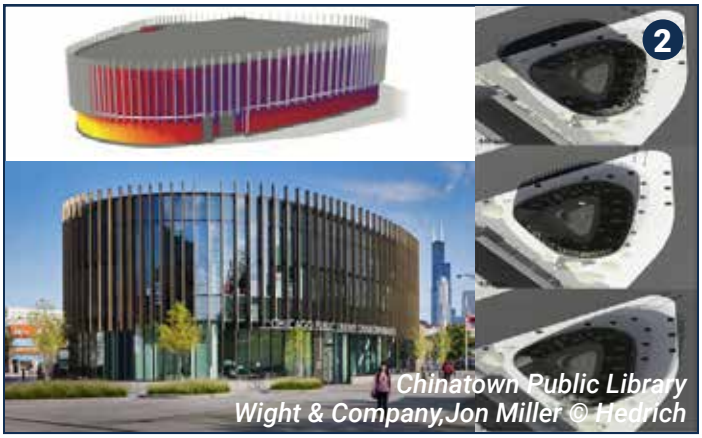


Building height varies to invite pedestrian access.

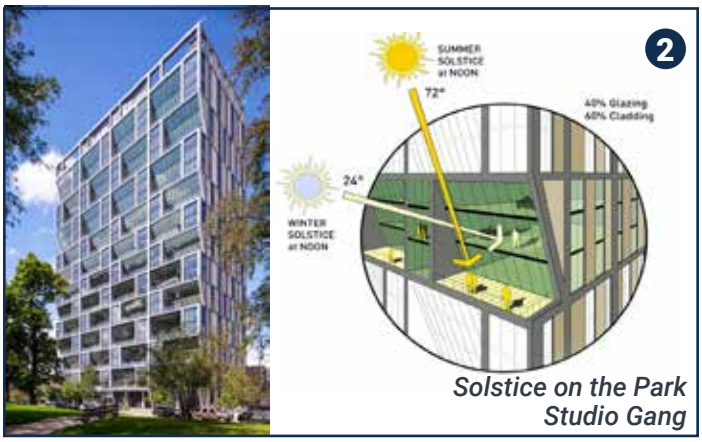
Access to Light and Air

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.



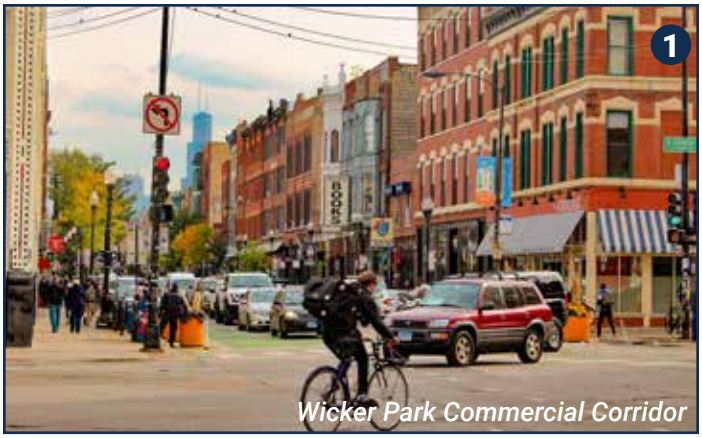
Roof deck covered lounge space for residents to enjoy away from the public realm

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.



Low first floor retail vacancy creates vibrant, walkable commercial corridors



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



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.



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



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



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

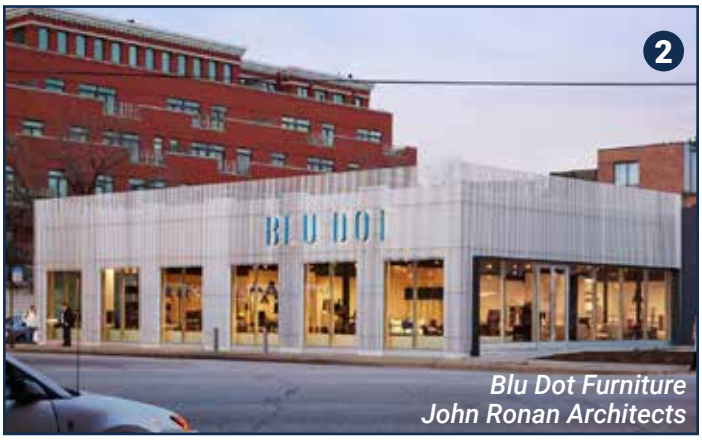
Ground Floor

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.



Welcoming atmosphere in a corner cafe across from a train stop



Custom Screen Made of Aluminum Tubing transforms a dull strip mall into a unique retail space



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.



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



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



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

PRITZKER • TRAUBERT • FOUNDATION

AIA Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kashif Ahmed



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

SELECTED LIST OF 32 LOCAL DESIGN SERVICE FIRMS AND TEAMS

BRININSTOOL + LYNCH

BROOK ARCHITECTURE

BUILT FORM

CANOPY + WOODHOUSE TINUCCI + FLOATING MUSEUM

CURIOSO + INFORM STUDIO

DAAM

DMAC ARCHITECTURE

GARRISON + BONDER + HENDERSON + WILLIAMS + HKS

INTERACTIVE DESIGN ARCHITECTS

JGMA + BEEHYYVE

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

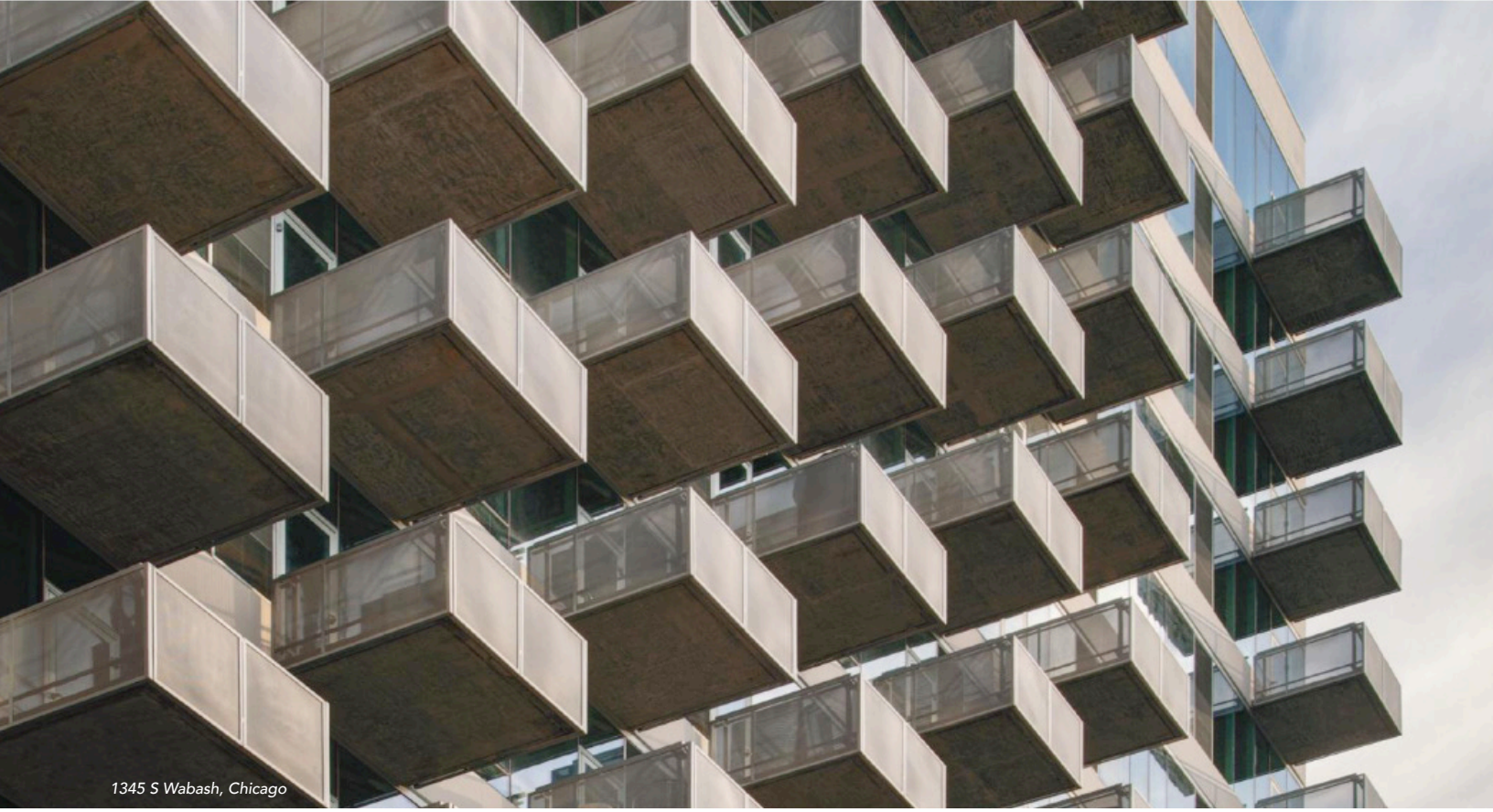
URBANWORKS

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

BRININSTOOL + 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

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CPS Central Office Relocation, Chicago

BROOK ARCHITECTURE



RaMona Westbrook
AIA, LEED AP
President
Brook Architecture



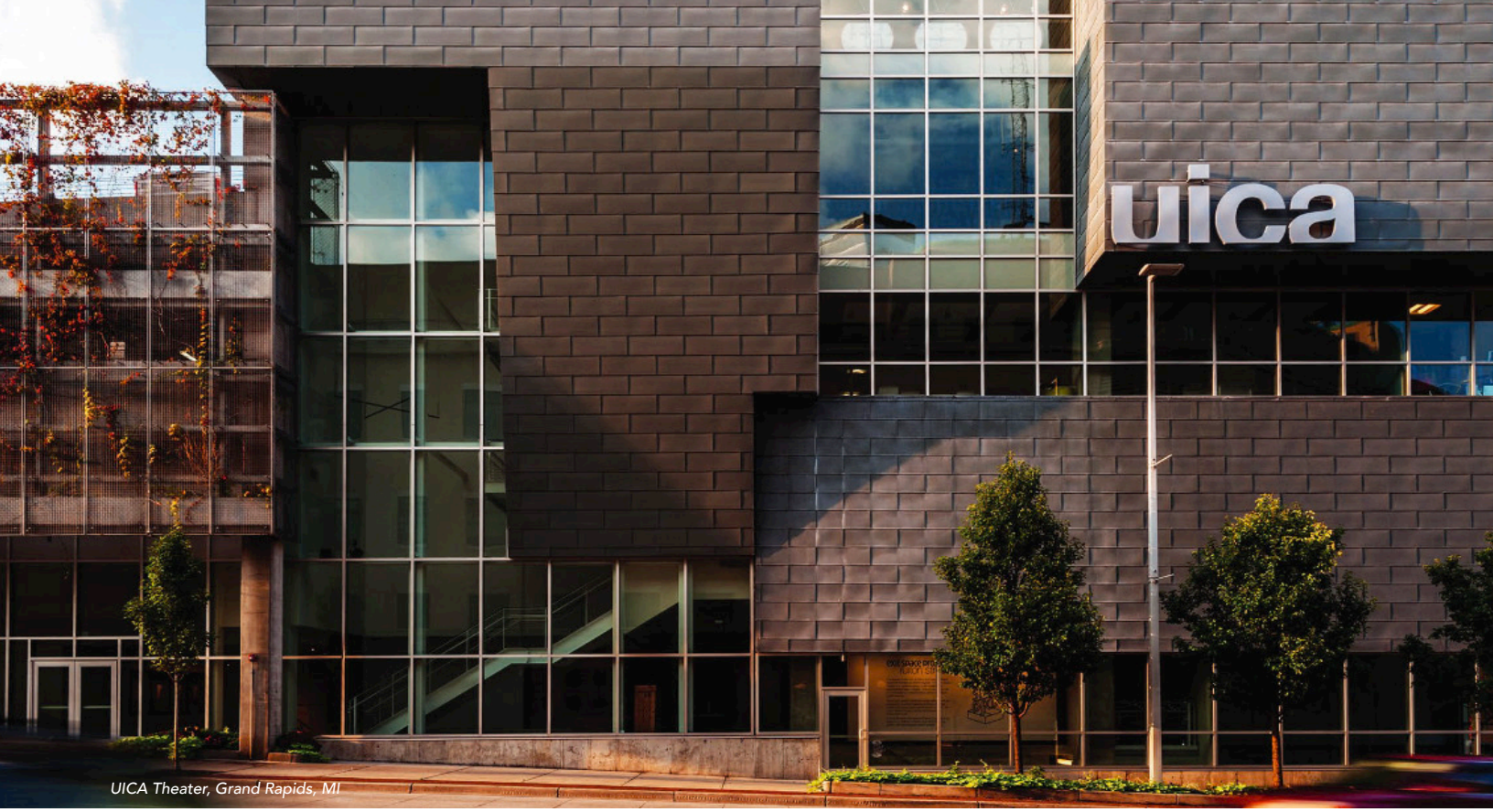
Kelly Williams
AIA
Vice President
Brook Architecture

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.

Team Contact: RaMona Westbrook, President T: 312.217.0632 E: rwestbrook@brookarchitecture.com brookarchitecture.com



UICA Theater, Grand Rapids, MI

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.



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OSO Apartments, Chicago

CANOPY + WOODHOUSE TINUCCI + FLOATING MUSEUM



Jaime Torres Carmona
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Canopy



Andy Tinucci
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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.

Team Contact: Jaime Torres Carmona, Principal T: 312.763.8005 E: jtorres@canopy-chicago.com canopy-chicago.com



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
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Curioso



Daniel Pierce
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Michael Guthrie
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Gina Van Tine
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INFORM Studio

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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.



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AIA, NCARB
Principal
DAAM



Alexander Shelly
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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.

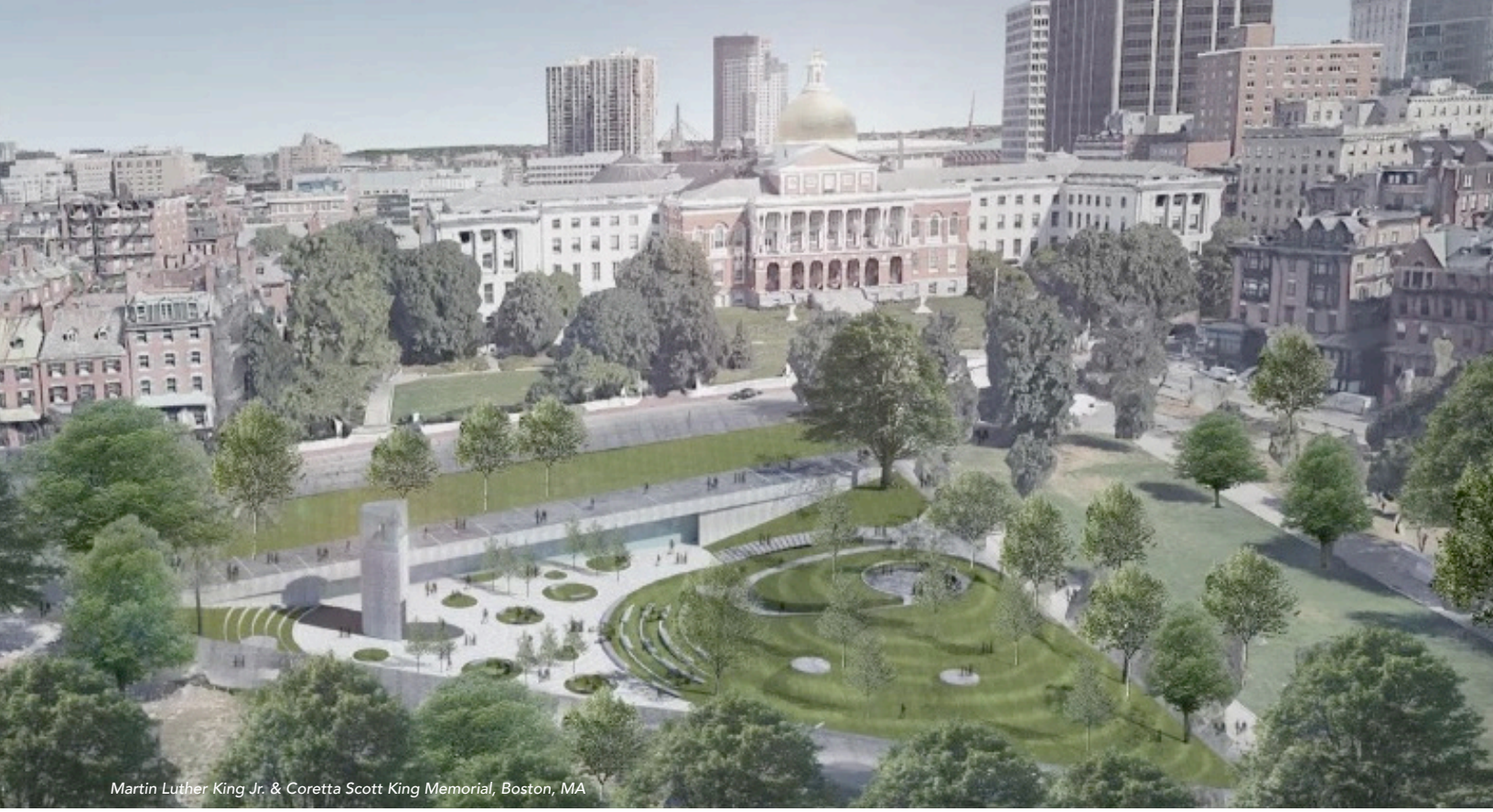


Dwayne MacEwen
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Martin Luther King Jr. & Coretta Scott King Memorial, Boston, MA

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 Architecture



Douglas Williams
Ph.D., ASLA, NOMA, LEED Ass., ASALH, BMRC, EDRA, Ikenobo, MANRRS



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.

Team Contact: Dina Griffin, President T: 312.988.0239 E: dgriffin@idea8.com idea8.com



Acero (UNO) Soccer Academy, Chicago

JGMA + BEEHYYVE



Juan Moreno
AIA
President
JGMA



Deon P. Lucas
Principal Architect
BEEHYYVE

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 Beehyyve have declared our commitment to collaboration. Led by Deon Lucas, Beehyyve 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.

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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.

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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.



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Co-Managing Partner
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Greenhouse Green House, Chicago

KWONG VON GLINOW + UB STUDIO + ROBERT BURNIER



Alison Von Glinow
AIA
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Kwong Von Glinow



Lap Chi Kwong
Founding Partner
Kwong Von Glinow



Chantelle Brewer
AIA
Founding Partner
UB Studio



Robert Burnier
Visual Artist

Kwong Von Glinow, UB Studio, and Robert Buriner 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.

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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.

Team Contact: Catherine Baker, Principal T: 312.212.0772 E: cbaker@landonbonebaker.com landonbonebaker.com



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
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Principal
MIR Collective



Jeana Ripple
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Notre, Chicago

NORMAN KELLEY



Carrie Norman
RA AIA
Partner
Norman Kelley



Thomas Kelley
Partner
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.

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Northcenter Town Square, Chicago

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.



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AIA
Partner
Port Urbanism



Christopher Marcinkoski, AIA
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Ann Lui
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Future Firm



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The Available City

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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.

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2016 West Rice, Chicago

VLADIMIR RADUTNY ARCHITECTS



Vladimir Radutny
AIA, LEED AP
Principal
Vladimir Radutny



Fanny Hothan
Associate
Vladimir Radutny Architects



Ryan Sarros
Project Architect
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.

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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.

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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

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Dorchester Art and Housing Collaborative, Chicago

SITE DESIGN GROUP, LTD.



Ernest Wong
PLA, FASLA, APA
Principal in Charge
site



Hana Ishikawa
AIA, ASLA Affiliate
Design Principal
site

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.

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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.

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Pullman National Monument, Chicago

ADRIAN SMITH + GORDON GILL ARCHITECTURE



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

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.

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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.

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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

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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.

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Morgan Live + Work, Chicago

URBANLAB



Martin Felsen, FAIA
Principal
UrbanLab



Sarah Dunn
NCARB
Principal
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.

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Galewood Elementary School, Chicago

URBANWORKS



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

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.

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Vue53, Chicago

VALERIO DEWALT TRAIN + LATENT DESIGN


Joe Valerio, FAIA
Founding Principal
Valerio Dewalt Train


Katherine Darnstadt
AIA, LEED AP
Founding Principal
Latent Design, M/WBE

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.

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Square Roots Urban Farming Accelerator, Michigan

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



Cristina Gallo
AIA
President
Via Chicago Architects + Diseñadores



Marty Sandberg
AIA
Principal
Via Chicago Architects + Diseñadores



Joseph Altshuler
LEED AP
Principal
Could Be Architecture



Zack Morrison
Principal
Could Be Architecture



Maya Bird-Murphy
Founder
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.

Team Contact: Cristina Gallo, President T: 312.879.9828 E: cristina@viachicagoarchitects.com viachicagoarchitects.com



Inspiration Kitchens, Chicago

WHEELER KEARNS ARCHITECTS

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.



Dan Wheeler, FAIA
Principal
Wheeler Kearns



Joy Meek
AIA, LEED AP
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Chris-Annmarie Spencer
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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.evgoh.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, 2020

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
1 person	$6,370	$9,555	$12,740	$19,150	$19,150	$25,480	$31,850	$38,220	$41,405	$51,000	$57,330	$60,515	$63,700	$73,255	$76,440	$89,180	$95,550
2 persons	$7,280	$10,920	$14,560	$21,850	$21,850	$29,120	$36,400	$43,680	$47,320	$58,250	$65,520	$69,160	$72,800	$83,720	$87,360	$101,920	$109,200
3 persons	$8,190	$12,285	$16,380	$24,600	$24,600	$32,760	$40,950	$49,140	$53,235	$65,550	$73,710	$77,805	$81,900	$94,185	$98,280	$114,660	$122,850
4 persons	$9,100	$13,650	$18,200	$27,300	$27,300	$36,400	$45,500	$54,600	$59,150	$72,800	$81,900	$86,450	$91,000	$104,650	$109,200	$127,400	$136,500
5 persons	$9,830	$14,745	$19,660	$29,500	$30,680	$39,320	$49,150	$58,980	$63,895	$78,650	$88,470	$93,385	$98,300	$113,045	$117,960	$137,620	$147,450
6 persons	$10,560	$15,840	$21,120	$31,700	$35,160	$42,240	$52,800	$63,360	$68,640	$84,450	$95,040	$100,320	$105,600	$121,440	$126,720	$147,840	$158,400
7 persons	$11,290	$16,935	$22,580	$33,900	$39,640	$45,160	$56,450	$67,740	$73,385	$90,300	$101,610	$107,255	$112,900	$129,835	$135,480	$158,060	$169,350
8 persons	$12,020	$18,030	$24,040	$36,050	$44,120	$48,080	$60,100	$72,120	$78,130	$96,100	$108,180	$114,190	$120,200	$138,230	$144,240	$168,280	$180,300
9 persons	$12,740	$19,110	$25,480	$38,220	$48,600	$50,960	$63,700	$76,440	$82,810	$101,950	$114,660	$121,030	$127,400	$146,510	$152,880	$178,360	$191,100
10 persons	$13,470	$20,205	$26,940	$40,404	$53,080	$53,880	$67,350	$80,820	$87,555	$107,750	$121,230	$127,965	$134,700	$154,905	$161,640	$188,580	$202,050

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
	5	$185	$331	$477	$941	$1,060	$1,350	$1,642	$1,705	$1,665	$2,224	$2,808	$3,391	$2,065
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
	5	$199	$345	$491	$955	$1,074	$1,364	$1,656	$1,719	$1,679	$2,238	$2,822	$3,405	$2,079
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

Effective July 1, 2020

CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020

Maximum rents when tenants pay for electric heat, cooking gas, and 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	$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
	5	$97	$243	$389	$853	$972	$1,262	$1,554	$1,617	$1,577	$2,136	$2,720	$3,303	$1,977
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
	5	$120	$266	$412	$876	$995	$1,285	$1,577	$1,640	$1,600	$2,159	$2,743	$3,326	$2,000
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:

	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	$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
	5	$133	$279	$425	$889	$1,008	$1,298	$1,590	$1,653	$1,613	$2,172	$2,756	$3,339	$2,013
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
	5	$152	$298	$444	$908	$1,027	$1,317	$1,609	$1,672	$1,632	$2,191	$2,775	$3,358	$2,032
High-rise	0	$112	$192	$272	$432	$590	$749	$909	$909	$947	$1,228	$1,546	$1,864	$909
	1	$112	$197	$282	$454	$624	$794	$965	$1,017	$1,007	$1,307	$1,647	$1,989	$1,017
	2	$135	$237	$340	$545	$749	$953	$1,159	$1,178	$1,212	$1,569	$1,978	$2,387	$1,178
	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
	5	$186	$332	$478	$942	$1,061	$1,351	$1,643	$1,706	$1,666	$2,225	$2,809	$3,392	$2,066

Effective July 1, 2020

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
	5	$175	$321	$467	$931	$1,050	$1,340	$1,632	$1,695	$1,655	$2,214	$2,798	$3,381	$2,055
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
	5	$189	$335	$481	$945	$1,064	$1,354	$1,646	$1,709	$1,669	$2,228	$2,812	$3,395	$2,069
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
	5	$190	$336	$482	$946	$1,065	$1,355	$1,647	$1,710	$1,670	$2,229	$2,813	$3,396	$2,070
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
	5	$204	$350	$496	$960	$1,079	$1,369	$1,661	$1,724	$1,684	$2,243	$2,827	$3,410	$2,084
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

Effective July 1, 2020

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.

Property: | **DOH contact:**
Address: | **Date price calculated:**
Developer:

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

Line		120% AMI				
1	Resale Restriction or Recapture Mortgage					
2	**Number of Bedroom**	**2**	**3**	**4**	**5**	**6**
3	**Developer's Market Price** (enter)		**$400,000**			
4	Monthly Tax Estimate	$0	$567	$0	$0	$0
5	Monthly Maintenance Costs	$150	$175	$200	$225	$250
6	Monthly Private Mortgage Insurance	$0	$511	$0	$0	$0
7	Monthly Homeowner's Insurance	$0	$250	$0	$0	$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	**Estimated Affordable Price** (enter)		**$340,000**			
10	Mortgage Principal @ 97% Loan-to-Value	$0	$329,800	$0	$0	$0
11	Monthly Principal & Interest Payment	$0	$1,683	$0	$0	$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	$150	$1,503	$200	$225	$250
13	Total Monthly Payments	$150	$3,186	$200	$225	$250
14	**Required Annual Gross Income**	**$5,455**	**$115,852**	**$7,273**	**$8,182**	**$9,091**
15	**Maximum Allowable Income (120% AMI)**	$98,280	$113,580	$126,720	$139,860	$152,880

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	$51,000	$63,700	$76,440	$89,180
2	3	$65,550	$81,900	$98,280	$114,660
3	4.5	$75,725	$94,650	$113,580	$132,510
4	6.0	$84,450	$105,600	$126,720	$147,840
5	7.5	$93,200	$116,550	$139,860	$163,170
6	9.0	$101,950	$127,400	$152,880	$178,360

HUD figures as of April 1, 2020

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 calucations.

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 Interst rate calculation

1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: **3.56**

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, 7and 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		100% AMI				
1	Resale Restriction or Recapture Mortgage					
2	**Number of Bedroom**	**2**	**3**	**4**	**5**	**6**
3	**Developer's Market Price** (enter)			**$550,000**		
4	Monthly Tax Estimate	$0	$0	$482	$0	$0
5	Monthly Maintenance Costs	$150	$175	$200	$225	$250
6	Monthly Private Mortgage Insurance	$0	$0	$435	$0	$0
7	Monthly Homeowner's Insurance	$0	$0	$344	$0	$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	**Estimated Affordable Price** (enter)			**$289,000**		
10	Mortgage Principal @ 97% Loan-to-Value	$0	$0	$280,330	$0	$0
11	Monthly Principal & Interest Payment	$0	$0	$1,431	$0	$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	$150	$175	$1,460	$225	$250
13	Total Monthly Payments	$150	$175	$2,891	$225	$250
14	**Required Annual Gross Income**	**$5,455**	**$6,364**	**$105,111**	**$8,182**	**$9,091**
15	**Maximum Allowable Income (100% AMI)**	$81,900	$94,650	$105,600	$116,550	$127,400

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	$51,000	$63,700	$76,440	$89,180
2	3	$65,550	$81,900	$98,280	$114,660
3	4.5	$75,725	$94,650	$113,580	$132,510
4	6.0	$84,450	$105,600	$126,720	$147,840
5	7.5	$93,200	$116,550	$139,860	$163,170
6	9.0	$101,950	$127,400	$152,880	$178,360

HUD figures as of April 1, 2020

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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, 7and 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:		**DOH contact:**	
Address:		**Date price calculated:**	
Developer:			

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

Line		140% AMI				
1	Resale Restriction or Recapture Mortgage					
2	**Number of Bedroom**	**2**	**3**	**4**	**5**	**6**
3	**Developer's Market Price** (enter)			**$550,000**		
4	Monthly Tax Estimate	$0	$0	$0	$0	$0
5	Monthly Maintenance Costs	$150	$175	$200	$225	$250
6	Monthly Private Mortgage Insurance	$0	$0	$0	$0	$0
7	Monthly Homeowner's Insurance	$0	$0	$344	$0	$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	**Estimated Affordable Price** (enter)					
10	Mortgage Principal @ 97% Loan-to-Value	$0	$0	$0	$0	$0
11	Monthly Principal & Interest Payment	$0	$0	$0	$0	$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	$150	$175	$544	$225	$250
13	Total Monthly Payments	$150	$175	$544	$225	$250
14	**Required Annual Gross Income**	**$5,455**	**$6,364**	**$19,773**	**$8,182**	**$9,091**
15	**Maximum Allowable Income (140% AMI)**	$114,660	$132,510	$147,840	$163,170	$178,360

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	$51,000	$63,700	$76,440	$89,180
2	3	$65,550	$81,900	$98,280	$114,660
3	4.5	$75,725	$94,650	$113,580	$132,510
4	6.0	$84,450	$105,600	$126,720	$147,840
5	7.5	$93,200	$116,550	$139,860	$163,170
6	9.0	$101,950	$127,400	$152,880	$178,360

HUD figures as of April 1, 2020

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10 Loan amount at 97% of the affordable price.

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12 The total of Lines 4, 5, 6, 7and 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:		**DOH contact:**	
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Developer:			

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

Line		80% AMI				
1	Resale Restriction or Recapture Mortgage					
2	**Number of Bedroom**	**2**	**3**	**4**	**5**	**6**
3	**Developer's Market Price** (enter)			**$550,000**		
4	Monthly Tax Estimate	$0	$0	$358	$0	$0
5	Monthly Maintenance Costs	$150	$175	$200	$225	$250
6	Monthly Private Mortgage Insurance	$0	$0	$323	$0	$0
7	Monthly Homeowner's Insurance	$0	$0	$344	$0	$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	**Estimated Affordable Price** (enter)			**$215,000**		
10	Mortgage Principal @ 97% Loan-to-Value	$0	$0	$208,550	$0	$0
11	Monthly Principal & Interest Payment	$0	$0	$1,064	$0	$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	$150	$175	$1,225	$225	$250
13	Total Monthly Payments	$150	$175	$2,290	$225	$250
14	**Required Annual Gross Income**	**$5,455**	**$6,364**	**$83,259**	**$8,182**	**$9,091**
15	**Maximum Allowable Income (80% AMI)**	$65,550	$75,725	$84,450	$93,200	$101,950

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	$51,000	$63,700	$76,440	$89,180
2	3	$65,550	$81,900	$98,280	$114,660
3	4.5	$75,725	$94,650	$113,580	$132,510
4	6.0	$84,450	$105,600	$126,720	$147,840
5	7.5	$93,200	$116,550	$139,860	$163,170
6	9.0	$101,950	$127,400	$152,880	$178,360

HUD figures as of April 1, 2020

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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, 7and 8.

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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).

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

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.*

Attachment A

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.

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

USES	Amount	$ per SFof Building Area*
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!
Total Uses	**$0**	**#DIV/0!**

** Building area = 0 square feet*

Attachment A

DETAILED CONSTRUCTION BUDGET

Project Name: _____
Developer: _____
Date: _____

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

	Amount	$ per SFof Building Area*	% of Total Project Costs	Comment:
Land Acquisition				
City Land	$ -	#DIV/0!	#DIV/0!	
Other Property	$ -	#DIV/0!	#DIV/0!	
Total Land Acquisition	**$0**	**#DIV/0!**	**#DIV/0!**	
Demolition	$ -	#DIV/0!	#DIV/0!	
Site Preparation				
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!	
Total Site Preparation	**$0**	**#DIV/0!**	**#DIV/0!**	
Landscaping & Paving	**$ -**	**#DIV/0!**	**#DIV/0!**	
Hard Costs				
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!	
Total Hard Costs	**$0**	**#DIV/0!**	**#DIV/0!**	
Equipment	**$ -**	**#DIV/0!**	**#DIV/0!**	
Furniture and Fixtures	**$ -**	**#DIV/0!**	**#DIV/0!**	
Soft Costs				
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!	
Total Soft Costs	**$0**	**#DIV/0!**	**#DIV/0!**	
Total Project Costs	**$ -**	**#DIV/0!**	**#DIV/0!**	

** Building area = 0 square feet*

Attachment A

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			$ -

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%	$ -
TOTAL COST OF SALES	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!

Attachment A

REVENUE PROJECTIONS - RENTAL PROJECT

(Sample Cash Flow Projection)

Project Name: _____

Developer: _____

Date: _____

Note: Enter data only in shaded cells.

Vacancy Rates				
Years	1	2	3	4+
Commercial	0%	0%	0%	0%
Residential	0%	0%	0%	0%

Growth Rates				
Years	1	2	3	4+
Commercial Rent	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%

Mortgage	
Principal	$ -
Term (years)	-
Interest Rate	0.0%

Equity / Total Project Costs	
Total Equity	$ -
Total Project Costs	$ -

INCOME	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
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.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
GROSS POTENTIAL INCOME				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
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
EFFECTIVE GROSS INCOME (EGI)				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
EXPENSES	**SF**	**Cost/sf**												
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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
NET OPERATING INCOME (NOI)				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	SF	**Cost/sf**												
Reserves	-	$0.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	---
Other Capital Costs (insert for each year)				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	---
Debt Service				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---
NET CASH FLOW before depreciation				**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	**#NUM!**	---

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!
Net Reversion	**#DIV/0!**

Internal Rates of Return	
Overall IRR	#VALUE!
Equity IRR	#VALUE!

City of Chicago Dept. of Community Development 6/09

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
Total:				

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: _____

Attachments: Legal Description of Property

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.