



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

# Laramie State Bank Request for Proposals **Addenda**

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

**September 24, 2020**

# Addenda

## A. INFORMATIONAL ATTACHMENTS

- A1. Neighborhood location map
- A2. Site location map
- A3. Site aerial
- A4. Site photographs
- A5. Zoning map
- A6. **NEW** Bank Building Engineer's Report
- A7. **NEW** Bank Building Stabilization Budget
- A8. **NEW** Bank Building Roof Survey

## B. POLICY RESOURCES

- B1. Design Excellence Principles
- 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
- B9. Commission on Chicago Landmarks Pre-Permit Reviews summary
- B10. Commission on Chicago Landmarks Standards for Rehabilitation



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

(to be completed and submitted with response)

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

## **D. DEVELOPMENT FRAMEWORK PLAN**

- D1. The Soul City Corridor Development Framework Plan
- D2. The Soul City Corridor Development Framework Technical Appendix

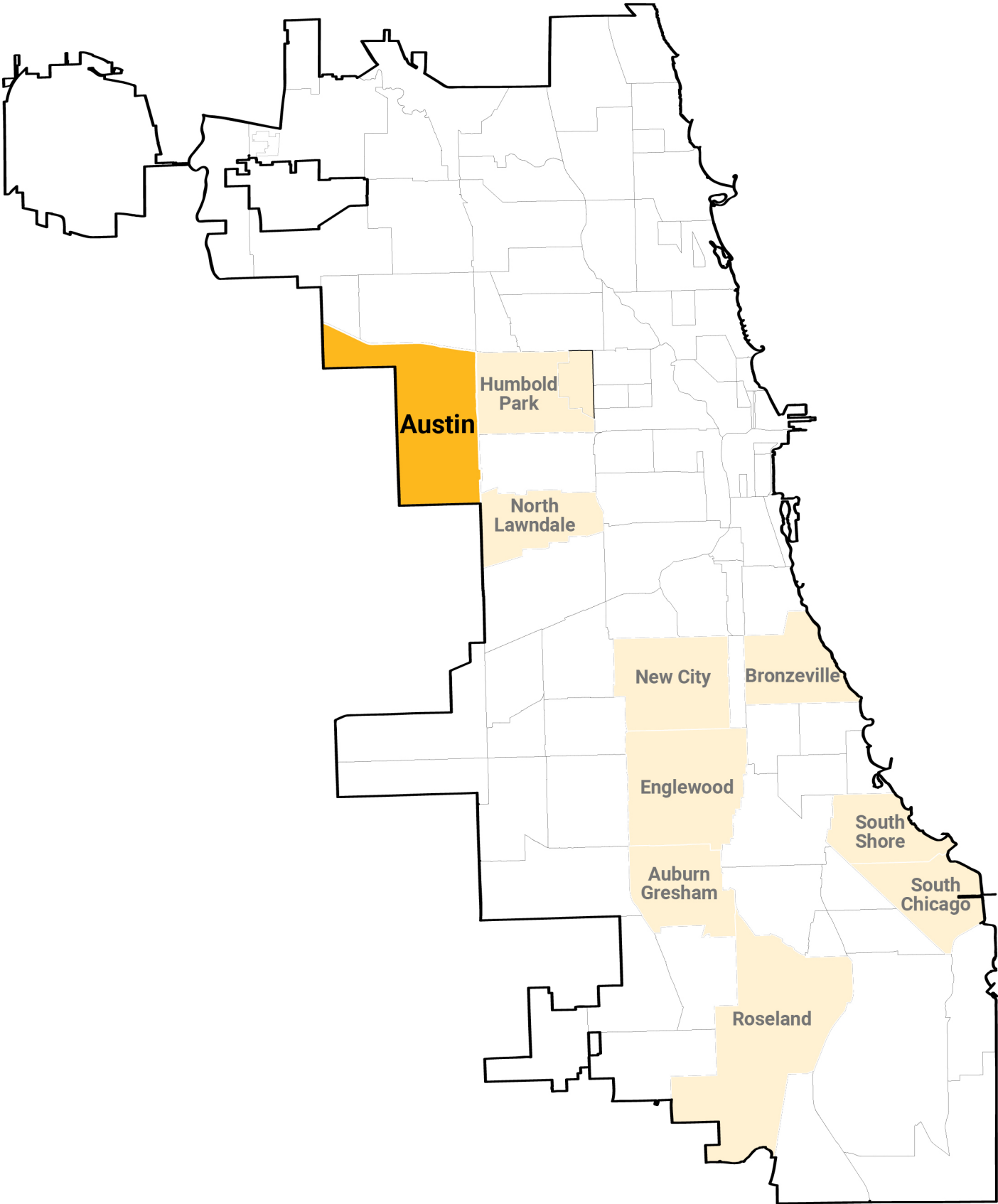
## **E. PROVIDED UPON REQUEST**

- E1. Sample Redevelopment Agreement
- E2. Redevelopment Project Area Plan

# A. Informational Attachments

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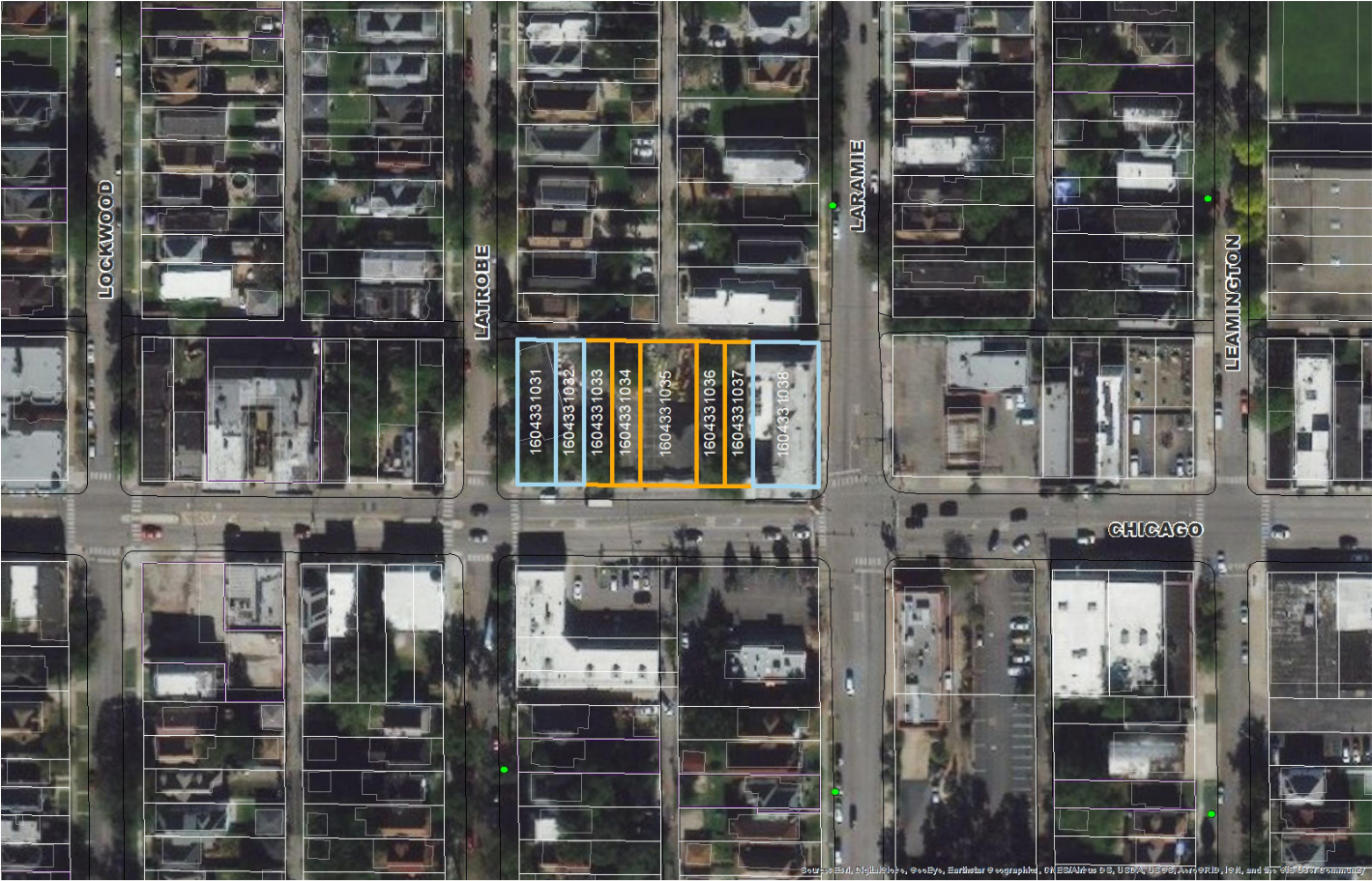
NEIGHBORHOOD LOCATION MAP



## An aerial photograph of a section of Chicago, oriented horizontally. The map shows a grid of streets and building footprints. A red rectangle highlights a specific site on Laramie Street, between Madison and Dearborn streets. A black line with an arrow points from the text 'Laramie State Bank site' to this red-highlighted area. Various street names are labeled along the top and bottom edges of the map, including Austin, Central, Dearborn, Madison, and Cicero. The map also shows the locations of several parks and other landmarks, such as the University of Chicago and the Laramie State Bank building.



SITE AERIAL





## SITE PHOTOS



*Aerial of development site (view from the southeast)*



*Internal Parcels within Development Site*



## SITE PHOTOS (CONTINUED)



*Aerial of development site (view facing northwest)*



*Aerial of development site (view facing west)*



## SITE PHOTOS (CONTINUED)



Laramie State Bank frontage on Chicago Avenue



Northwest corner of Chicago and Laramie Avenues



## SITE PHOTOS (CONTINUED)



*Laramie State Bank frontage on Chicago Avenue*



*Development Site along Chicago Avenue*



## SITE PHOTOS (CONTINUED)



*Interior of Laramie State Bank Building*

**ZONING**

- RS - Residential Single-Unit District
- RT - Residential Two-Flat, Townhouse and Multi-Unit District
- B1 - Neighborhood Shopping District
- B3 - Community Shopping District
- M1 - Limited Manufacturing/Business Park District
- PMD - Planned Manufacturing Development
- C1 - Neighborhood Commercial District
- C2 - Motor Vehicle-Related Commercial District

**Laramie State Bank site**

0 500 1,000 Feet

## MEMORANDUM

**To:** Lisa DiChiera, Landmarks Illinois LDiChiera@landmarks.org  
**From:** Ed Gerns  
**Date:** August 31, 2017  
**Subject:** Laramie Station Bank of Chicago-5202 West Chicago  
WJE No. 2017.0744.4

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At your request, Wiss, Janney, Elstner Associates, Inc. (WJE) along with Central Building and Preservation (Central) performed a site visit of the Laramie State Bank of Chicago located at 5202 West Chicago. The site visit was performed on August 30, 2017 and was intended to gain a general sense of the overall condition of the building. Our review consisted of visual observations of the exterior facade from grade and interior observations. WJE and Central were not able to access the main roof or the basement.

The building is a three-story structure consisting of a two-story main lobby space and other offices and support spaces surrounding the lobby and on the third floor. The exterior is clad with architectural terra cotta on the south and east facades (Figure 1 and Figure 2) and brick masonry on the north and west facades (Figure 3). Windows are the original steel frame double hung, casement and fixed units. The floor framing consists of a combination of steel framing as well as regularly spaced 2x wood joists. The specific geometry and configuration of the floor framing could not be determined due to the plaster ceiling which remain in place in the majority of the interior spaces.

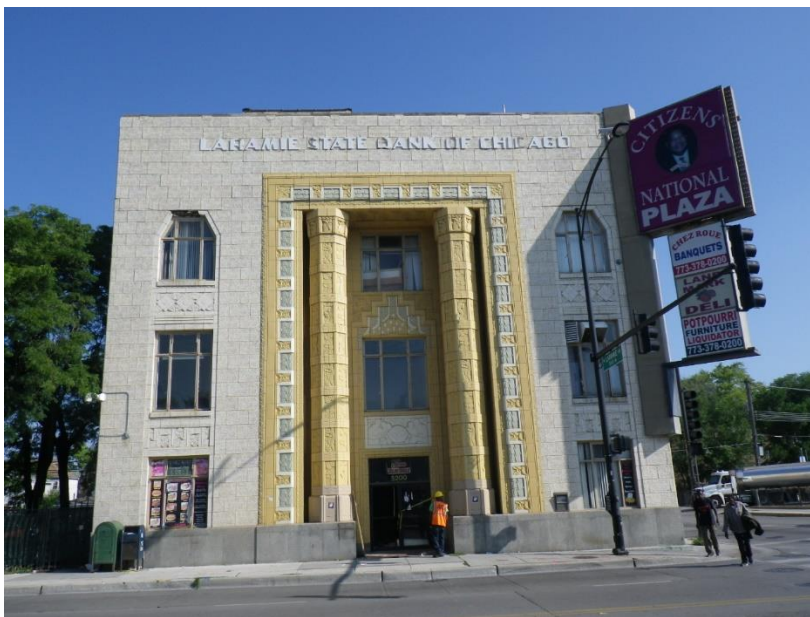
In general, the terra cotta exhibits cracking in the areas of the window openings and other locations that are likely locations of steel cladding support elements. The most significant visible distress observed is shown in Figure 4). The missing units are lintel units that were likely hung from a steel shelf angle above. The angle and supporting j-hooks and bars likely corroded to the point that the unit cracked and fell (or was previously removed) from the facade. Limited cracking was noted in the decorative terra cotta areas (Figure 5). Some cracking and spalling of the terra cotta was also noted in the parapet areas on the east and south facades. We estimate approximately 1 to 3 percent or less of the terra cotta on the building requires replacement and approximately 5 percent requires repair. The repairs may consist of some combination of through face pinning or removal, repair of the unit and reinstallation following repair of the underlying steel support and anchorage. No significant displacements or excessive cracking were observed that would be an indication of a systemic structural issue. The steel frame windows are corroded, particularly on the lower portions of the jambs and sills (Figure 6). The windows can be restored, but replacement may be a more economical alternative. No significant distress was noted on the brick masonry on the north and west facades. Repairs would likely be limited to repointing and limited brick replacement at window openings.

Extensive water damage was noted at the interior of the building at all floor levels. Damage included displaced and missing plaster ceilings and cast decorative plaster elements as well as water damaged plaster at the walls and ceiling as well as corroded exposed lath. Representative images of the interior are shown in Figure 7 through Figure 9. No visible distress or deflections were noted in the floor framing, but no close up observations were possible. Much of the subfloor is saturated.





*Figure 1. East facade of building*



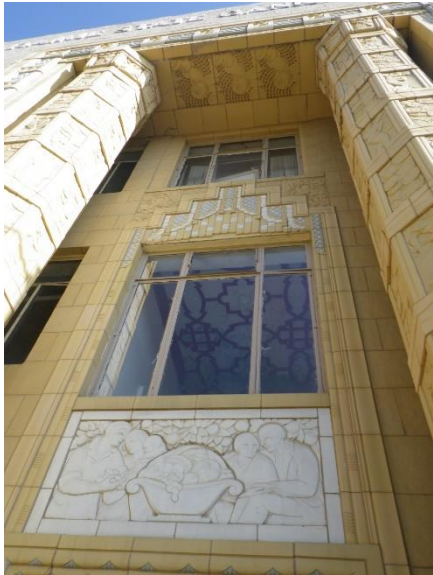
*Figure 2. South facade of building*



*Figure 3. North facade of building*



*Figure 4. Missing piece of terra cotta at window head on south facade. Dashing line indicates likely shelf angle location.*



*Figure 5. View of entry area on south facade*

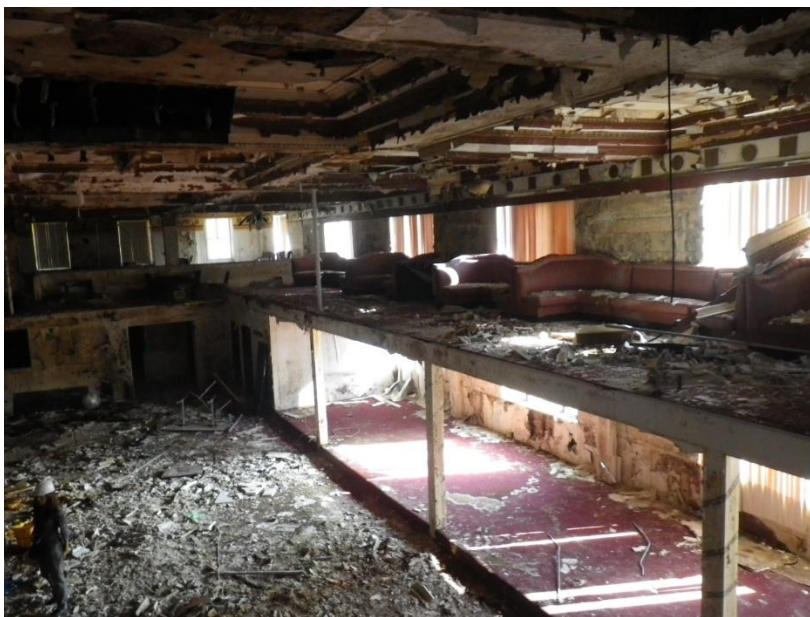


*Figure 6. Typical condition of windows*





*Figure 7. View of interior of building at first floor*



*Figure 8. View of interior of building at mezzanine level*





*Figure 9. Plaster ceiling area on second floor*

**Laramie Bank Building- Temporary Stabilization of Roof and Masonry**  
**5200 W. Chicago Ave., Chicago, IL**

**Preliminary Budget**  
**06/18/2019**

Owner:	Holsten Real Estate Development Corporation		
Architect:	Landon Bone Baker Architects		
Gross Encl. Square Footage (GESF):	22,746 SF	Cost / GESF: \$	11.09

**Based on 06/18/2019 Site Visit**

[illegible]

# Thornton Tomasetti

**5200 W Chicago**

**Laramie Bank**

**Evaluation of Roof System**

## Project

5200 West Chicago Avenue  
Chicago, Illinois  
TT Project No. C18276.PR

## Prepared By

Thornton Tomasetti, Inc.  
330 North Wabash Avenue  
Suite 1500  
Chicago, IL 60611

December 7, 2018



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## 1.00 EXECUTIVE SUMMARY

Thornton Tomasetti, Inc. (TT) was requested by Landmarks Illinois and the City of Chicago Department of Buildings to perform a roof evaluation of the building at 5200 West Chicago Avenue. The aim of TT's investigation was to recommend temporary remediation activities to the roof in order to minimize future deterioration of the building, which has been abandoned and unoccupied for several years.

TT performed a site visit of the subject structure on November 14, 2018. TT was able to access the majority of the inside of the building as well as the roof. We also performed a drone survey of the building, which allowed us to generate a 3D point cloud model of the building.

Based on TT's initial assessment of the condition of the building we recommend a repair procedure to make the building water resistant for a period of 5 years. TT's Engineering Opinion of Cost for this work is \$64,000.



## 2.00 BUILDING DESCRIPTION

The property at 5200 West Chicago Avenue consists of two or three above ground stories and a basement. The structural system consists of wood floors with wooden joist framing that is supported on steel girders. The exterior walls consist of masonry back-up with a terracotta external facing. The building is currently listed as a landmark in the State of Illinois. See Figure 1 for an external view of the building.

TT understands that the building has been abandoned and unoccupied for quite some time. At the time of TT's site visit a large proportion of the interior finishes were damaged and there was evidence of considerable water ingress. The aim of this investigation is to assess the roof of the building and recommend a repair procedure to temporarily seal the building at the roof level and mitigate any further deterioration while potential redevelopment plans are considered.



Figure 1: External view of the building.

## 3.00 OBSERVATIONS

TT performed both a visual and drone survey of the property on November 14, 2018. See Appendix A for photos taken by TT, which are referenced in the summary of our findings below.

### 3.01 INTERNAL OBSERVATIONS

A large proportion of the internal finishes were detached from the structure throughout the building interior (Photo 1). However, in general the wooden joists appeared in good condition. TT identified two locations where joists were split or damaged (Photo 2). In both cases, these were located below an opening in the field of the roof. Based on this visual assessment we felt the roof was safe to walk on as long as areas around openings were avoided.

## 3.02 ROOF OBSERVATIONS

TT made a visual assessment of the low roof from a window located on the second floor. At the time of TT's visit, a large area of ice was present on the roof indicating there is a problem with the drainage system prevent water from leaving the roof (Photo 3). Aside from this, the membrane appeared to be in good condition. On the western side of the roof two mechanical units were heavily damaged (Photo 4). The units likely house openings to the structure below that may be open to the elements and allow water to enter the building.

TT was able to get access to the high roof and performed a visual assessment of the condition. A large portion (Approx. 1100 square feet) of the modified bitumen roof membrane was missing on the western side, at the interface with the low roof below (Photo 5). The bare wooden boards were exposed at this location and TT noted several areas of damaged planks (Photo 6). Elsewhere there were other areas of damaged membrane around previous mechanical openings (Photo 7). A 2-foot tall parapet is present around the perimeter of the roof. The parapet flashing is typically in poor condition and is a likely source of considerable water intrusion to the building below (Photo 8). On the north side of the building there is a chimney that is cracked (Photo 9). At the transition from the high to low roof, the brick appeared damaged and there was evidence of a previous downspout that is now missing (Photo 10).

## 3.03 EXTERNAL OBSERVATIONS

TT walked the perimeter of the building and used the drone to take pictures of the exterior façade. TT noted several areas of cracking to the façade elements which presents a potentially hazardous condition for pedestrians on the sidewalk at the southern and eastern sides of the building (Photo 11). At one location on the south elevation, a small piece of lintel over one of the windows appeared to be missing (Photo 12).

## 4.00 REPAIR RECOMMENDATIONS

Based on the conditions observed during TT's site visit on November 14, 2018 we recommend the following repair procedure to protect the building for a period of 5+ years. See also Appendix B, which depicts the areas for repair on a roof plan of the building.

- A. Repair visibly split and/or damaged roof joists from below.
- B. From the roof, remove and repair wood decking where damaged.
- C. Remove loose and/or delaminated areas of roof membrane.
- D. At the northeast corner of the high roof, carefully examine the black membrane to ascertain whether there is a hole in the deck beneath it.
- E. Install new single ply self-adhered modified bitumen roof membrane where missing.
- F. Patch modified bitumen roof membrane where seams are open or holes are apparent.
- G. Install EPDM flashing membrane along parapet walls (See Figure 2).
- H. Install new roof termination at west upper roof edge where there is no parapet.
- I. Install gutter and downspouts along west upper roof edge where there is no parapet. Extend downspouts to drain down the west face of the lower roof to grade (i.e. not onto the lower roof).
- J. Strap north chimney to prevent further deterioration.
- K. Cover low roof mechanical units with tarpaulin and secure to existing frame.

TT consulted with a roofing specialist to formulate an Engineering Opinion of Cost for the above repair recommendations, which is summarized in Table 1 below.

Step	Description	Estimated Cost
A	Allow for 5 joist repairs	\$ 2,000
B	Local repairs to wooden roof deck	\$ 1,000
C, E & F	Approx. 2000 SF of roof membrane replacement	\$25,000
G	Approx. 300 LF of new EPDM parapet flashing (See Fig. 2)	\$15,000
H & I	New gutter and downspout. Integrate with high roof flashing	\$10,000
J	North chimney repair	\$ 2,000
K	Tarpaulin cover over mechanical units on low roof	\$ 1,000
TOTAL		\$56,000
CONTINGENCY (~15%)		\$ 8,000
<b>ENGINEERING OPINION OF COST</b>		<b>\$64,000</b>

Table 1: Engineering Opinion of Cost for Proposed Repairs.

Note that the estimated cost presented above is based on the limited information available to TT at the time of writing this report. Upon selection of a contractor for the work further investigation would be done and a more accurate cost would be established.

It is TT's opinion that a large portion of the observed water ingress is via the parapet flashing which was typically detached from the parapet at the top. We propose covering the parapet with a new EPDM membrane and fastening it to the exterior of the concrete coping block on the outside and extending it to an area of good membrane on the outside. See Figure 2 below.

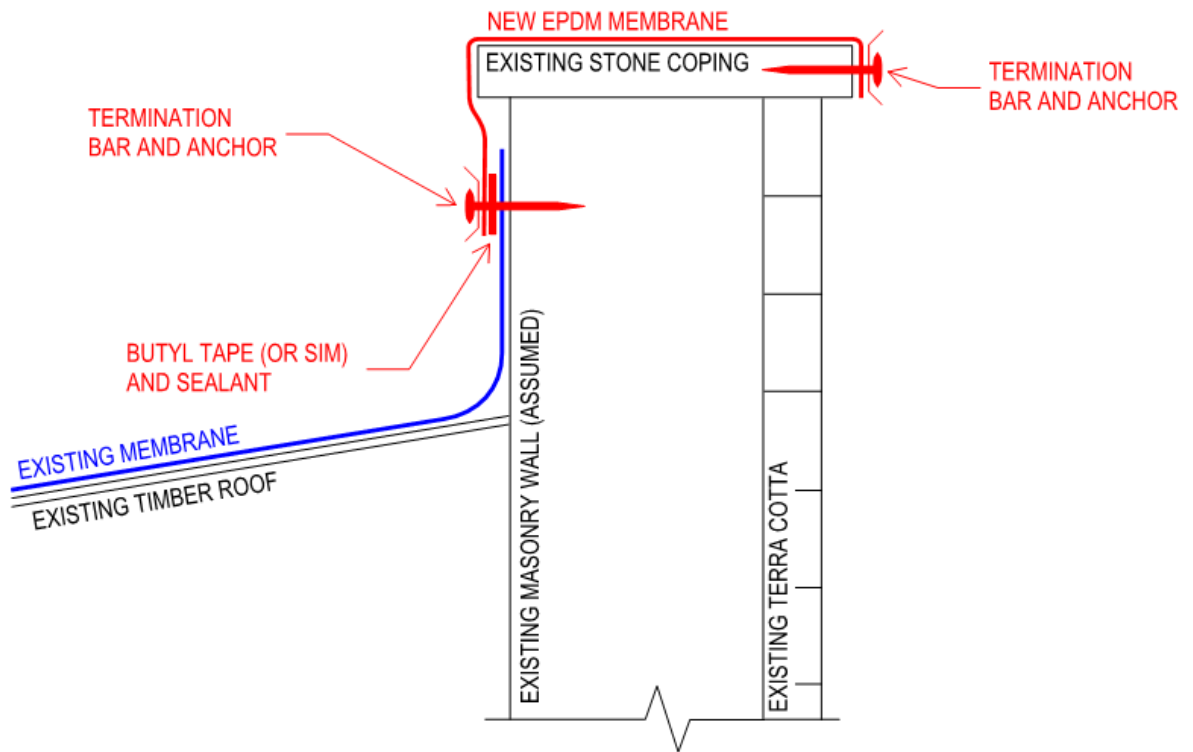


Figure 2: Proposed Parapet Flashing Repair Detail.



## 5.00 CONCLUSIONS

In conclusion, the roof structure of the building was found to be in generally fair condition. TT recommends repairing a few isolated joists that support the roof from below before completing the repair procedure outlined in this report to make the building water resistant for a period of approximately 5 years. TT's Engineering Opinion of Cost for these repairs is approximately \$64,000 based on the preliminary information available to us at this stage.

## 6.00 NOTES AND LIMITATIONS

Thornton Tomasetti's professional services have been performed in accordance with the standards of skill and care generally exercised by other professional consultants acting under similar circumstances and conditions at the time the services were performed.

Thornton Tomasetti's findings, conclusions and opinions are based on Thornton Tomasetti's visual observations, professional experience, interviews with those knowledgeable with the conditions pertinent to the subject investigation, evaluation of documentation and sound investigation practices.

While Thornton Tomasetti's findings are summarized as of the date of issuance, should new information or additional documentation become available, Thornton Tomasetti may amend or revise its opinions and recommendations accordingly.

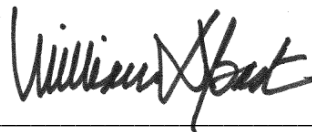
This report shall not be construed to warrant or guarantee the building and/or any of its components under any circumstances. Thornton Tomasetti shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded.

Respectfully submitted,

THORNTON TOMASETTI, INC.



Rupert T. Price, CEng, MStructE  
Project Engineer



William D. Bast, P.E., S.E., SECB  
Principal



Photograph 1: Typical view of damaged finishes inside the building.



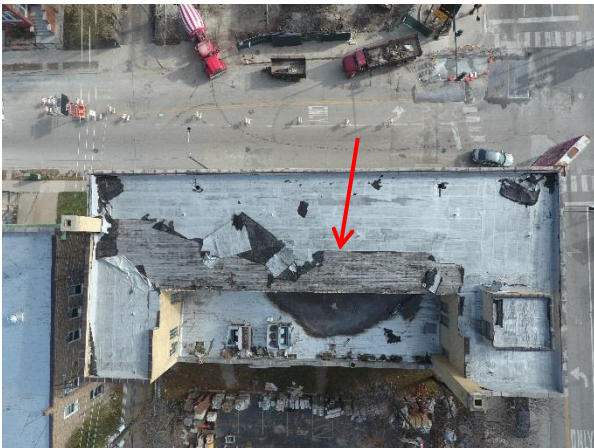
Photograph 2: Split joist near an opening in the roof.



Photograph 3: Ice buildup on the low roof indicating poor drainage.



Photograph 4: Damaged mechanical units on the low roof.



Photograph 5: Overall view of the roof from above. Note large area of delaminated and missing membrane.



Photograph 6: Damaged roof planks at the location of missing membrane.

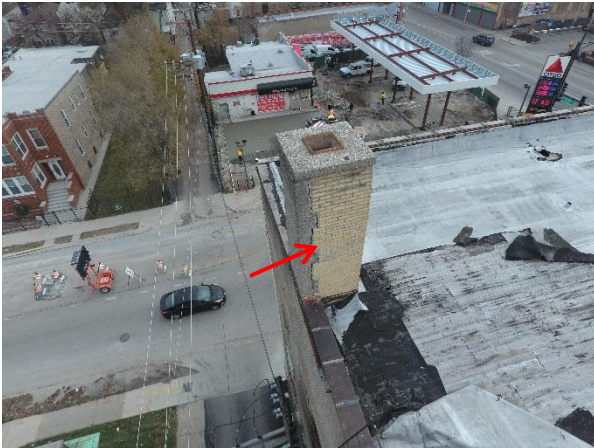




Photograph 7: Damaged membrane around a previous assumed mechanical opening.



Photograph 8: Typical damaged membrane at the parapet.



Photograph 9: Crack to chimney on the north side of the roof.



Photograph 10: Possible missing downspout and damaged edge condition at the transition from the high to the low roof.



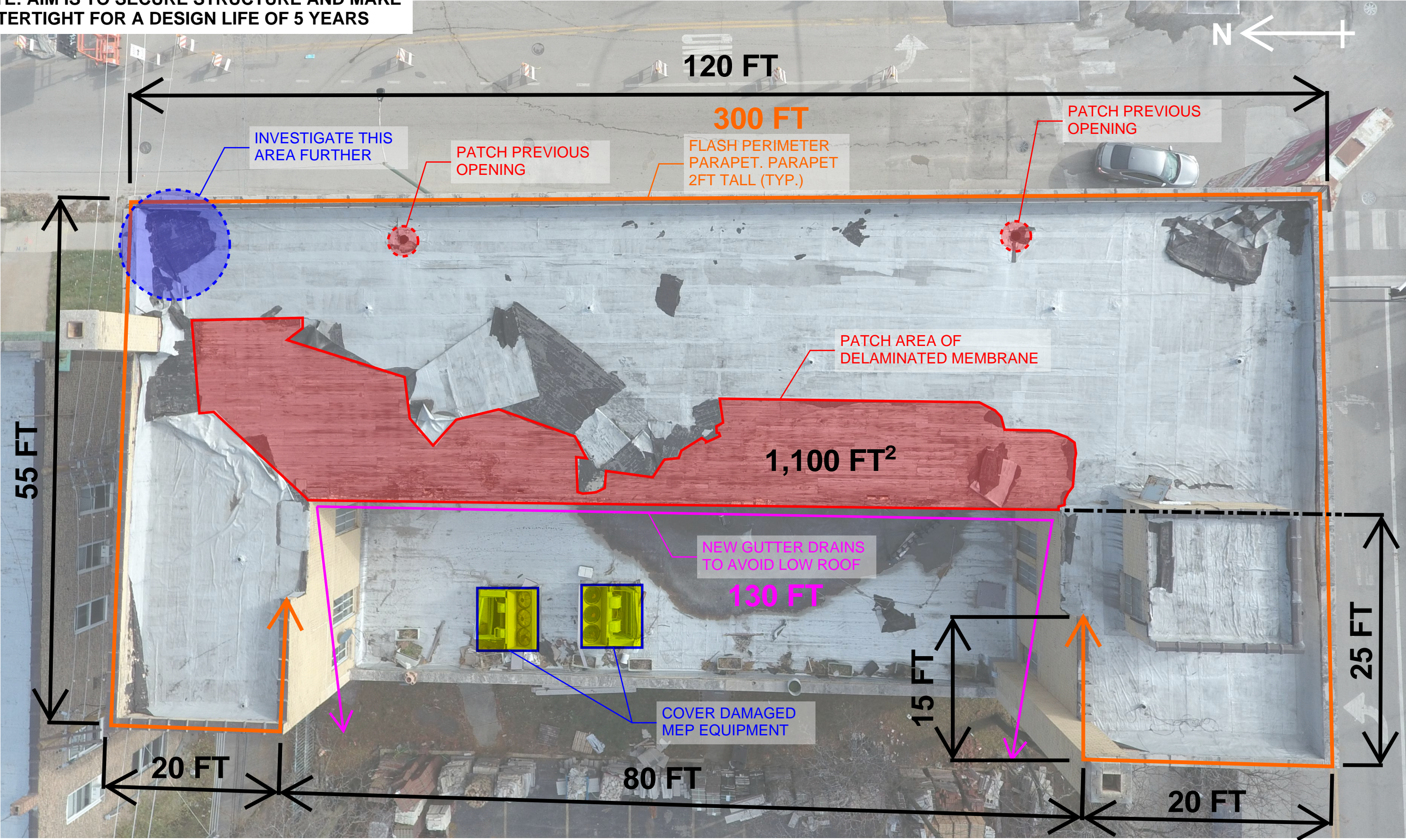
Photograph 11: Cracked decorative masonry on the eastern elevation.



Photograph 12: Damaged and missing lintel on the south elevation.



NOTE: AIM IS TO SECURE STRUCTURE AND MAKE  
WATERTIGHT FOR A DESIGN LIFE OF 5 YEARS





## B. Policy Resources

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- B2. **NEW** Design Excellence Neighborhood Design Guidelines
- B3. **UPDATED** List of Pre-Qualified Designers
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# DESIGN EXCELLENCE

Guiding Principles



# Design Excellence - VISION & GOALS

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

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

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



# Guiding Principles - THEMES

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

**EQUITY** - Fair treatment, targeted support, and prosperity for all citizens

**INNOVATION** - Creative approaches to design and problem-solving

**SENSE OF PLACE** - Celebrating and strengthening the culture of our communities

**SUSTAINABILITY** - Committing to environmental, cultural, and financial longevity

**COMMUNICATION** - Fostering design appreciation and responding to community needs





## PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT

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



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

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



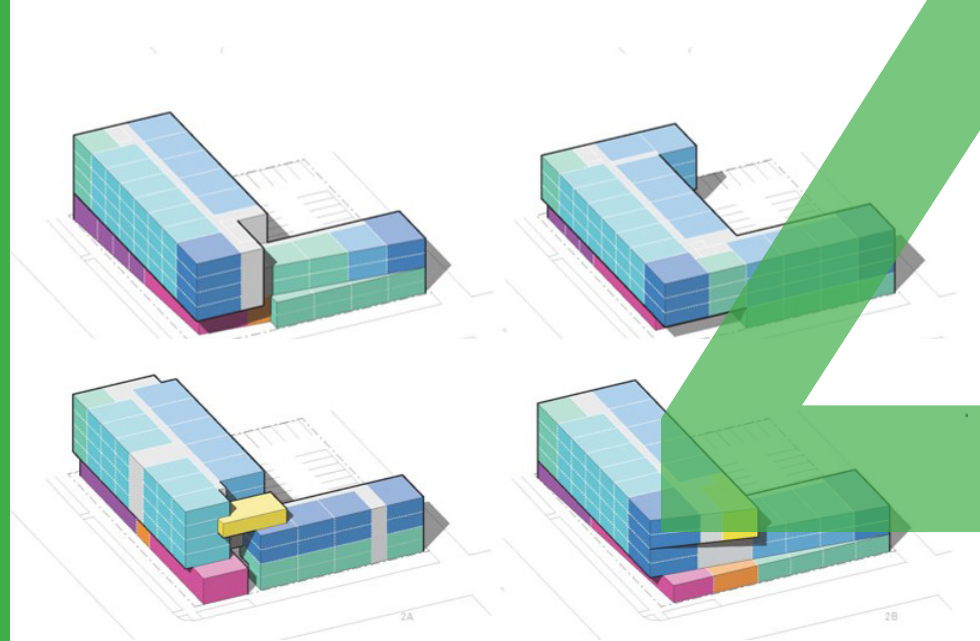
## LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN

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



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

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



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

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



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

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





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

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



## DEVELOP A HEALTHIER, MORE RESILIENT AND BEAUTIFUL CITY

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



## COMMUNICATE THE VALUE OF DESIGN EXCELLENCE TO THE PUBLIC

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



## SUPPORT DESIGN EXCELLENCE WITH CITY DEPARTMENTS AND SISTER AGENCIES

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







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

# Design Excellence

# Neighborhood Design Guidelines

**Department of Planning and Development**

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

**DRAFT September 11, 2020**

# Forward

The concept of “design excellence” represents the City of Chicago’s commitment to a high-quality built environment that celebrates and enhances the City’s unique architectural and urban design legacy. This responsibility extends from downtown and throughout local neighborhoods.

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

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

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

The principles include commitments to:

- » **Equity & Inclusion**  
Achieving fair treatment, targeted support, and prosperity for all citizens
- » **Innovation**  
Implementing creative approaches to design and problem-solving
- » **Sense of Place**  
Celebrating and strengthening the culture of our communities
- » **Sustainability**  
Committing to environmental, cultural, and financial longevity
- » **Communication**  
Fostering design appreciation and responding to community needs







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# Introduction



# Neighborhood Design Guidelines

## A COMMITMENT TO EXCELLENCE

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

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

The guidelines are organized across six categories:

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

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







## APPLICATION AND IMPLEMENTATION

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

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

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

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

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









# Sustainability

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



# Sustainability

## Site Selection

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

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



*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.



Marz Brewing

Via Architects + Diseñadores

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



Northwestern University, The Garage  
Gensler

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

## Design Expression

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

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



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

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



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

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



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

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



# Sustainable Design

## Best Practices

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

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

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

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



# Program

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



# Program

## Use Mix

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

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



*Harper Court  
Hartshorne Plunkard*

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



*Vue 53  
Valerio Dewalt Train*

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



*Independence Library and Apartments  
John Ronan Architects*

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

## Context

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

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



*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.



**Casa Queretaro**  
Designbridge

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



**Uso Apartments**  
Canopy Architectures + Design

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



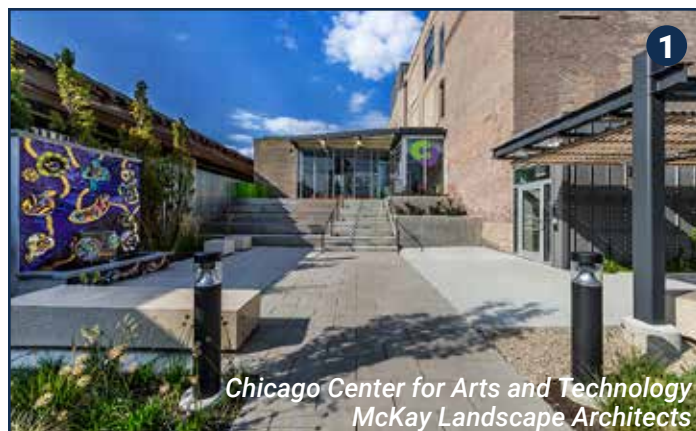
**City Gardens**  
Landon Bone Baker Architects  
& McKay Landscape Architects

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

## Open Space

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

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



*Chicago Center for Arts and Technology  
McKay Landscape Architects*

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



*Tied House  
Gensler*

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



*Norwetta Row  
Site Design Group*

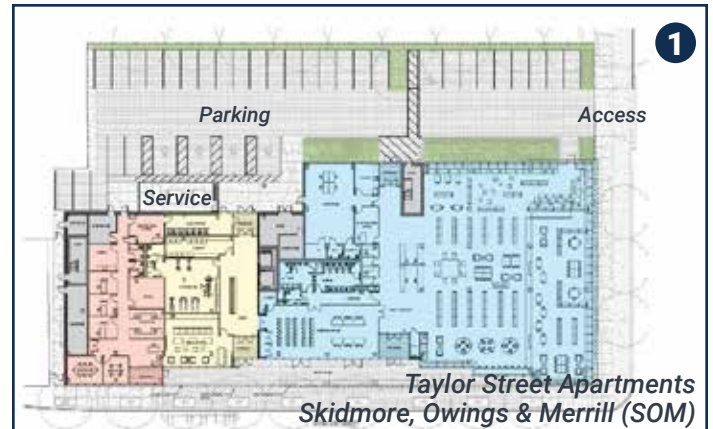
*The creation of outdoor "rooms" through planting and paving design provide a variety of places to site and gather.*



## Parking and Service

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

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



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



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



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







# Public Realm

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

# Public Realm

## Public Right-of-Way

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

- 1 Any modifications to the public right-of-way must be approved by the Chicago Department of Transportation (CDOT) and should follow their guidelines and regulations. Several City resources are available to help identify strategies to improve streetscape sustainability and promote active transportation modes through the creation of complete streets.
- 2 Where existing sidewalks are too narrow to adequately support site uses (e.g. restaurant outdoor seating), identify ways to set the building back from the property line and expand pedestrian pavement within the site boundary, especially for projects that span a large portion of a block. Be mindful of impacts to the block's street wall in the process.
- 3 When designing existing or additional public realm space, consider options for activation and programming to promote vibrancy in the neighborhood.



*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*



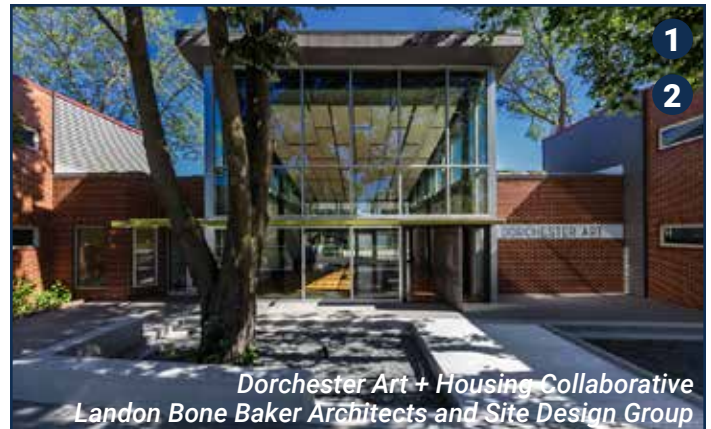
*Sculptural amenities not only provide seating, but also invites people to use the elements creatively*



## 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.



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

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



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

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



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

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

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



Promontory Restaurant  
Range Design + Architecture

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



Pedestrian Lighting at Lakeshore East Park  
Site Design Group

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



Fiesta Boricua Mural, Humboldt Park  
Gamaliel Ramirez

*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

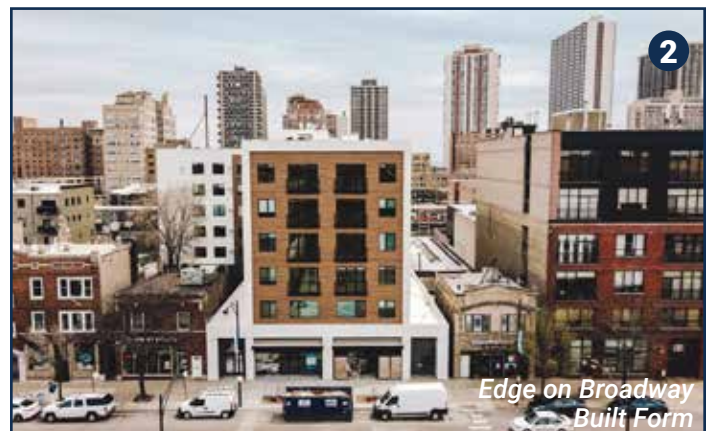
## Height

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.*

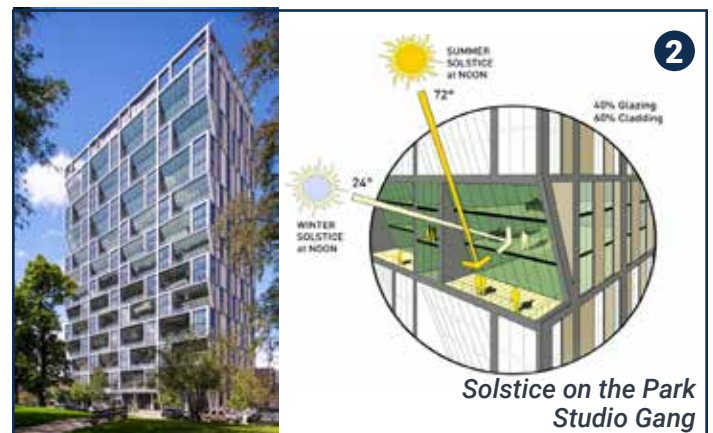
## Access to Light and Air

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.*



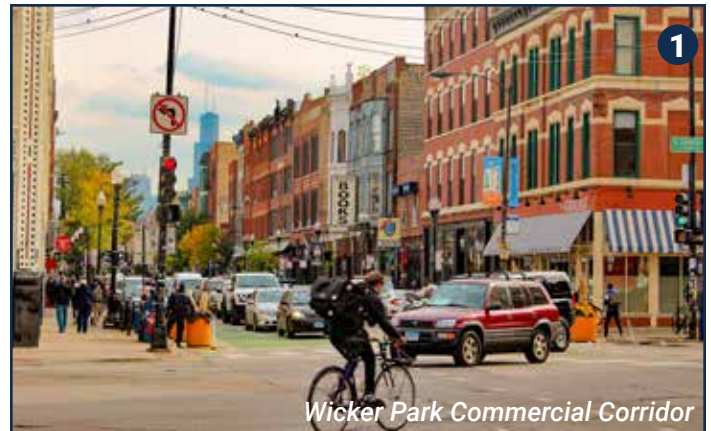
*Roof deck covered lounge space for residents to enjoy away from the public realm*



## 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*

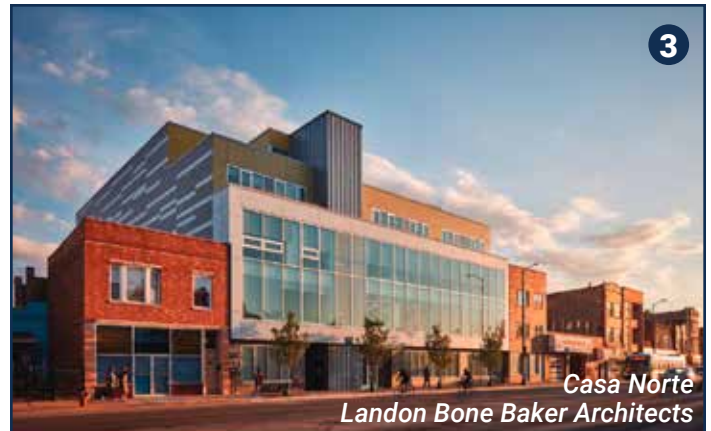


*Outdoor seating for restaurant helps maintain active uses along the street wall featuring planters and string lighting*



*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**

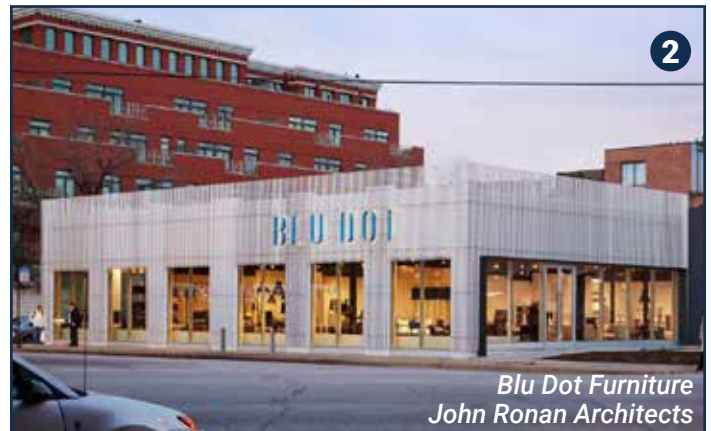
Active and interesting building ground floors add vibrancy to the public realm when properly expressed through the design of a building's façade.

- 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.



**South Shore Brew  
Triad Consortium**

*Welcoming atmosphere in a corner cafe across from a train stop*



**Blu Dot Furniture  
John Ronan Architects**

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



**LINKT  
BKL**

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

## Signage and Security

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

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

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



*Eyeconic Storefront  
Perkins+Will, Tom Harris Photography*

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



*Currency Exchange Cafe Storefront  
Theaster Gates Studio*

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



*Commercial Door Company Incorporated*

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

# Acknowledgments

## DESIGN EXCELLENCE WORKING GROUP

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

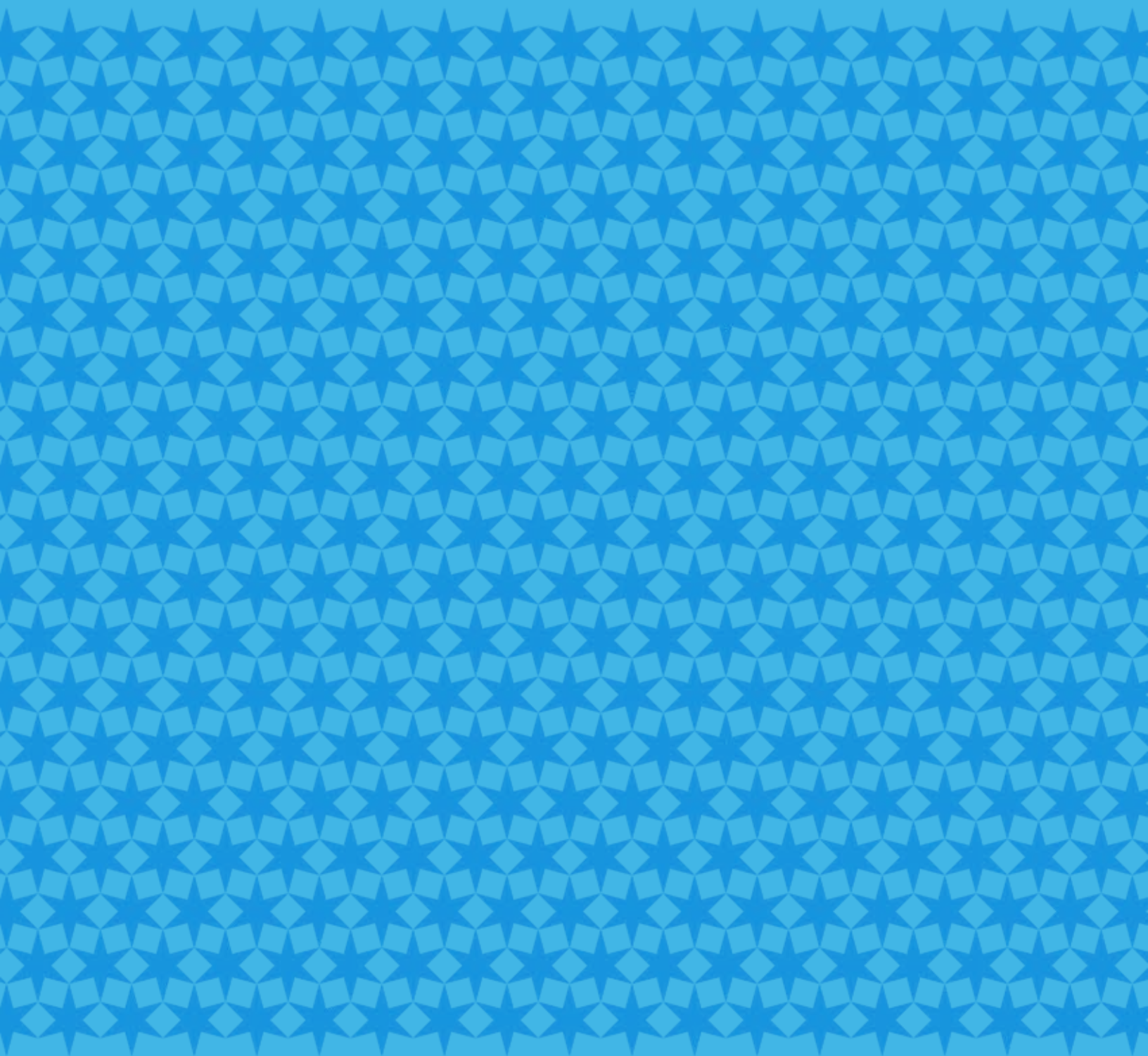
- » Andre Brumfield, Gensler
- » Kim Dowdell, HOK
- » Casey Jones, Perkins + Will
- » Reed Kroloff, Illinois Institute of Technology
- » Juan Moreno, JGMA
- » Lynn Osmond, Chicago Architecture Center
- » Emmanuel Pratt, Sweet Water Foundation
- » Domenic Salpietra, HOK
- » Jaime Torres Carmona, Canopy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



## **DPD WORK GROUP**

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

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



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

CHICAGO  
ARCHITECTURE  
CENTER



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*

BRININSTOOL  
+ LYNCH

BROOK  
ARCHITECTURE

BUILT FORM

CANOPY +  
WOODHOUSE  
TINUCCI +  
FLOATING  
MUSEUM

CURIOSO +  
INFORM STUDIO

DAAM

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

DMAC  
ARCHITECTURE

GARRISON +  
BONDER +  
HENDERSON +  
WILLIAMS +  
HKS

INTERACTIVE  
DESIGN  
ARCHITECTS

JGMA +  
BEEHYVE

KOO LLC

KRUECK  
+ SEXTON  
ARCHITECTS

KWONG VON  
GLINOW +  
UB STUDIO +  
ROBERT  
BURNIER

LONDON  
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

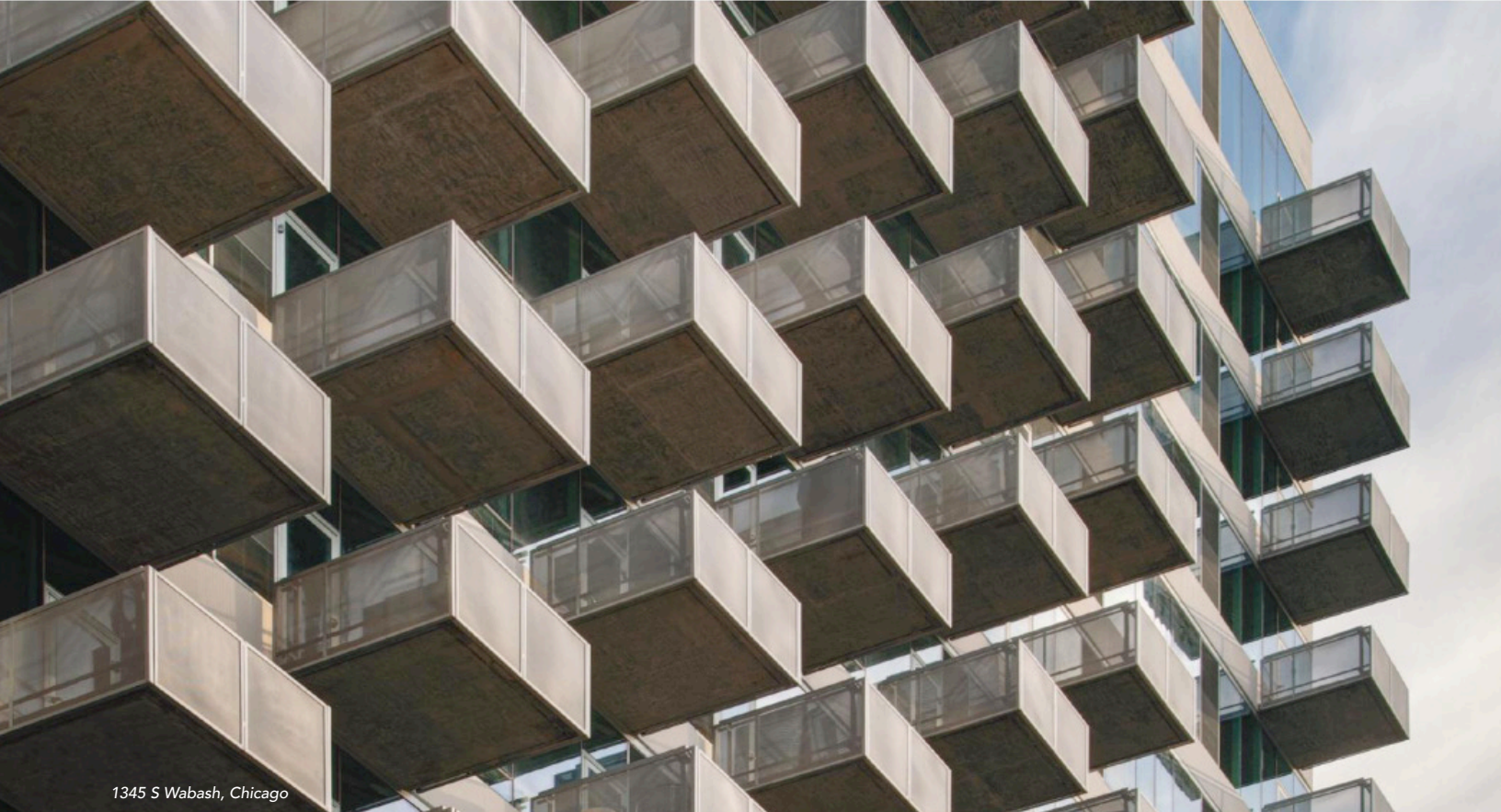
URBANWORKS

VALERIO  
DEWALT TRAIN +  
LATENT DESIGN

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

WHEELER  
KEARNS  
ARCHITECTS

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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





CPS Central Office Relocation, Chicago

## BROOK ARCHITECTURE

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

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

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



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



**Kelly Williams**  
AIA  
Vice President  
Brook Architecture



UICA Theater, Grand Rapids, MI

## BUILT FORM



**Arden Freeman**  
AIA  
Principal  
Built Form



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

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

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

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





OSO Apartments, Chicago

# CANOPY + WOODHOUSE TINUCCI + FLOATING MUSEUM



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



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



**Avery Young**  
Co-Director  
Floating Museum

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

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

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





The Wheelhouse Hotel, Chicago

## CURIOSO + INFORM STUDIO

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

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

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



**Nina Grondin**  
Managing Principal  
Curioso



**Daniel Pierce**  
Design Principal  
Curioso



**Michael Guthrie**  
Design Principal  
INFORM Studio



**Gina Van Tine**  
Managing Principal  
INFORM Studio



Rail Yard Warehouse Lofts, Green Bay, WI

## DAAM



*Elyse Agnello*  
AIA, NCARB  
Principal  
DAAM



*Alexander Shelly*  
AIA, NCARB  
Principal  
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.

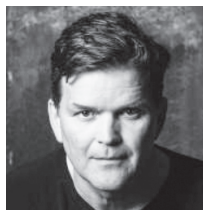
We believe our experience in successfully designing public, institutional, and academic buildings and social spaces for private, public, and non-profit clients positions us to actively engage with our city’s South and West Side communities and translate their needs into built form. We are adept at synthesizing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





Midtown Athletic Club and Hotel, Chicago

## DMAC ARCHITECTURE



**Dwayne MacEwen**  
AIA, NCARB  
Principal  
DMAC Architecture



**Kavitha Marudadu**  
AIA, LEED AP,  
NCARB  
Associate Principal  
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.





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.





Acero (UNO) Soccer Academy, Chicago

## JGMA + BEEHYVVE



**Juan Moreno**  
AIA  
President  
JGMA



**Deon P. Lucas**  
Principal Architect  
BEEHYVVE

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

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

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





Altgeld Family Resource Center, Chicago

## KOO LLC

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.



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



**Dan Rappel**  
AIA  
Principal  
Koo LLC





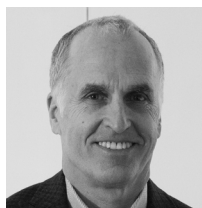
CME Center, Chicago

# KRUECK + SEXTON ARCHITECTS

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

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

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



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



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



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



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

## KWONG VON GLINOW + UB STUDIO + ROBERT BURNIER



**Alison Von Glinow**  
AIA  
Founding Partner  
Kwong Von Glinow



**Lap Chi Kwong**  
Founding Partner  
Kwong Von Glinow



**Chantelle Brewer**  
AIA  
Founding Partner  
UB Studio



**Robert Burnier**  
Visual Artist

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

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

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

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





Chicago Center for Arts and Technology, Chicago

# LANDON BONE BAKER ARCHITECTS + CIVIC PROJECTS ARCHITECTURE



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



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

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

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

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





The Publishing House Bed and Breakfast, Chicago

## MIR COLLECTIVE + MKB ARCHITECTS

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

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

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



**Kara Boyd**  
AIA  
Principal  
MIR Collective



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



**Todd Zima**  
AIA  
Principal  
MIR Collective



**Jack Kelley**  
AIA  
Principal  
MKB Architects



**Geraldine Kelley**  
AIA  
Principal  
MKB Architects





Notre, Chicago

## NORMAN KELLEY



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.





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

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

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

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



**Andrew Moddrell**  
AIA  
Partner  
Port Urbanism



**Christopher Marcinkoski**, AIA  
Partner  
Port Urbanism



**Ann Lui**  
AIA  
Principal  
Future Firm



**Craig Reschke**  
AIA  
Principal  
Future Firm



**Paola Aguirre Serrano**  
Principal  
Borderless Studio



**Dennis Milam**  
AIA  
Principal  
Borderless Studio



**David Brown**  
The Available City





Apartment Building Renovation, Chicago

# PAUL PREISSNER ARCHITECTS



Paul Preissner  
AIA  
President  
Paul Preissner  
Architects

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

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

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





2016 West Rice, Chicago

# VLADIMIR RADUTNY ARCHITECTS



**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.





Independence Library and Apartments, Chicago

## JOHN RONAN ARCHITECTS



*John Ronan, FAIA  
Founding Principal  
John Ronan  
Architects*

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

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

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

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





Chicago Riverwalk, Chicago

## ROSS BARNEY ARCHITECTS

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

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

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



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



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





Dorchester Art and Housing Collaborative, Chicago

## SITE DESIGN GROUP, LTD.

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

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

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

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



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



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





Taylor Street Apartments and Little Italy Branch Library, Chicago

# SKIDMORE, OWINGS & MERRILL



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



**Tiara Hughes**  
NOMA  
Project Manager  
SOM

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

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

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





Pullman National Monument, Chicago

# ADRIAN SMITH + GORDON GILL ARCHITECTURE

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

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

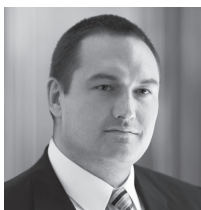
AS+GG services include architecture, urban design, sustainability, interior design, and project management. We utilize a holistic, integrated design approach that emphasizes symbiotic relationships with the natural environment—a philosophy we term "Global Environmental Contextualism." This approach represents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



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



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



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





CAM Museum, Raleigh NC

## STUDIO DWELL + BROOKS + SCARPA



**Mark Peters**  
AIA  
Principal  
Studio Dwell  
Architects



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

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

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

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





Chicago River Boathouses, Chicago

# STUDIO GANG

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

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

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

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



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



**Juliane Wolf**  
RA  
Design Principal,  
Partner  
Studio Gang



By the Hand Club for Kids, Chicago

## TEAM A + WILL DUBOSE DESIGN



**Jason Nuttelman**  
AIA, LEED AP  
Principal  
Team A



**Joe Buehler**  
AIA, LEED AP  
Principal  
Team A



**Will DuBose**  
Design Principal  
Will DuBose Design

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

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

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





Morgan Live + Work, Chicago

## URBANLAB

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

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

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



**Martin Felsen, FAIA**  
Principal  
UrbanLab



**Sarah Dunn**  
NCARB  
Principal  
UrbanLab





Galewood Elementary School, Chicago

## URBANWORKS

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

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

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



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



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



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





# VALERIO DEWALT TRAIN + LATENT DESIGN

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

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

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

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



**Joe Valerio, FAIA**  
Founding Principal  
Valerio Dewalt Train



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





Square Roots Urban Farming Accelerator, Michigan

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



**Cristina Gallo**  
AIA  
President  
Via Chicago Architects  
+ Diseñadores



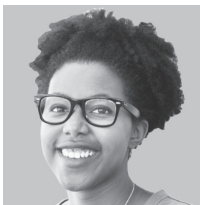
**Marty Sandberg**  
AIA  
Principal  
Via Chicago Architects  
+ Diseñadores



**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.





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  
Principal  
Wheeler Kearns



**Chris-Annmarie Spencer**  
AIA, NOMA  
Principal  
Wheeler Kearns



**Larry Kearns, FAIA**  
LEED AP  
Principal  
Wheeler Kearns



**Jon Heinert**  
AIA  
Principal  
Wheeler Kearns



**Mark Weber**  
AIA  
Principal  
Wheeler Kearns

Team Contact: Dan Wheeler, Principal

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[wkarch.com](http://wkarch.com)

## COMMUNITY WEALTH BUILDING MODEL

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

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

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

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

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

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

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



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

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

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

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

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

### Funding Sources

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

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

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

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

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

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

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

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

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

## **Funding Priorities**

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

### **I. Opportunity Areas**

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

### **II. Redevelopment Areas**

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



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

III. Transitioning Areas

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

**TABLE OF INCOME LIMITS**  
**Effective April 1, 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
<b>1 person</b>	\$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
<b>2 persons</b>	\$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
<b>3 persons</b>	\$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
<b>4 persons</b>	\$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
<b>5 persons</b>	\$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
<b>6 persons</b>	\$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
<b>7 persons</b>	\$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
<b>8 persons</b>	\$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
<b>9 persons</b>	\$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
<b>10 persons</b>	\$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):**

<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
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):**

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$114	\$194	\$274	\$434	\$592	\$751	\$911	\$911	\$949	\$1,230	\$1,548	\$1,866	\$911
	1	\$114	\$199	\$284	\$456	\$626	\$796	\$967	\$1,019	\$1,009	\$1,309	\$1,649	\$1,991	\$1,019
	2	\$136	\$238	\$341	\$546	\$750	\$954	\$1,160	\$1,179	\$1,213	\$1,570	\$1,979	\$2,388	\$1,179
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
Low-rise/Duplex/ Row House	5	\$185	\$331	\$477	\$941	\$1,060	\$1,350	\$1,642	\$1,705	\$1,665	\$2,224	\$2,808	\$3,391	\$2,065
	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
High-rise	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
	0	\$126	\$206	\$286	\$446	\$604	\$763	\$923	\$923	\$961	\$1,242	\$1,560	\$1,878	\$923
	1	\$128	\$213	\$298	\$470	\$640	\$810	\$981	\$1,033	\$1,023	\$1,323	\$1,663	\$2,005	\$1,033
	2	\$154	\$256	\$359	\$564	\$768	\$972	\$1,178	\$1,197	\$1,231	\$1,588	\$1,997	\$2,406	\$1,197
	3	\$177	\$295	\$413	\$665	\$887	\$1,123	\$1,360	\$1,444	\$1,412	\$1,833	\$2,306	\$2,780	\$1,525
	4	\$194	\$326	\$458	\$809	\$986	\$1,250	\$1,514	\$1,589	\$1,553	\$1,637	\$2,570	\$3,098	\$1,818
	5	\$213	\$359	\$505	\$969	\$1,088	\$1,378	\$1,670	\$1,733	\$1,693	\$2,252	\$2,836	\$3,419	\$2,093



# CITY OF CHICAGO

## MAXIMUM AFFORDABLE MONTHLY RENTS 2020

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

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$71	\$151	\$231	\$391	\$549	\$708	\$868	\$868	\$906	\$1,187	\$1,505	\$1,823	\$868
	1	\$62	\$147	\$232	\$404	\$574	\$744	\$915	\$967	\$957	\$1,257	\$1,597	\$1,939	\$967
	2	\$75	\$177	\$280	\$485	\$689	\$893	\$1,099	\$1,118	\$1,152	\$1,509	\$1,918	\$2,327	\$1,118
	3	\$86	\$204	\$322	\$574	\$796	\$1,032	\$1,269	\$1,353	\$1,321	\$1,742	\$2,215	\$2,689	\$1,434
	4	\$91	\$223	\$355	\$706	\$883	\$1,147	\$1,411	\$1,486	\$1,450	\$1,534	\$2,467	\$2,995	\$1,715
Low-rise/Duplex/ Row House	5	\$97	\$243	\$389	\$853	\$972	\$1,262	\$1,554	\$1,617	\$1,577	\$2,136	\$2,720	\$3,303	\$1,977
	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
High-rise	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
	0	\$104	\$184	\$264	\$424	\$582	\$741	\$901	\$901	\$939	\$1,220	\$1,538	\$1,856	\$901
	1	\$101	\$186	\$271	\$443	\$613	\$783	\$954	\$1,006	\$996	\$1,296	\$1,636	\$1,978	\$1,006
	2	\$123	\$225	\$328	\$533	\$737	\$941	\$1,147	\$1,166	\$1,200	\$1,557	\$1,966	\$2,375	\$1,166
	3	\$141	\$259	\$377	\$629	\$851	\$1,087	\$1,324	\$1,408	\$1,376	\$1,797	\$2,270	\$2,744	\$1,489
	4	\$154	\$286	\$418	\$769	\$946	\$1,210	\$1,474	\$1,549	\$1,513	\$1,597	\$2,530	\$3,058	\$1,778
	5	\$168	\$314	\$460	\$924	\$1,043	\$1,333	\$1,625	\$1,688	\$1,648	\$2,207	\$2,791	\$3,374	\$2,048

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

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$87	\$167	\$247	\$407	\$565	\$724	\$884	\$884	\$922	\$1,203	\$1,521	\$1,839	\$884
	1	\$82	\$167	\$252	\$424	\$594	\$764	\$935	\$987	\$977	\$1,277	\$1,617	\$1,959	\$987
	2	\$99	\$201	\$304	\$509	\$713	\$917	\$1,123	\$1,142	\$1,176	\$1,533	\$1,942	\$2,351	\$1,142
	3	\$114	\$232	\$350	\$602	\$824	\$1,060	\$1,297	\$1,381	\$1,349	\$1,770	\$2,243	\$2,717	\$1,462
	4	\$123	\$255	\$387	\$738	\$915	\$1,179	\$1,443	\$1,518	\$1,482	\$1,566	\$2,499	\$3,027	\$1,747
Low-rise/Duplex/ Row House	5	\$133	\$279	\$425	\$889	\$1,008	\$1,298	\$1,590	\$1,653	\$1,613	\$2,172	\$2,756	\$3,339	\$2,013
	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
High-rise	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
	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

# CITY OF CHICAGO

## MAXIMUM AFFORDABLE MONTHLY RENTS 2020

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

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$110	\$190	\$270	\$430	\$588	\$747	\$907	\$907	\$945	\$1,226	\$1,544	\$1,862	\$907
	1	\$109	\$194	\$279	\$451	\$621	\$791	\$962	\$1,014	\$1,004	\$1,304	\$1,644	\$1,986	\$1,014
	2	\$129	\$231	\$334	\$539	\$743	\$947	\$1,153	\$1,172	\$1,206	\$1,563	\$1,972	\$2,381	\$1,172
	3	\$148	\$266	\$384	\$636	\$858	\$1,094	\$1,331	\$1,415	\$1,383	\$1,804	\$2,277	\$2,751	\$1,496
	4	\$161	\$293	\$425	\$776	\$953	\$1,217	\$1,481	\$1,556	\$1,520	\$1,604	\$2,537	\$3,065	\$1,785
Low-rise/Duplex/ Row House	5	\$175	\$321	\$467	\$931	\$1,050	\$1,340	\$1,632	\$1,695	\$1,655	\$2,214	\$2,798	\$3,381	\$2,055
	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
High-rise	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
	0	\$122	\$202	\$282	\$442	\$600	\$759	\$919	\$919	\$957	\$1,238	\$1,556	\$1,874	\$919
	1	\$123	\$208	\$293	\$465	\$635	\$805	\$976	\$1,028	\$1,018	\$1,318	\$1,658	\$2,000	\$1,028
	2	\$147	\$249	\$352	\$557	\$761	\$965	\$1,171	\$1,190	\$1,224	\$1,581	\$1,990	\$2,399	\$1,190
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$185	\$317	\$449	\$800	\$977	\$1,241	\$1,505	\$1,580	\$1,544	\$1,628	\$2,561	\$3,089	\$1,809
	5	\$203	\$349	\$495	\$959	\$1,078	\$1,368	\$1,660	\$1,723	\$1,683	\$2,242	\$2,826	\$3,409	\$2,083

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$116	\$196	\$276	\$436	\$594	\$753	\$913	\$913	\$951	\$1,232	\$1,550	\$1,868	\$913
	1	\$117	\$202	\$287	\$459	\$629	\$799	\$970	\$1,022	\$1,012	\$1,312	\$1,652	\$1,994	\$1,022
	2	\$139	\$241	\$344	\$549	\$753	\$957	\$1,163	\$1,182	\$1,216	\$1,573	\$1,982	\$2,391	\$1,182
	3	\$160	\$278	\$396	\$648	\$870	\$1,106	\$1,343	\$1,427	\$1,395	\$1,816	\$2,289	\$2,763	\$1,508
	4	\$175	\$307	\$439	\$790	\$967	\$1,231	\$1,495	\$1,570	\$1,534	\$1,618	\$2,551	\$3,079	\$1,799
Low-rise/Duplex/ Row House	5	\$190	\$336	\$482	\$946	\$1,065	\$1,355	\$1,647	\$1,710	\$1,670	\$2,229	\$2,813	\$3,396	\$2,070
	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
High-rise	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
	0	\$128	\$208	\$288	\$448	\$606	\$765	\$925	\$925	\$963	\$1,244	\$1,562	\$1,880	\$925
	1	\$131	\$216	\$301	\$473	\$643	\$813	\$984	\$1,036	\$1,026	\$1,326	\$1,666	\$2,008	\$1,036
	2	\$157	\$259	\$362	\$567	\$771	\$975	\$1,181	\$1,200	\$1,234	\$1,591	\$2,000	\$2,409	\$1,200
	3	\$181	\$299	\$417	\$669	\$891	\$1,127	\$1,364	\$1,448	\$1,416	\$1,837	\$2,310	\$2,784	\$1,529
	4	\$199	\$331	\$463	\$814	\$991	\$1,255	\$1,519	\$1,594	\$1,558	\$1,642	\$2,575	\$3,103	\$1,823
	5	\$218	\$364	\$510	\$974	\$1,093	\$1,383	\$1,675	\$1,738	\$1,698	\$2,257	\$2,841	\$3,424	\$2,098

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

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

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

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



## DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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

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

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

**Line**

1	Resale Restriction or Recapture Mortgage	120% AMI				
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 calculations.
  - 6 PMI is estimated at 186 BPS
  - 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
  - 8 Interest rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.56
- 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, 7 and 8.
  - 13 The total of Lines 12 and 13.
  - 14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

## DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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

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

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

**Line**

1 Resale Restriction or Recapture Mortgage		100% AMI				
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*

**LINE NOTES:**

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

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

3.56

- 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, 7 and 8.
- 13 The total of Lines 12 and 13.
- 14 The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

## DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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

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

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

**Line**

1 Resale Restriction or Recapture Mortgage		140% AMI				
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*

**LINE NOTES:**

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

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

3.56

- 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, 7 and 8.
- 13 The total of Lines 12 and 13.
- 14 The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).



# DEPARTMENT OF HOUSING

## AFFORDABLE UNIT PRICING GUIDE

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		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

### LINE NOTES:

- Units will be kept affordable by a resale restriction, unless otherwise specified.
  - Use column matching the number of bedrooms in unit.
  - Enter developer's market rate price.
  - Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
  - The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.
  - PMI is estimated at 186 BPS
  - Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
  - Interest rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: **3.56**
- Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? \_\_\_ yes \_\_\_ no (See Line 3 note).
  - Loan amount at 97% of the affordable price.
  - Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
  - The total of Lines 4, 5, 6, 7 and 8.
  - The total of Lines 12 and 13.
  - The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

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



## PRE-PERMIT REVIEWS

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

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

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

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



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

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

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

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

December 5, 2019



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

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

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

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

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

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

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

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

### **New Infill Construction Projects**

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

### **Garages on Corner Properties**

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

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

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

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

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

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

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

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

#### **Demolition**

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



## Permit Review Committee – 2020 Submittal Schedule

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

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

### Submittal Deadlines

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

### Community Review

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

# CHICAGO LANDMARKS



## PERMIT REVIEW COMMITTEE SUBMISSION – Project Information Form

**Project address** .....

Landmark/Landmark district .....

Project description .....

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

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

Company .....

Address .....

City/State/Zip code .....

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

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

Company .....

Address .....

City/State/Zip code .....

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

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

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

# COMMISSION ON CHICAGO LANDMARKS

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

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

and

## GUIDELINES FOR ALTERATIONS TO HISTORIC BUILDINGS AND NEW CONSTRUCTION

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

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**CITY OF CHICAGO  
RAHM EMANUEL, MAYOR**

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

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

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



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

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

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

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

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

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

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

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

*The Secretary of the Interior's Standards*

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



## **ADDITIONAL INFORMATION**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

*[Adopted March 4, 1992]*

# COMMISSION ON CHICAGO LANDMARKS

Rafael M. Leon, Chairman  
James M. Houlihan, Vice Chairman  
David L. Reifman, Secretary  
Gabriel Ignacio Dziekiewicz  
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Carmen A. Rossi  
Mary Ann Smith  
Richard Tolliver  
Ernest C. Wong



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

The Commission is staffed by the:

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

Historic Preservation Division  
City Hall, Room 1101  
121 North LaSalle Street  
Chicago, Illinois 60602  
312.744.3200 (TEL) ~ 312.744.9140 (FAX)  
<http://www.cityofchicago.org/landmarks>

Reprinted October 7, 2015



# C. Submission Forms and Affidavits

*To be submitted with proposal*

- C1. Proposal Summary Form
- C2. Sources and uses of funds statement
- C3. Construction budget
- C4. Revenue projections
- 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:	<i>As identified on the RFP.</i>
Applicant:	<i>Name of applicant entity.</i>
Principals:	<i>Names of principal owners of applicant entity.</i>
Development Team:	<i>Identify architect, attorney, GC if known, and consultants.</i>
Purchase Price:	<i>Your bid price.</i>
Purchase Parcels:	<i>For multi-parcel RFPs only: if allowed under the RFP, identify which of the RFP parcels are proposed for purchase.</i>
City Assistance Requested:	<i>Include TIF request or other requests for City financial assistance. Identify the type and amount of each type of assistance.</i>
Total Project Cost:	<i>Total development cost.</i>
Estimated Completion Date:	<i>Include date.</i>
Proposed Use:	<i>Identify proposed use of the property.</i>
Zoning:	<i>Indicate if a zoning change or planned development classification is required for the project.</i>
Proposed Project:	<i>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.</i>
Public Benefits:	<i>Identify public benefits of the project such as affordable housing, senior housing, 'green' elements, new retail services, fiscal benefits, public open space, etc.</i>

## SOURCES AND USES OF FUNDS

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

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

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

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

\* Building area = 0 square feet



## DETAILED CONSTRUCTION BUDGET

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

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

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

\* Building area = 0 square feet

**REVENUE PROJECTIONS - FOR SALE PROJECT**

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

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

**GROSS SALES REVENUE**

Housing Units:

	Unit Type	Number	Unit Price	Total
A		0	\$ -	\$ -
B		0	\$ -	\$ -
C		0	\$ -	\$ -
D		0	\$ -	\$ -
E		0	\$ -	\$ -
F		0	\$ -	\$ -
G		0	\$ -	\$ -

Total Housing Unit Sales 0 #DIV/0! \$0

Housing Unit Upgrades \$ -

Parking Spaces:

	Type	Number	Price	Total
A		0	\$ -	\$0
B		0	\$ -	\$0
Total Parking Sales		0	#DIV/0!	\$0

Commercial Space Value 

Size-sf	Price/sf	Value
-	\$0	\$ -

**TOTAL GROSS SALES REVENUE** \$ -

**COST OF SALES**

Commissions	0.0%	\$ -
Closing Costs	0.0%	\$ -
Other Costs	0.0%	\$ -
<b>TOTAL COST OF SALES</b>	0.0%	\$ -

**NET SALES REVENUE** \$ -

Less Total Project Costs \$ -

**NET PROFIT** \$ -

**INDICATORS:**

Profit as % of Gross Sales:	#DIV/0!
Profit as % of Total Project Costs:	#DIV/0!

**REVENUE PROJECTIONS - RENTAL PROJECT**  
(Sample Cash Flow Projection)

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

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

Vacancy Rates					Growth Rates				
Years	1	2	3	4+	Years	1	2	3	4+
Commercial	0%	0%	0%	0%	Commercial Rent	0%	0%	0%	0%
Residential	0%	0%	0%	0%	Residential Rent	0%	0%	0%	0%
					Parking/Other Revenue	0%	0%	0%	0%
					Operating Expense	0%	0%	0%	0%
					Real Estate Tax	0%	0%	0%	0%
					Capital Reserves	0%	0%	0%	0%

	SF	Rent/sf		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
<b>INCOME</b>														
Commercial Rent	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Expense Recoveries	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Market Rate	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Rent- Affordable	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Revenue per space	-	\$0.00	/mo.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue	-	\$0.00	/yr.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>GROSS POTENTIAL INCOME</b>				\$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
<b>EFFECTIVE GROSS INCOME (EGI)</b>				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>EXPENSES</b>	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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>NET OPERATING INCOME (NOI)</b>				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	SF	Cost/sf		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Other Capital Costs (insert for each year)	-	\$0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	---
Debt Service				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---
<b>NET CASH FLOW before depreciation</b>				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---

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

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

Calculation of the Reversion	
Year 11 NOI	\$0
Cap Rate (enter rate)	0.0%
Gross Reversion	#DIV/0!
Less Cost of Sale (enter rate)	2.0%
Net Reversion before Debt	#DIV/0!
Less Loan Balance	#NUM!
<b>Net Reversion</b>	<b>#DIV/0!</b>

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



**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: \_\_\_\_\_

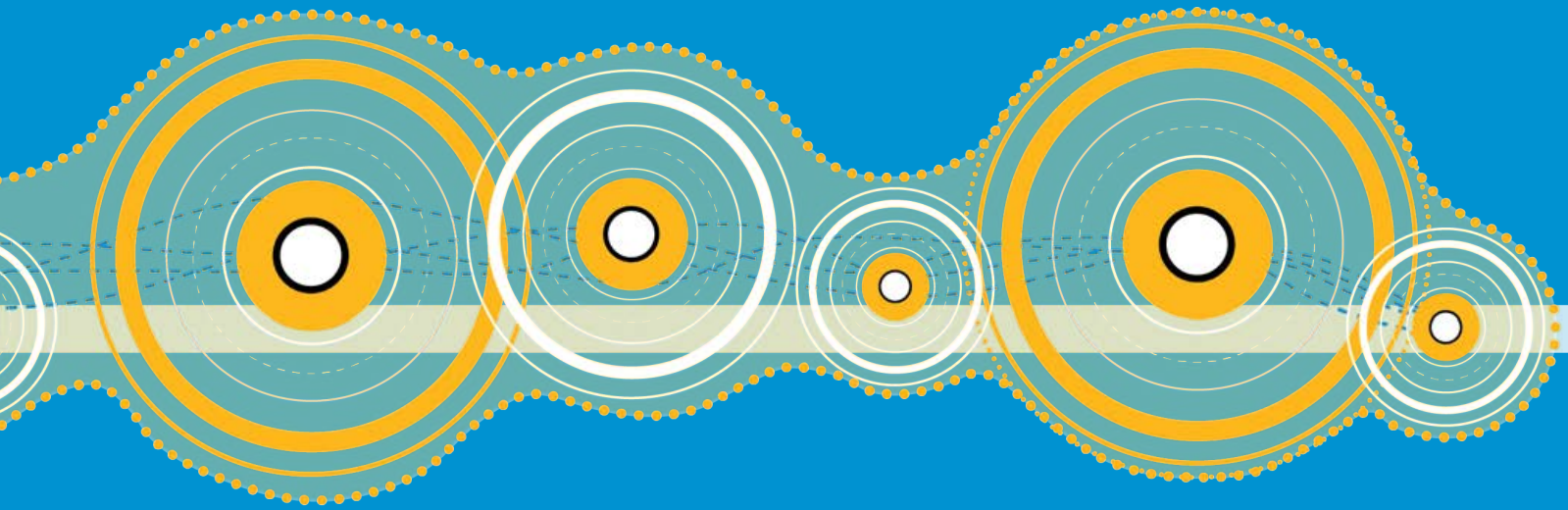
*NOTE: Each principal, project manager and key team member identified in the proposal must sign and submit a confidentiality agreement.*

## **D. Development Framework Plan**

- D1. The Soul City Corridor Development Framework Plan
- D2. The Soul City Corridor Development Framework Technical Appendix

# THE SOUL CITY CORRIDOR

Development Framework:  
Chicago Avenue in Austin



August 14, 2020





# ACKNOWLEDGEMENTS

## Involvement of Chicago Central Area Committee (CCAC) Member Firms

The Chicago Central Area Committee (CCAC), a member-based civic non-profit organization dedicated to improving Chicago since its founding in 1956, is providing pro-bono professional services to the City of Chicago Department of Planning and Development and Sister Agencies. Services include real estate analysis, urban design recommendations, architectural concepts, and transportation planning services. Technical assistance and relationship-building with local developers and contractors is also part of this involvement.

To ensure protection against conflict-of-interest, participating CCAC member firms are not permitted to pursue implementation work with developers or contractors on the Chicago Avenue Corridor in Austin.

Separate studies are underway in the Auburn-Gresham Neighborhood and Englewood Neighborhood with separate CCAC Member Firms assisting those communities under the same non-compete agreement.

## Community Stakeholders

Andrea Smith	Margaret Garner
Audrey Woodley, Changing Oasis	Melody Lewis, Austin Chamber of Commerce
Darnell Shields, Austin Coming Together	Melvin Bailey
Flavian Prince, Inquiry Bridge	Morris Reed, West Side Health Authority
Grady Norwood Jr, BCCI	Rufus Pulphus, BOWA Construction
Letrusia May, L May Creations & AAABNA	Shirley Fields
Dr. Liz Lockhart, Lockhart Resource Institute	Tenisha Jones, West Side United
Malcolm Crawford, AAABNA	Vanessa Stokes, SSA 72 Manager

## City of Chicago

Alderman Mitts	Chicago Department of Planning and Development
Alderman Taliaferro	Chicago Department of Transportation
Chicago Department of Housing	

## Chicago Central Area Committee

Kelly O’Brien - Executive Director	Greg Hummel - Board Chair
------------------------------------	---------------------------

## Chicago Central Area Committee Member Firms

Perkins and Will - Team Lead	Lamar Johnson Collaborative - Team Member
Compass Realty - Team Member	Lendlease - Team Member
d’Escoto Inc - Team Member	Sam Schwartz -Team Member
Integra - Team Member	SB Friedman Development Advisors - Team Member

# WHAT IS THIS PLAN?

The Soul City Corridor—Chicago Avenue in the Austin Neighborhood—focuses on guiding development of underutilized land with the goal of promoting Black culture, arts, entertainment, and seeking economic development, job creation, and new development that serves neighborhood residents. Under the City’s Invest South/West Initiative, the plan is a framework to help guide both public and private investment; a roadmap for neighborhood stakeholders, residents, City officials, and developers to follow. It identifies sites of interest that are susceptible to change/redevelop, and it applies both real estate market research and neighborhood input to form highest- and-best use recommendations for three key sites amongst others along the corridor.

The plan casts a big picture vision for reinvestment and economic development on the corridor to serve neighborhood needs and ambitions. Quality-of-life is at the forefront of this plan as it includes everyday neighborhood serving retail, provision of community services, affordable and market-rate housing, and addressing ‘eyes-on-the-street’ crime prevention through an infill development strategy. Design Excellence, a City of Chicago initiative to extend quality design to the neighborhoods, is prioritized in this plan.

It focuses on guiding development of underutilized land along Chicago Avenue between Austin Avenue (the western City Limits) and Cicero Avenue. In total, the corridor is 1.6 miles in length, includes three Aldermanic Wards, and is a central commercial corridor serving the Austin neighborhood.

However, this plan has limits. It is not a comprehensive vision for the entire Austin neighborhood (that is best recognized in Austin

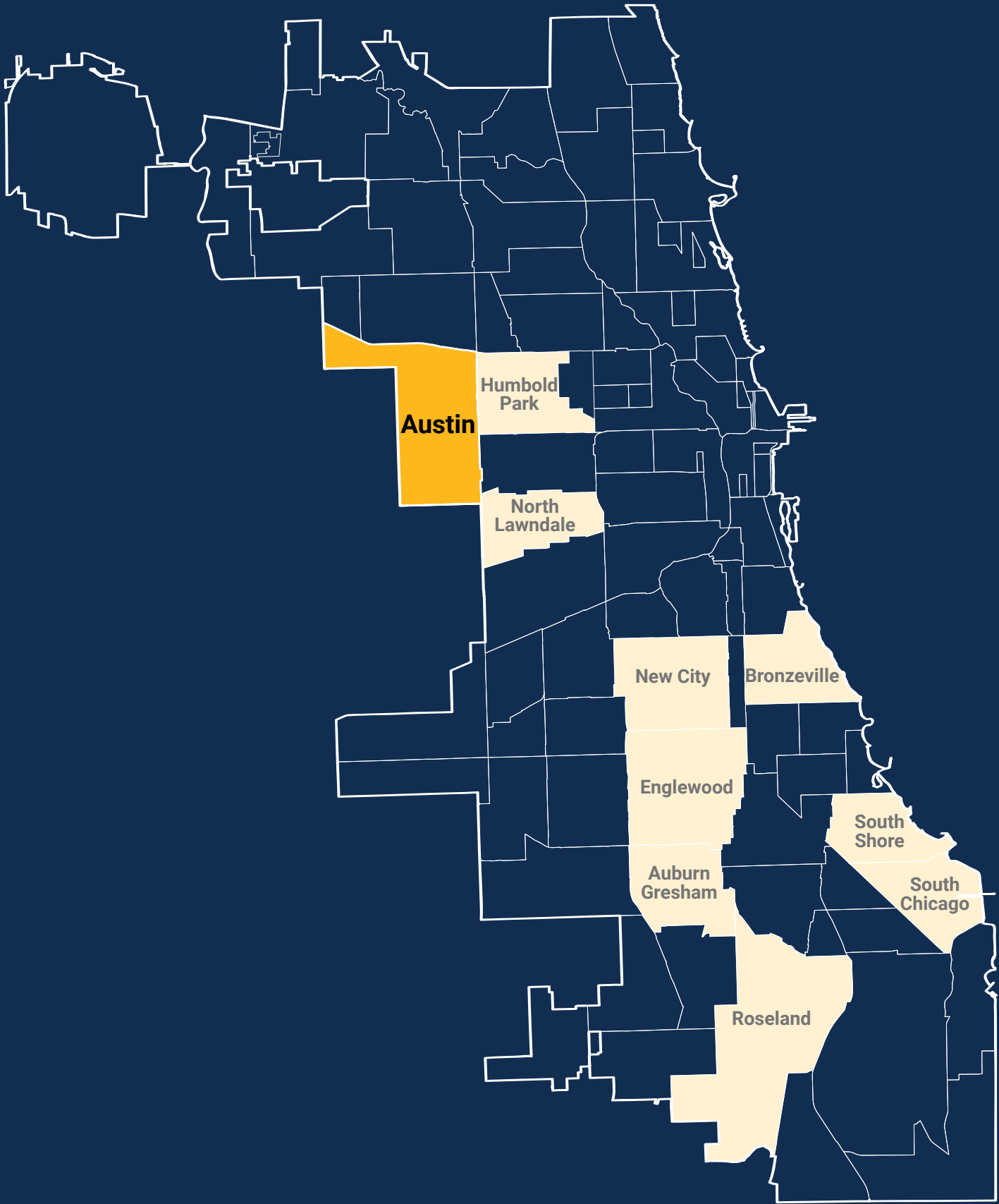
Forward Together—a LISC led quality-of-life plan completed in 2018). Nor is this plan a mandate to follow the exact recommendations focusing on Chicago Avenue. Additionally, this plan does not dedicate funding to public realm improvements.

## Related Concerns

This plan acknowledges additional challenges on the corridor, in the Austin neighborhood, and across the city including racial injustice, public health disparities, economic inequality, gun violence, climate change, and re-opening during the global COVID-19 pandemic. These concerns are inter-related and unequally impact communities of color and communities of concentrated poverty. While this plan recognizes the severity of these issues, it is not a universal cure to solve all challenges impacting quality-of-life. The Austin Forward Together plan does a much more comprehensive and thoughtful job of addressing quality-of-life in a holistic manner for the neighborhood and the Metropolitan Planning Council’s “The Cost of Segregation” and companion report “Our Equitable Future” address social and economic disparities negatively impacting our region and city.

## Policy Aspects

New investment will improve the corridor and could potentially lead to increased property values. Issues of displacement or gentrification should be addressed through policy prescriptions including maintaining long term affordable housing.



City of Chicago Invest South/West Community Areas

# 01 EXISTING COMMUNITY

Acknowledgment of the foundation that the community of Austin has built.





# BUILDING FROM A FOUNDATION

This plan was not created in isolation. Rather, it is one component of larger neighborhood and city efforts.

The process for creating this plan builds on the engagement the City of Chicago Department of Planning and Development started with the launch of Invest South/West in the fall of 2019. The Austin neighborhood, one of ten community areas of focus, is included in the City’s process in a meaningful way to build consensus around a shared vision for the neighborhood’s future.

Neighborhood input was gathered via the City’s monthly community “roundtable” discussions in June and July, amongst Department of Planning and Development leaders and neighborhood stakeholders (see the Acknowledgement page for a complete list), and one community visioning workshop involving the same stakeholders plus the CCAC Member Firms in an open discussion about potential development scenarios.

**Alignment under Invest South/West**

The genesis of this plan is the City of Chicago’s Invest South/West Initiative, which seeks to coordinate and invest \$750 million in public subsidy into the city’s South and West Sides to address inequality, entice private investment, foster economic development for neighborhood residents, and make positive, lasting change in ten specific Community Areas.

Chicago Avenue is the priority corridor in the Invest South/West initiative as it is a historic, commercial street with opportunity for future redevelopment within the Austin neighborhood. It also has several overlapping public incentives including:

- Austin Commercial Tax Increment Finance District
- City of Chicago Neighborhood Opportunity Fund, Retail Thrive Zone, and Small Business Improvement Fund eligibility
- City of Chicago Micro-Market Recovery Program Zone
- Federal Opportunity Zone (between Central and Cicero on the south side of Chicago Avenue)
- Artist in Residence Program

**Previous Planning in Austin**

This plan builds off of and incorporates community-based plans including Austin Forward Together (completed by Austin Coming Together with support from LISC in 2018) and the Soul City Corridor Commercial Development Study (completed by the Austin African American Business Networking Association with support from Chicago Central Area Committee and World Business Chicago).

**Additional City of Chicago Housing Efforts**

- Affordable Requirements Ordinance
- Accessory Dwelling Unit Ordinance
- Department of Housing “One Chicago” Five Year Plan

Austin Coming Together | LISC Chicago New Communities Network      QUALITY-OF-LIFE PLAN 2018



“Chicago Avenue is one of Austin’s primary thoroughfares that can once again become a main shopping district in our community and a draw for residents and visitors. Streetscape enhancements and other public and private investments can develop a vibrant, sustainable and safe business corridor.”

- Austin Forward Together

# COMMUNITY ASSETS

Development on Chicago Avenue must supplement existing community assets along the corridor and within the neighborhood. The process must involve the People, the institutions and the places that already exist in Austin.



Austin Community Family Center



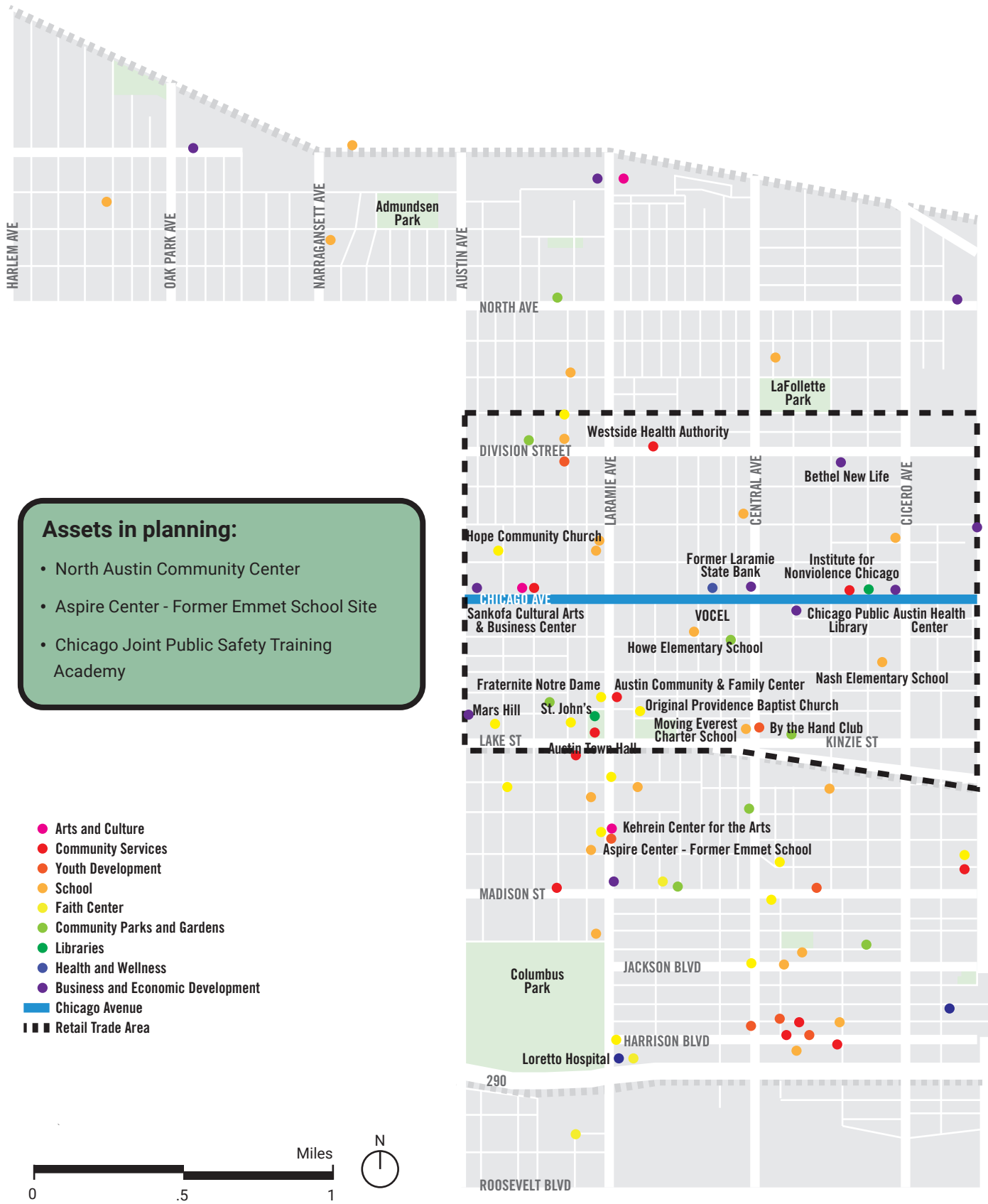
Chicago Public Library - West Chicago Avenue Branch



Austin Town Hall



By the Hand Club for Kids





# CHICAGO AVENUE CORRIDOR OBSERVATIONS

The Chicago Avenue Corridor extends from Austin to Cicero, within the heart of the Austin neighborhood, on the western edge of Chicago. It is a primary transit corridor into the center of Chicago mainly through the CTA's route 66 bus. Residential districts flank the corridor to the north and south and complement a solid urban fabric on the Avenue. This plan identifies all potential infill sites to promote streetwall continuity. The highlighted parcels identify publicly-owned land ready for redevelopment or privately held parcels with collaborative landowner, which could potentially be developed in the future.



Existing Small Business



Streetscape Variations



Underutilized Land



Historic Landmark



Cultural Identity



Potential Opportunities for Development

- Publicly Owned Site
- Privately Owned Site



# COMMUNITY NEEDS

Future development on Chicago Avenue is focused on meeting community needs and activating the ground floor, which will enliven the corridor. Community needs include traditional retail such as restaurants, bars, merchandise stores, and everyday neighborhood serving uses including grocery and pharmacy stores. Given the changing demand for retail and changing consumer pattern, the entirety of the corridor cannot be redeveloped with only traditional retail. Other non-retail uses that also meet the needs of neighborhood residents include wellness, economic and workforce development, services, and cultural and civic anchors.



## TRADITIONAL RETAIL

- Food & Beverage
  - Restaurants
  - Bars
- Neighborhood Serving
  - Grocery Store
  - Pharmacy
  - Boutiques
  - Merchandise Retail



## WELLNESS

- Clinic
- Medical Office (including mental health)
- Fitness
- Fresh, Healthy Food



## ECONOMIC/WORKFORCE DEVELOPMENT

- Building Trades
- Manufacturing Training
- Entrepreneurship
- Small Business Scale-Up
- Career Counseling



## SERVICES

- Professional
- Childcare
- Social
- Government



## CULTURAL AND CIVIC

- Arts
- Music
- Museum
- Library







MARKET ANALYSIS

“We would shop here if we had more options” is a common refrain we heard from neighborhood residents. The amount of spending leakage—dollars being spent by Austin residents in places outside of the neighborhood for retail and dining—is nearly \$160 million. Reversing that trend by improving the offerings, safety, and vibrance of the corridor is a focal point for this plan.

The strengths of the corridor include population density, significant traffic along the corridor, public transit access, recent leasing and sales activity at key nodes, and the proliferation of existing community anchors/assets along the corridor. There are clear opportunities for grocery and pharmacy uses given limited competition in the area, and there is opportunity for mixed-income residential development.

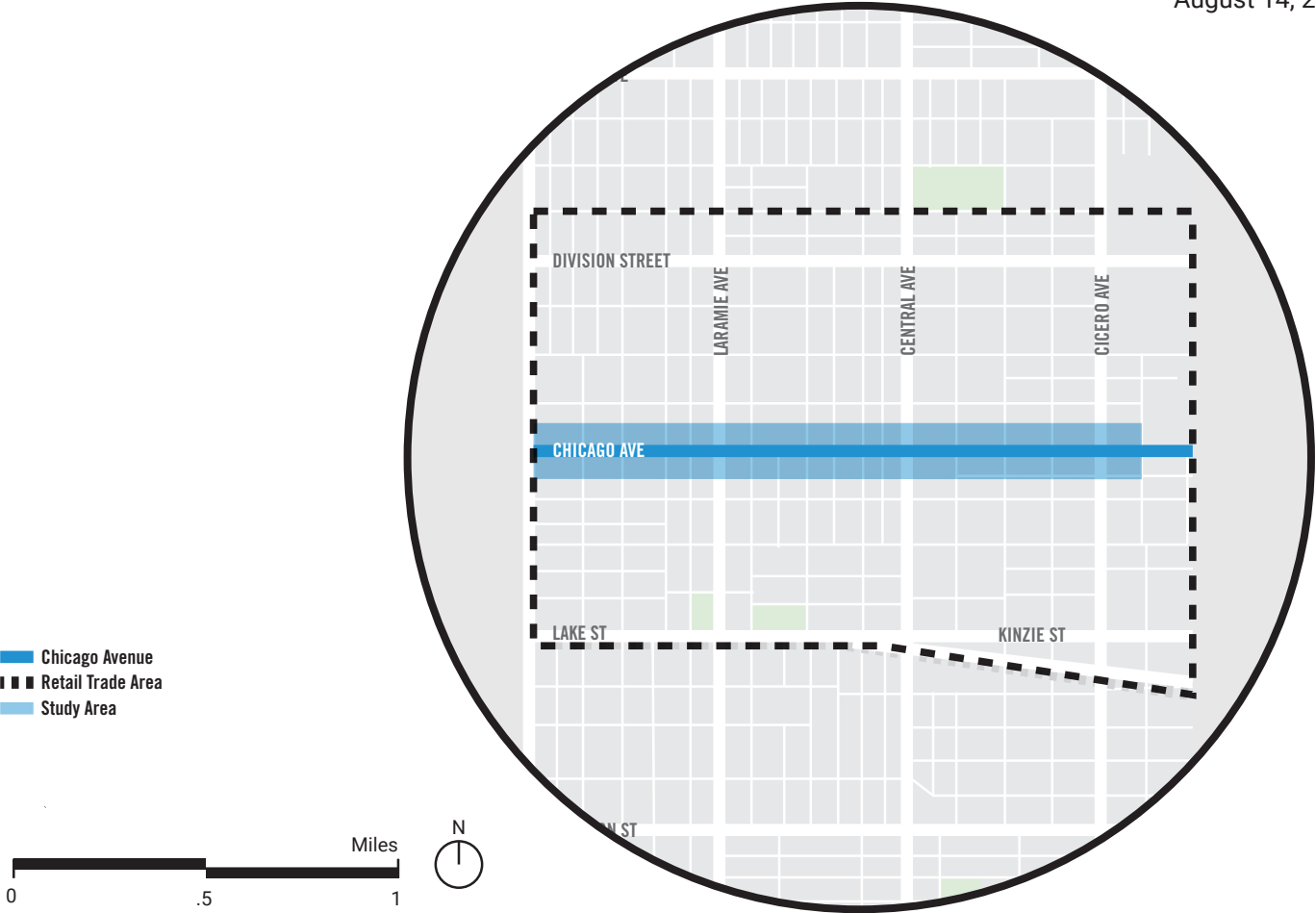
The corridor has challenges that will need public subsidy to overcome. This includes commercial and residential rents that are below the cost of new construction, untested demand for multifamily housing, and some difficulty in leasing small-scale, first floor, traditional retail.

DEMOGRAPHICS

Study Area		Chicago
	9,516	
Households (HH)		
	3.01	2.49
People/HH		
	\$32,657	\$55,222
Median HH Income		
	17.7%	12%
Vacancy		
	29.8%	37%
Owners		
	52.5%	51%
Renters		

RESIDENTIAL

- Market Observation**
- The residential rental market is soft in terms of rent and demand.
  - Lack of new construction option.
  - Lack of apartment options on Chicago Avenue.
  - The biggest stock of residential units available are single family or 2/3 flats.
- Market Conclusion**
- Summary of target marking focusing on 80% and 60% Average Median Income brackets
  - Assume a 5% capture rate is possible resulting in 132 housing units demand along the corridor
  - Current market rent demand indicates an approximate 50% gap in current market rents and rents needed for new construction thus public subsidy will be required



RETAIL LEAKAGE

- \$159.50M Total retail leakage in Austin  
Source: Austin Forward Together (2018)
- \$ 8.80M Grocery store spending leakage
- \$ 8.25M Health and personal care spending leakage

SMALL RETAIL RENTS

- \$ 15/NSF New Retail
- \$10-12/NSF Relets

COMMERCIAL

- Market Observation**
- High vacancy in small retail along the corridor.
  - The commercial retail market is soft in terms of rent and demand.
  - Lack of density to support a greater diversity of retail.
  - Lack of demand to support retail that drives walkability (restaurants, bars, personal services).
  - Lack of food/ drug options within a walk distance.
- Market Conclusion**
- Category of potential users include not for profits, professional services, restaurants, and personal services.

# 02 COMMUNITY VISION

Our entire community coming together to realize Austin's Chicago Avenue Corridor at its best.





# WHY “SOUL CITY”?

Rooted in a distinct cultural identity of Black art, music, food, and entertainment, “Soul City” is a new identity for the Chicago Avenue Corridor that sets the tone and expectation for vibrancy and experience. It is a unifying theme for future economic development and supports existing business owners. Importantly, it recognizes the corridor as a gateway to Chicago. While the brand concept is a new idea, it has both historical roots on the West Side and celebrates the existing arts and culture scene in Austin.

The genesis of Soul City stems from local neighborhood leaders especially the Austin African American Business Networking Association, which started using the term in 2015 as a theme for creating an enclave for Black culture and economic development. Over the past five years, popularity of the term grew to other neighborhood organizations, faith-based organizations, and civic leaders as a unifying theme for the corridor. This plan recognizes the potential of Soul City as an economic and cultural driver for Chicago Avenue.



“We talked for years about how Chicago is known for its rich cultural enclaves like Greektown, Chinatown, and Boystown that are economic drivers. There should be a place in the city that functions as a cultural enclave for African Americans. Soul City is it.”

- Malcolm Crawford  
Executive Director, Austin African American Business Networking Association

# COMMUNITY RESILIENCE

Community resilience creates a strong and healthy neighborhood. It is created by establishing a foundation built on economic resilience, social resilience, and environmental resilience.

**Economic Resilience**

- Preserve and promote existing assets on the corridor
- Increase commercial offerings to expand the existing shopping district
- Create jobs for local residents

**Environmental Resilience**

- Ensure design excellence through thoughtful architectural massing, high-quality materials, and innovative integration with the site.
- Prioritize a pedestrian-oriented public realm including buildings that address the street, high-quality streetscapes, and accessible open spaces
- Improve neighborhood safety by activating eyes-on-the-street generating activity

**Social Resilience**

- Include and build trust with neighborhood stakeholders throughout the implementation process
- Create a distinct center for cultural arts, entertainment, and music expression focused on Black Culture



The future of Chicago Avenue in Austin is a future that underscores economic development for Black wealth-building, cultural celebration, and promoting a safe and accessible neighborhood for all residents and visitors.



# DEVELOPMENT GOALS

Activating the Soul City Corridor is a long-term endeavor. The first phase of activation, reflective of current market conditions, is to focus development at three catalytic sites on the east, center and west of the corridor.

## Increase Density

Increasing density is crucial for sustaining activity on the corridor. Market conditions demands for very targeted interventions that will allow for market supportable uses. Identifying the nodes where developments should take place and focusing the residential and retail density will help create momentum that will lead to increased demand for smaller retail. Density increase should be done tactfully while promoting active and continuous street frontage and uses. This will contribute to increased safety and accessibility on the corridor.

## Improve Walkability

Walkability along the corridor is crucial to the success of businesses and is focused around three anchor nodes. Transitioning the corridor from car-focused to pedestrian-oriented will drive foot traffic to retailers and increase demand for small retail. This will create activity and diversity, and it will complement the CDOT safety project that is underway. Refer to the Guiding Principles section for strategies to improve walkability including eyes on the streets, flexible public spaces, landscaping, and street frontage.

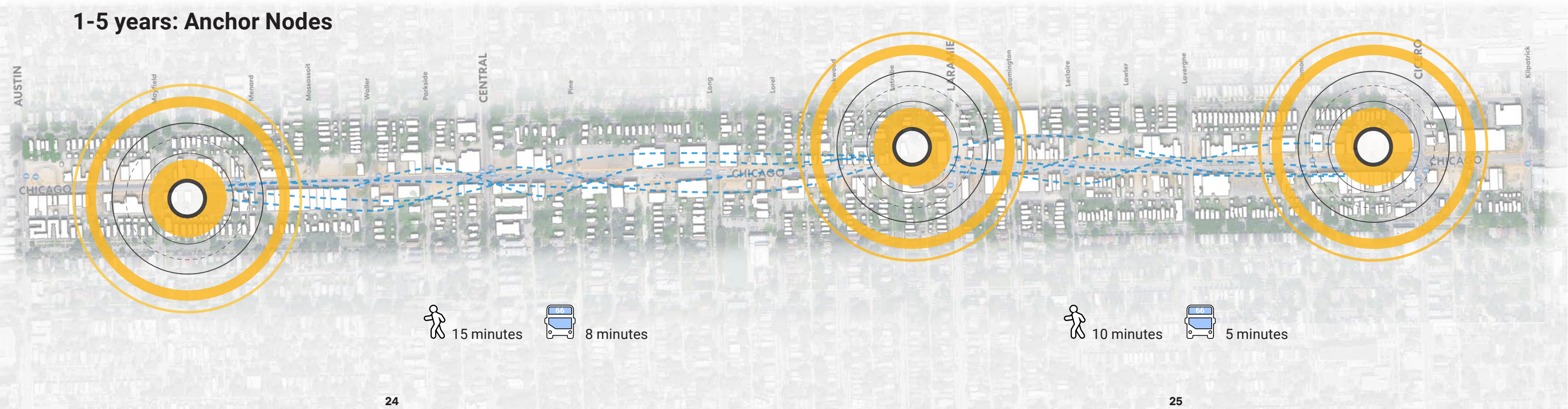
## Create Retail Diversity

To successfully promote an active ground floor a mix of uses along the corridor is imperative. The mix of ground floor uses should consider both traditional retail (food and beverage, grocery, pharmacy, etc.) and other active programs that directly cater to community’s needs such as wellness, economic/workforce development, services, or cultural and civic uses. The wide range of uses will strengthen the corridor’s resiliency and adaptability.

## Nodes of Development

Focusing development on targeted sites should be prioritized due to the market conditions. Creating three large activity centers at the east, center and west of Chicago Avenue will avoid diluting the revitalization efforts and focus investment around those nodes once pedestrian traffic has been established. The three distinct nodes will become recognized assets for Austin residents and serve as catalysts for successful redevelopment of Chicago Avenue over time.

### 1-5 years: Anchor Nodes

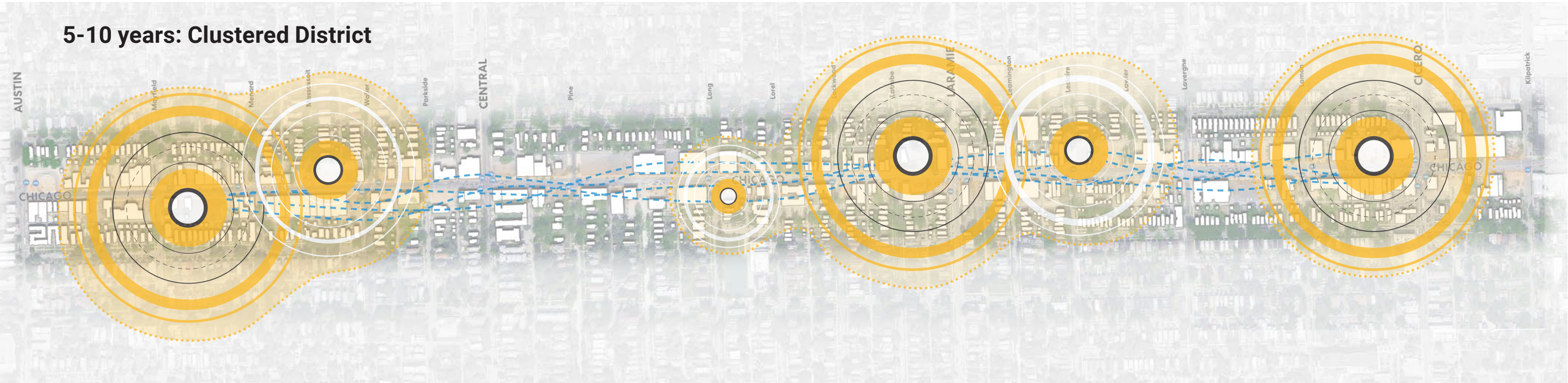




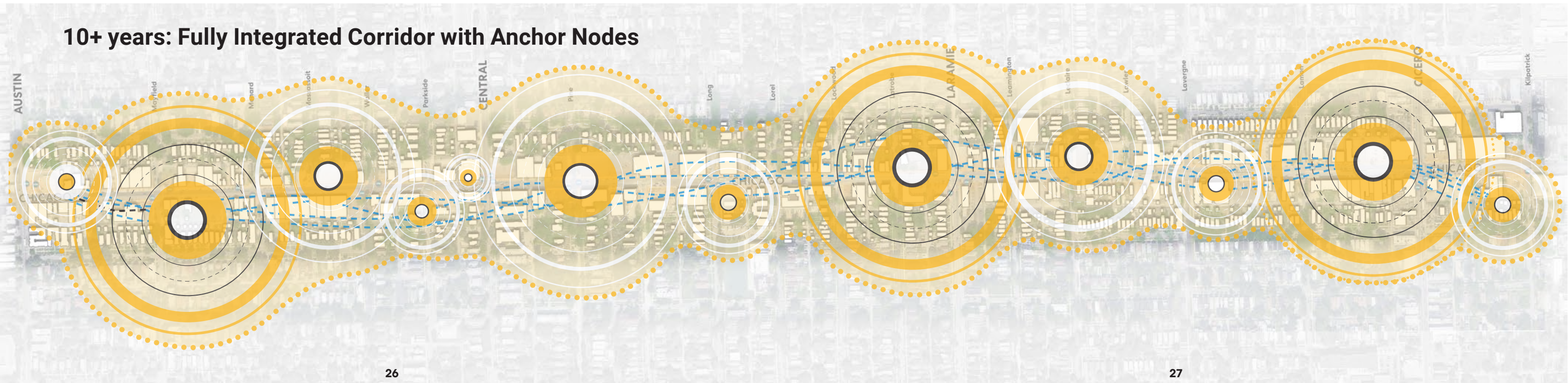
# DEVELOPMENT VISION

Successful development of the three initial nodes should attract investment in and around those areas in the east, center and west of the Soul City Corridor. Future development should cluster in districts to capitalize on the momentum created, eventually creating strong pockets of activity that will link together in the future.

## 5-10 years: Clustered District



## 10+ years: Fully Integrated Corridor with Anchor Nodes

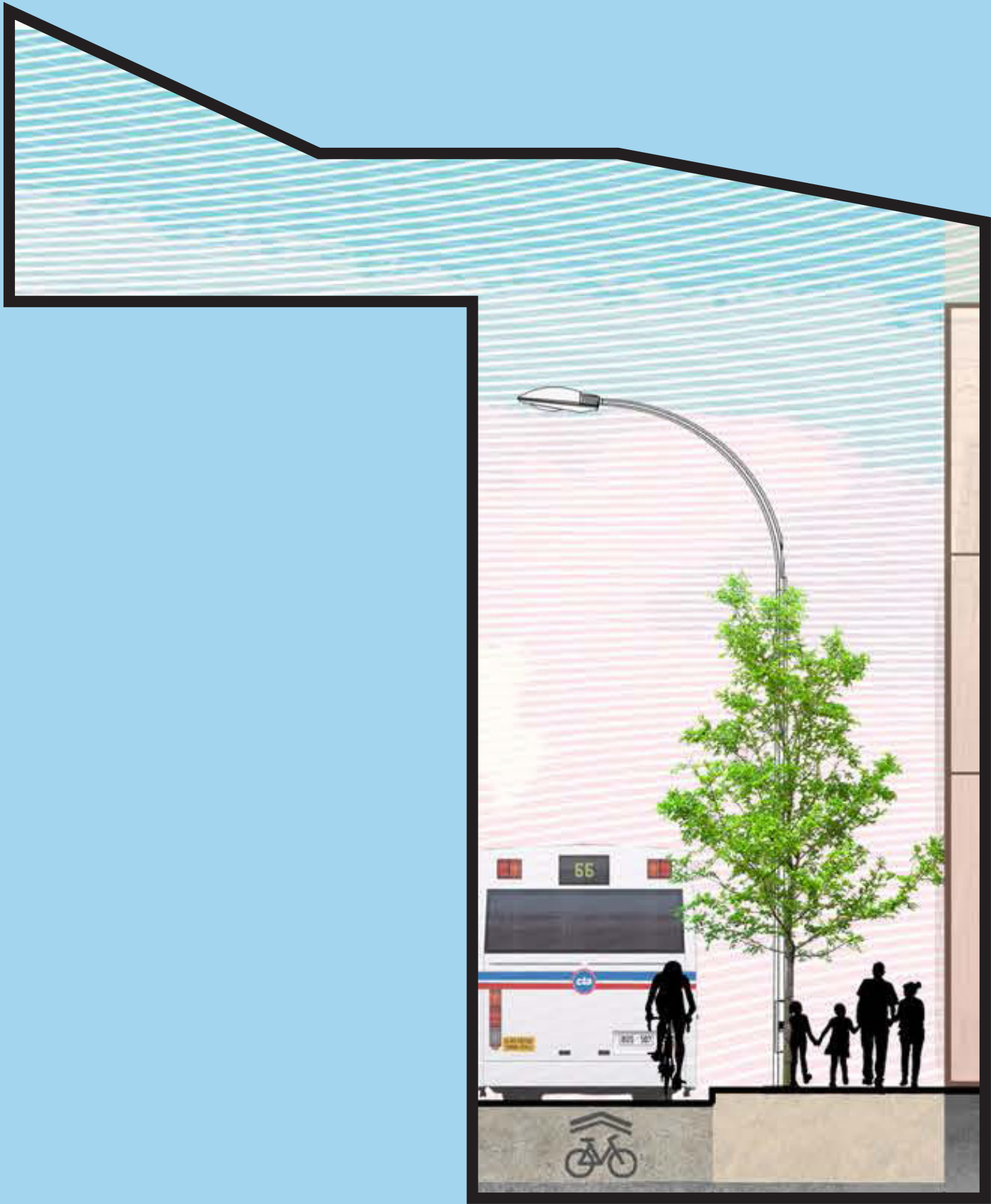




# 03

## GUIDING PRINCIPLES

Advancing design quality on the corridor.



# DESIGN EXCELLENCE PRINCIPLES

The City of Chicago developed the Design Excellence Principles to define what Design Excellence means for Chicago. The central tenet in the development of the guidelines was that they answer the following question: How do we engender a culture that values design excellence in everyday life?

The Design Excellence Principles will help meet the needs of residents along the Soul City Corridor by providing inclusivity in the design process, foster innovation, promote the creation of a sense of place, push the envelope of sustainability best practices, and encourage collaboration and engagement with the public and other city departments and agencies.



## Equity and Inclusion

- 01** Prioritize inclusive design processes to foster equitable development.
- 02** Revitalize Chicago’s neighborhoods while celebrating their authenticity and singularity
- 03** Leverage the economic benefits of good design



## Innovation

- 04** Encourage diverse design approaches in order to inspire innovation and design excellence
- 05** Honor Chicago’s Legacy of Architectural Innovation by promoting contemporary design



## Sense of Place

- 06** Strive to enhance the public realm. Focus on the pedestrian experience.
- 07** Immerse yourself in the places, people, and cultures of the city



## Sustainability

- 08** Develop a healthier, more resilient, and beautiful city



## Communication

- 09** Communicate the value of design excellence to the public
- 10** Support design excellence within city departments and sister agencies



# SAFE AND ACTIVE STREETS RECOMMENDATIONS

Improvements to the streets and public spaces on the Soul City Corridor should convey the energy, vitality and resiliency of the Austin community. Public realm elements along the corridor should provide opportunities for public art, informal improvisation, and performance. The spaces should provide flexibility for individual expression and continual change and evolution. A public space framework will complement and attract development as Chicago Avenue evolves over time. Three main objectives in defining the vision to achieving safe and active streets:

- Brand the corridor as Soul City
- Activate the street using a hierarchy of public and private spaces, from dynamic plazas to parklets and widened sidewalk areas
- Prioritize pedestrian comfort and safety and build on the transit-oriented potential of the corridor



### Streetscape

Brand the corridor as Soul City and activate the street to be an inviting place to walk, bike, and spend time. Elements may include wider sidewalks, planters, bicycle racks, landscaping, street lighting, paving, public art, or decorative fencing.



### Plazas, Parklets, & Gathering

Create a strong network of public or quasi-public spaces for gathering such as widened sidewalks and open plaza space adjacent to Laramie State Bank. Wider sidewalks introduce visual activity to the street, positively cautioning and slowing drivers, and providing more space for people and amenities and accommodating micromobility devices.



### Street Reconfiguration

Calm traffic and accommodating all modes of travel by narrowing travel lanes, better defining parking and turn lanes, providing dedicated space to bikes, and adding more pedestrian refuge islands to further improve pedestrian crossing safety.



### Bus Stop Amenities

Incorporate enhanced bus stops and transit shelters with real-time arrival information at key sites to provide a protected, convenient place for people to wait for the bus.



### Intersection Activation

Curb extensions reduce crossing distances, slow turning vehicles, improve pedestrian visibility and function to widen the sidewalk for activation. Paint has created an immediate, low cost but effective curb extension at a few intersections on the corridor which are locations with an opportunity for permanent infrastructure in the future.



### Pedestrian Crossing Safety

Pedestrian refuge islands and curb extensions along the corridor help people cross the street safely. Interventions may also include improvements at traffic signal locations like pedestrian countdown timers and phasing that lets pedestrians get a head start crossing the street.



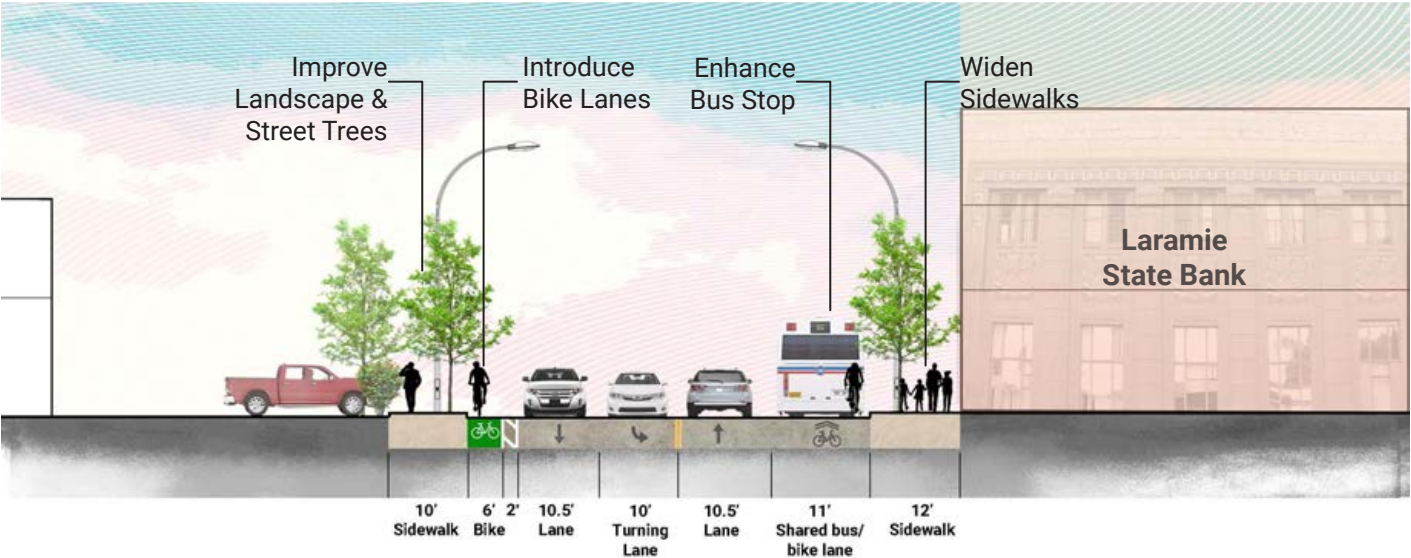
### Access Management

Limit driveways interrupting sidewalk continuity and thoughtfully design driveways that are necessary to prioritize the pedestrian. A Pedestrian Street (P-street) designation along segments of the corridor would help to enhance the pedestrian-oriented nature by prohibiting curb cuts, as well as setting other building design standards.



# SAFE AND ACTIVE STREETS IMPLEMENTATION

Implementing strategies to promote safety and activity on the Soul City Corridor should come hand in hand with the development of key sites. As infill takes place, special importance should be given to providing better east-west mobility on the Avenue but also north-south between the residential pockets of Austin. Being on and crossing Chicago Avenue should be a pleasant experience for all. This map lays out potential interventions and where they should take place. Developers, community groups should work inn close collaboration with the City of Chicago’s Department of Transportation (DOT) to implement the outlined strategies as the corridor continues to grow and improve over future years.



Example of proposed street improvements at Laramie/Chicago



- Street reconfiguration (CDOT 2022)
- Streetscape improvements
- Widen sidewalk
- Recommend P-street designation
- Austin Forward. Together proposed improvements boundary

- Existing pedestrian refuge island
- Opportunity for pedestrian refuge island
- Expand amenities
- Traffic and pedestrian signal improvements
- Opportunity for curb extensions
- Existing curb extension/opportunity for activation
- Painted curb extension/opportunity for permanent installation



# DEVELOPMENT RECOMMENDATIONS

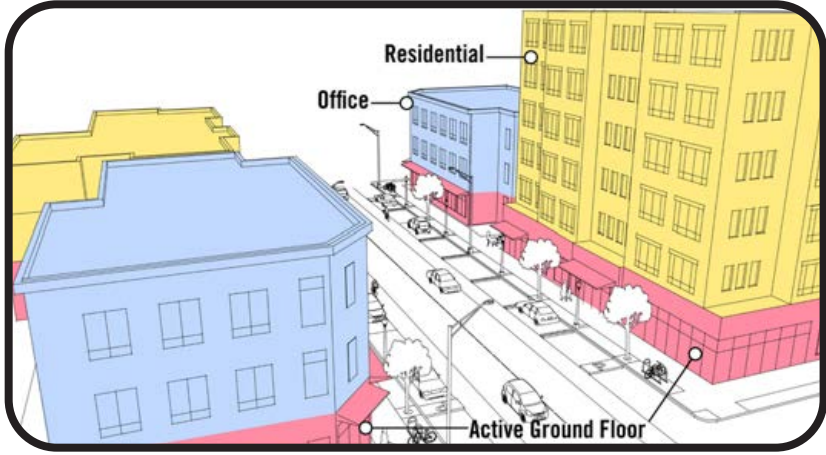
Aiming to extend the dignity of design excellence to Chicago’s Austin Neighborhood, this development framework is built on the foundation of the Design Excellence Guiding Principles and the Neighborhood Design Guidelines developed by the City of Chicago. The guidelines offer recommendations on massing, facades, site design, public realm, program, and sustainability. Development of the Soul City Corridor should abide by these guidelines as well as other regulations put forth by the Zoning Ordinance, Landscape Ordinance, and Complete Street Guide. To compliment the soon-to-be-released Neighborhood Design Guidelines, this framework suggests nine similar development recommendations. The urban design vision for development along the 1.6 mile stretch of Chicago Avenue is anchored by these recommendations.



**01**  
Front the street to reinforce the streetwall continuity and provide public entrances from the sidewalks



**02**  
Thoughtfully integrate to the existing context uses and fabric with a tactful use of setbacks and breakdown in mass



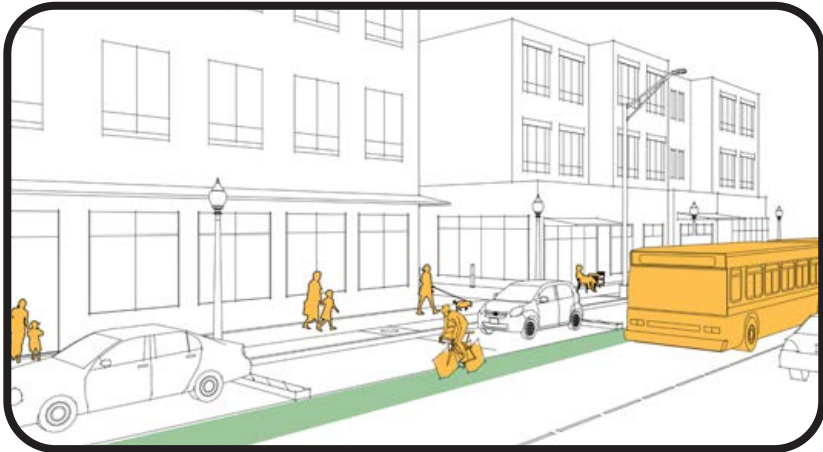
**03**  
Promote the creation of density with a mix of uses between and within buildings



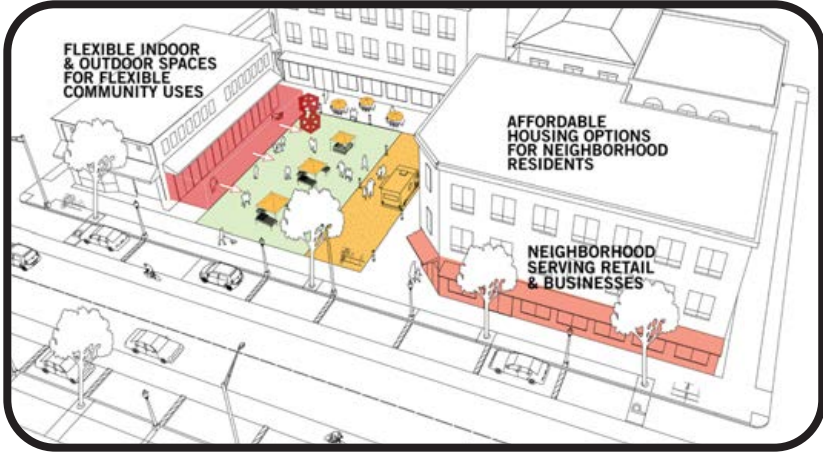
# DEVELOPMENT RECOMMENDATIONS



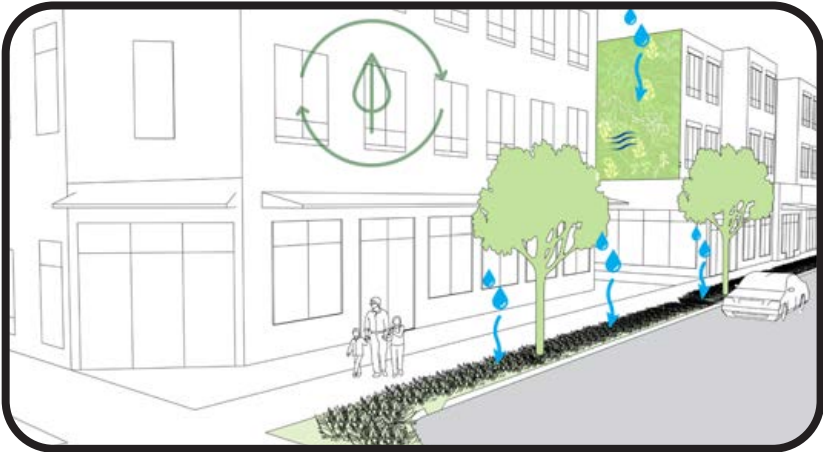
**04**  
Feature active ground floor uses with transparency along streets and public spaces, and encourage a blend between interior and exterior



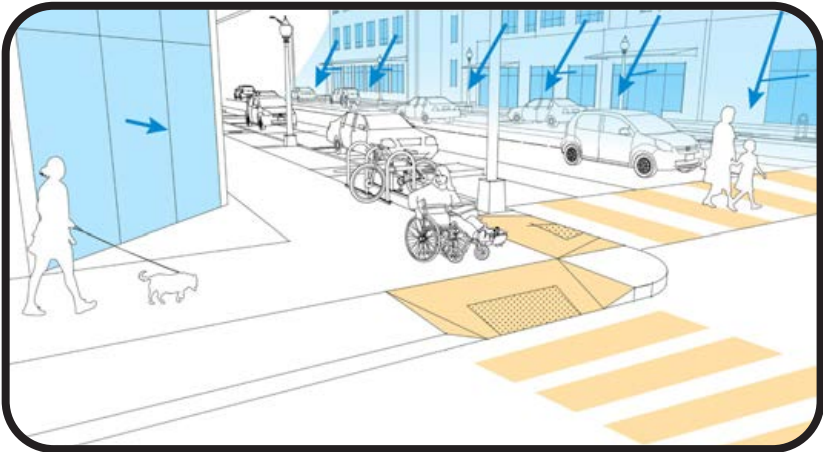
**05**  
Encourage walking, biking, and public transit use through site and building design



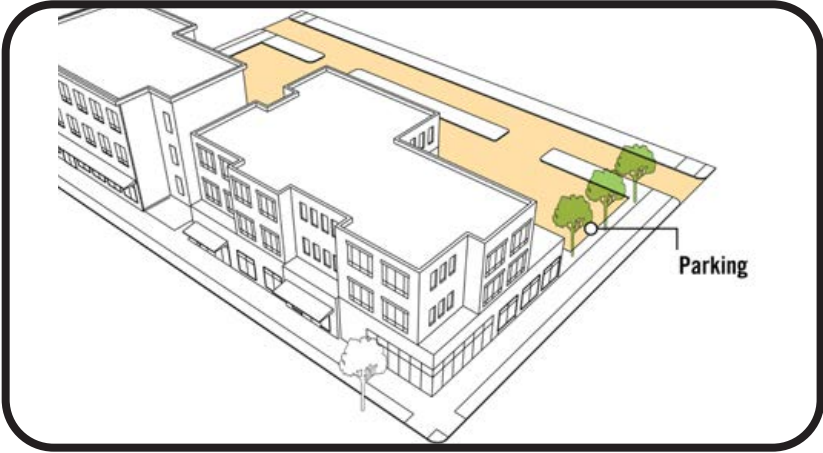
**06**  
Offer public spaces with amenities that accommodate active uses or to otherwise engage pedestrian interest, and provide flexible programs that directly cater to and support daily needs for Austin



**07**  
Support sustainable building interventions, landscapes, and street trees, including best practices to mitigate stormwater run-off on site



**08**  
Prioritize accessibility and safety by bringing more “eyes on the street”, increasing the feeling of security through visible and transparent activity between indoor and outdoor environments



**09**  
Screen parking lots either behind buildings or with greenery in mid-block locations

# 04 OPPORTUNITIES

Visualizing development opportunities in Soul City.





# DEVELOPMENT OPPORTUNITIES

The site identification process began with a preliminary walking survey of the corridor to specific metrics dictating the development potential within the current market. Development typologies were tested on different sites and discussed in a Community roundtable on June 26, 2020. The 10 sites presented below were selected by looking at the following factors:

- Size & Shape - parcel large enough to house a meaningful development or a cluster of parcels with assemblage potential.
- Location - corner lots, large midblock gaps close to existing activity centers, transit, or large residential pockets.
- Ownership - publicly-owned land ready for redevelopment or privately held parcels with collaborative landowner
- Suitability to respond to a community need - ability of the site to house programming that directly responds to a stated community need

**1**  
5926-30 Chicago Ave  
Private Property  
9,000 GSF

**3**  
5704-22 Chicago Ave  
Public Private  
24,580 GSF

**2**  
5815-35 Chicago Ave  
Public/Private  
28,180 GSF

**4**  
755 Parkside Ave  
Private Property  
10,600 GSF

**5**  
759 Long Ave  
Private Property  
10,200 GSF

**6**  
5249 Chicago Ave  
Public Property  
9,800 GSF

**7**  
5200 Chicago Ave  
Private Property  
34,200 GSF

**8**  
5028-48 Chicago Ave  
Public/Private  
33,350 GSF

**9**  
4814-36 Chicago Ave  
Public/Private  
27,950 GSF

**10**  
4711 Chicago Ave  
Public  
12,500 GSF

**10** Opportunity Sites  
**5** Total Acres  
**324k** SF of Development Potential (based on current zoning)



# MARKET INFORMED DEVELOPMENT

Three sites have been selected for targeted development in the near future. The development proposal for priority sites must both satisfy community needs and be anchored in the current market conditions. The corridor’s potential for successfully sustaining new retail and housing was a key driver in proposing programs that would give the developments the best chance at successfully activating the Soul City Corridor by attracting tenants, both commercial and residential.

2

Western Site  
5815-35 Chicago Ave

4

MIXED

3

INCOME

2

RESIDENTIAL

1

ACTIVE GF

- Up to 60 mixed-income units
  - Mix of 60%, 80% AMI, and Market Rate
- Small ground floor retail
  - Mix of 60%, 80% AMI, and Market Rate

7

Central Site  
5200 Chicago Ave

4

MIXED

3

INCOME

2

RESIDENTIAL

1

ACTIVE GF

LARAMIE

STATE

BANK

REHAB

- Up to 70 mixed-income units
  - Mix of 60%, 80% AMI, and Market Rate
- Institutional or other retail

9

Eastern Site  
4814-36 Chicago Ave

2

ROOFTOP PARKING

1

GROCERY

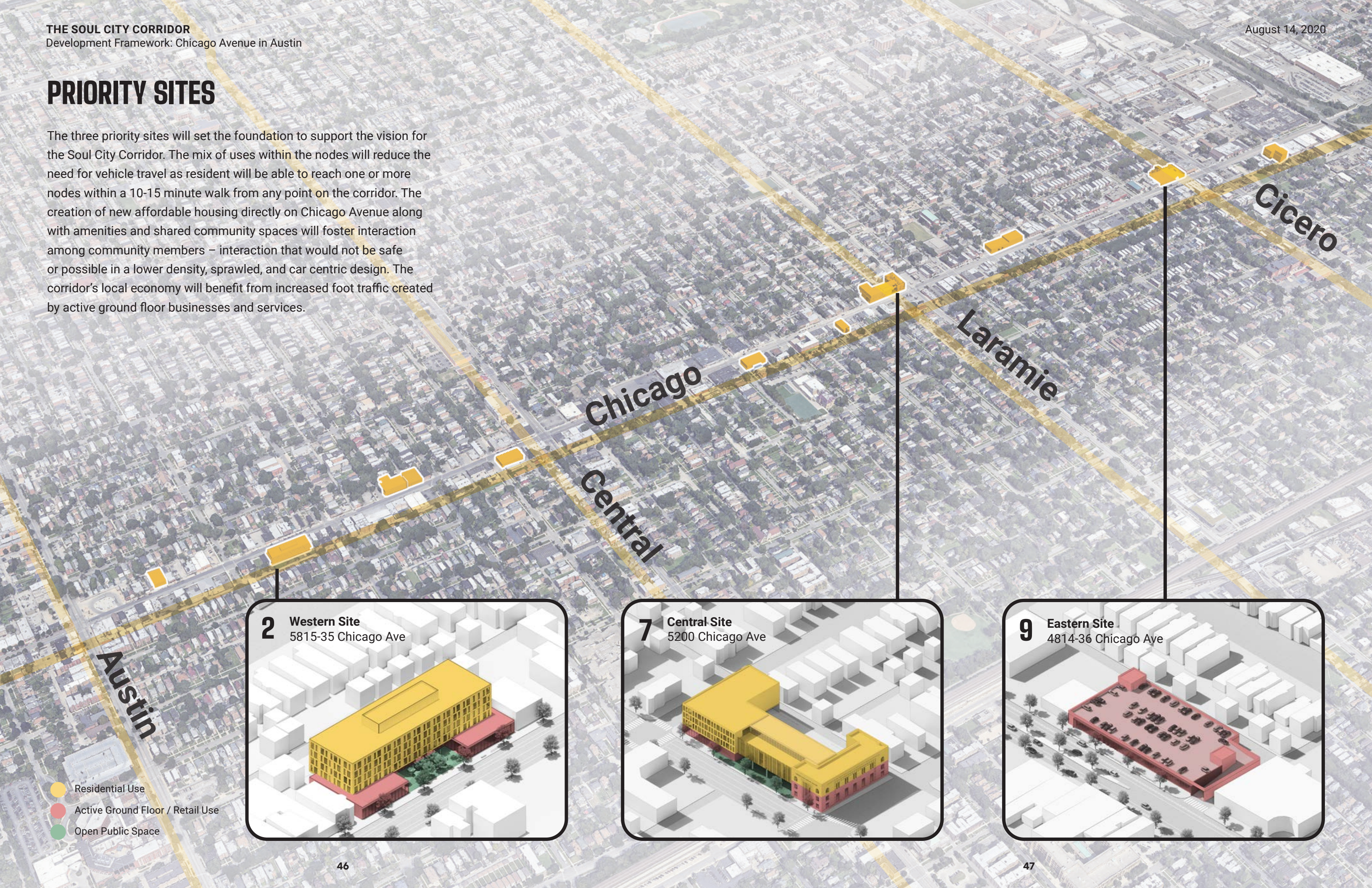
- 15,000-18,000 GSF Grocery/drug store and accessory parking





# PRIORITY SITES

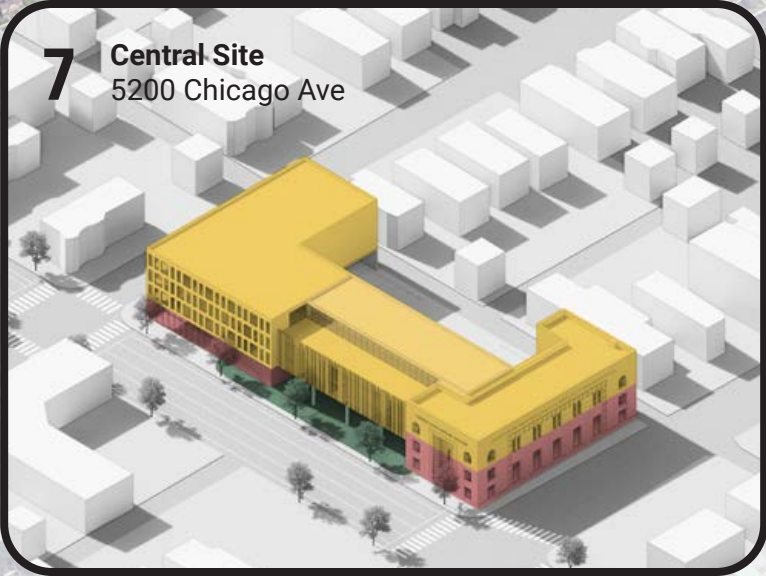
The three priority sites will set the foundation to support the vision for the Soul City Corridor. The mix of uses within the nodes will reduce the need for vehicle travel as resident will be able to reach one or more nodes within a 10-15 minute walk from any point on the corridor. The creation of new affordable housing directly on Chicago Avenue along with amenities and shared community spaces will foster interaction among community members – interaction that would not be safe or possible in a lower density, sprawled, and car centric design. The corridor’s local economy will benefit from increased foot traffic created by active ground floor businesses and services.



**2** Western Site  
5815-35 Chicago Ave



**7** Central Site  
5200 Chicago Ave



**9** Eastern Site  
4814-36 Chicago Ave



- Residential Use
- Active Ground Floor / Retail Use
- Open Public Space



# WESTERN SITE

This site sits close to Oak Park on the western end of the Chicago Ave Corridor and is comprised entirely of vacant parcels. Infilling this large gap in the urban fabric of the Corridor is important to improve walkability and offer continuous & active street frontage.

Program for the site includes a 50-unit residential building with lobby and amenity space on the ground floor. The remainder of the ground floor is divided into two retail/food and beverage tenant spaces totaling 11,900 SF. The retail spaces flank a central open-air plaza designed to encourage activity on the street. Retail or restaurants can open to the street and plaza to take advantage of outdoor seating and flexible space, which is also available to building residents. Surface parking is planned for the rear of the building off the existing alleyway and is accessible directly from the ground floor lobby space.

The project will act as a catalyst to the redevelopment of the corridor by developing an underused site and providing space for a restaurant with outdoor seating. The retail spaces will create jobs. The plaza will enhance the pedestrian experience as well as offer a signature public space currently lacking on the western end of the corridor.



57,000 GSF



50-70 RESIDENTIAL UNITS



MIXED USE WITH TWO RETAIL SPACES AT GROUND FLOOR



ARTS AND CULTURE POCKET PARK



GREEN ROOF, OUTDOOR COMMUNITY SPACES, DAYLIGHT AND VIEWS



Ground Floor Plan of Site



Rendering of illustrative development proposal



WESTERN SITE





# CENTRAL SITE

The Central site is occupied by the vacant Laramie State Bank of Chicago building, the surface parking lots to its west and a vacant one-story building at the western end of the block.

Plans for the landmarked Laramie Bank building include renovation into commercial/retail space on its lower levels and residential on the top floor. The project will become a driving center in the neighborhood by rehabilitating an architectural icon in the community.

Program for the test fit includes a 50-unit residential building, with lobby and amenity space on the ground floor, as well as access to a roof patio and amenities on the upper levels. Providing activity and safe access to the street for community members is at the forefront of this proposal. To that end, the site is planned to have an open-air plaza at mid-block on its ground floor that offers direct visual connection from the planned parking lot in the back to the street activity along retail uses. This flexible plaza will provide the community with space for outdoor activities, outdoor dining opportunities, temporary installations, and pop-ups or gatherings. Additionally, the space could potentially be enclosed to function the same way in the winter months.



78,350 GSF



50-70 RESIDENTIAL UNITS



TWO RETAIL SPACES AT GROUND FLOOR  
WITH PLAZA TO SUPPORT OUTDOOR  
DINING



PLAZA ALLOWS FOR ART INSTALLATIONS  
AND COMMUNITY GATHERINGS,  
REHABILITATION OF A HISTORIC  
LANDMARK



REUSE OF EXISTING BUILDING, GREEN  
ROOF, NATIVE LANDSCAPING



Ground Floor Plan of Site

0 50 100'



Rendering of illustrative development proposal



CENTRAL SITE







# EASTERN SITE

The site is bordered to the East by the Austin Health Center, and to the West by a one-story laundromat building.

The Eastern site is planned as a retail building to support a small format full-line grocery and pharmacy. Program for the test-fit building is 57,700 GSF, with 24,770 SF retail space and additional back-of-house support space. The building is designed to be divided into a larger grocery tenant on the east and a smaller pharmacy tenant on the west. The test fit has capacity for 85 parking spaces on 2nd level roof, accessed via speed ramp off Chicago Avenue. Loading is accessed from the alley to the east of the site, at the rear of the building. Consideration should be given to the sustainable energy provision for the store with installation such as solar panels on the roof parking or green infrastructure treatments to reduce site stormwater runoffs and urban heat effect in the summer.

The project will strengthen the neighborhood by providing a resource that the community is currently missing - access to a variety of fresh & other food options. The pedestrian experience was considered when the decision was made to place the parking on the roof of the building, rather than have pedestrians walk by a parking lot.

-  **70,550 GSF**
-  **LARGE COMMERCIAL SPACE WITH PARKING ABOVE**
-  **ACCESS TO FRESH FOOD**
-  **SOLAR PANELS, NATIVE LANDSCAPING, HIGH ALBEDO ROOF**





EASTERN SITE





# ACHIEVING DESIGN EXCELLENCE

The development proposals seek to address the main question brought forth by the Design Excellence Guiding Principles: “How do we engender a culture that values design excellence in everyday life?”. The provision of affordable housing in mixed-use development seeks to activate the street while offering a market-supportable amount of retail. A special emphasis was put on enhancing the public realm around the sites and public space dedicated to creating activated places for the people of Austin and immersed in their culture.



### Western Site

- Inclusive and equitable mixed-use development with affordable units
- Communicates design excellence by proposing a new typology on the corridor that promotes density, mix of uses and an innovative architectural expression
- Promotes sustainability goals utilizing native landscaping and a green roof
- Provide an anchor public space with art and street improvements to promote safety, accessibility, and pedestrian mobility
- Creates a sense of place by providing a pocket-park, which is used as an entry for the building



### Central Site

- Inclusive and equitable mixed-use development with affordable units
- Encourages a diverse design approach through the adaptive reuse of a Chicago Landmark paired with a new addition, celebrating contemporary design
- Provides provisions for a safe and active public plaza for community members and visitors
- Enhance the public realm with street & landscape improvements with a focus on walkability, transit, biking
- Celebrate the authenticity of the urban fabric of the neighborhood and provide a space for cultural expression for residents through murals and public art



### Eastern Site

- Revitalizes the neighborhood by developing an underused site
- Prioritizes an inclusive design process by responding to needs established by the community.
- Enhance community resilience by providing access to fresh food and health care services
- Incorporates sustainable practices with a solar array, creating energy for use on site and providing shade for the roof top parking
- Creates jobs by leveraging a need for the community and a market demand for that need
- Enhance the public realm by avoiding surface parking and providing continuous & transparent frontage on Chicago Avenue



# 05

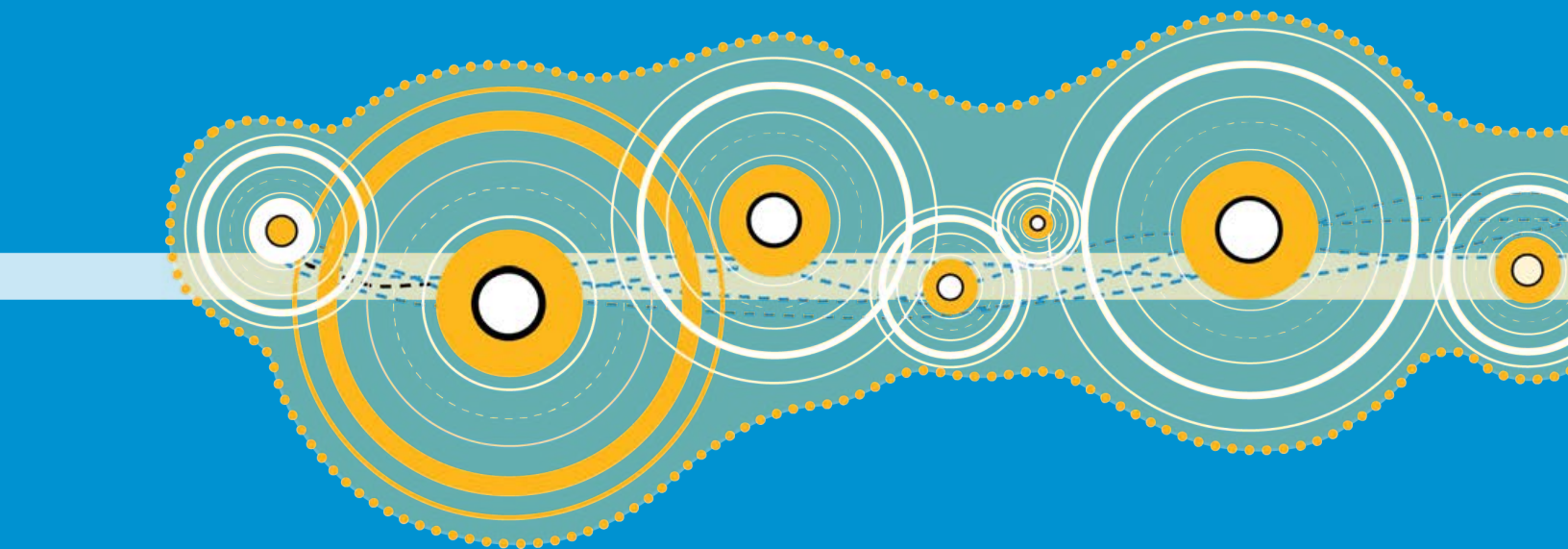
## WHAT'S NEXT

Acting on the vision and opportunities for Soul City.

### Next Steps

This development framework was created through a collaboration of CCAC, the City of Chicago, and community stakeholders to drive decision-making for future development along Chicago Avenue. The first action to implement this framework is the RFP for the Laramie State Bank site. Identified in this document as the “Central Site”, the Laramie State Bank is a designated Chicago Landmark and has suffered years of vacancy and deterioration. Redevelopment at this site has been prioritized by the City and community to serve as a symbol of reinvestment, given its prominent location and current danger of demolition. The City has been in conversation with the private property owners and is planning to release an RFP for the property in late August 2020.

Future priorities for new investment and new RFPs on the corridor will be determined by the community and the City, using this development framework to guide the decision-making process. Future RFPs will be determined based on which sites feasibly catalyze the community’s priorities, and may include this document’s Western site, Eastern site, and/or another site that is prioritized in the future.



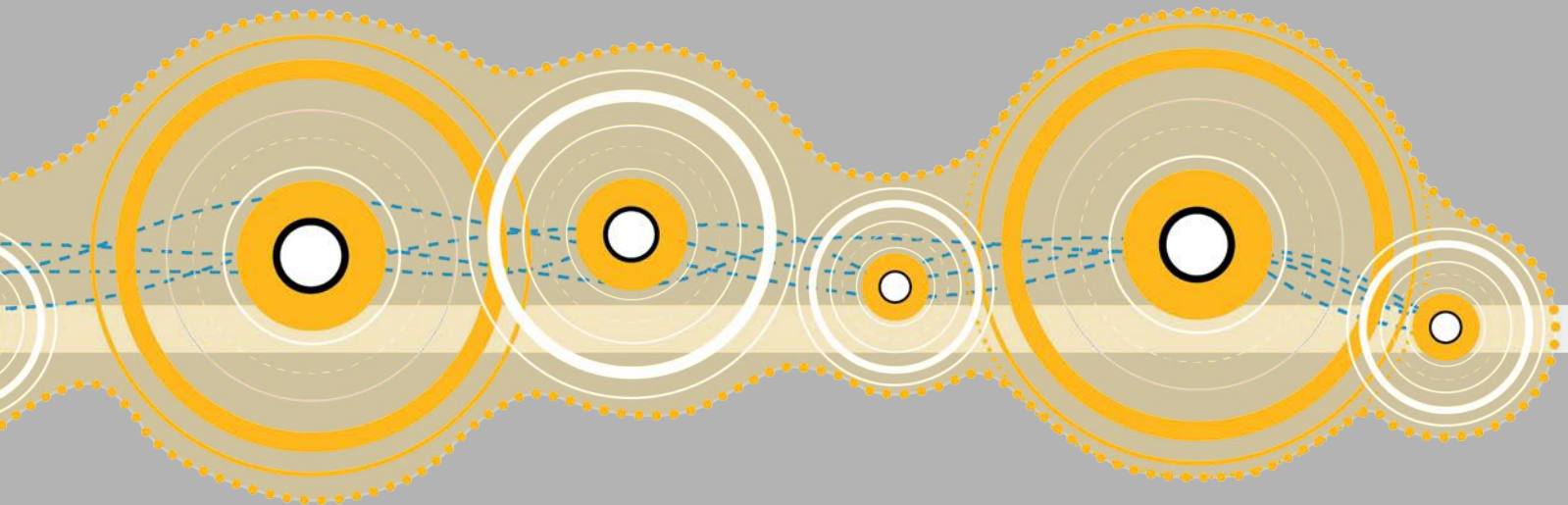
**THANK YOU**



# THE SOUL CITY CORRIDOR

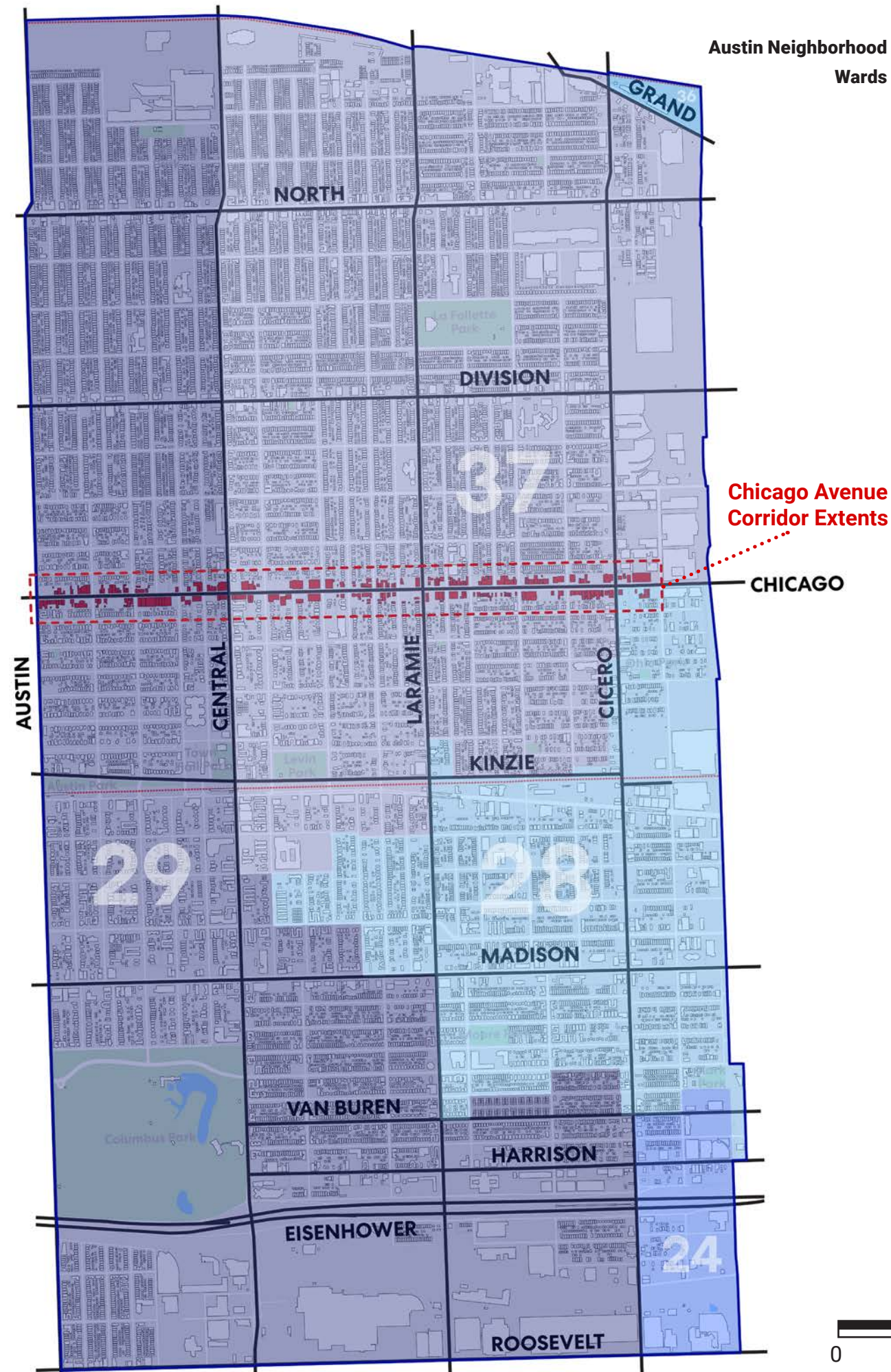
Development Framework:  
Chicago Avenue in Austin

## TECHNICAL APPENDIX



August 14, 2020

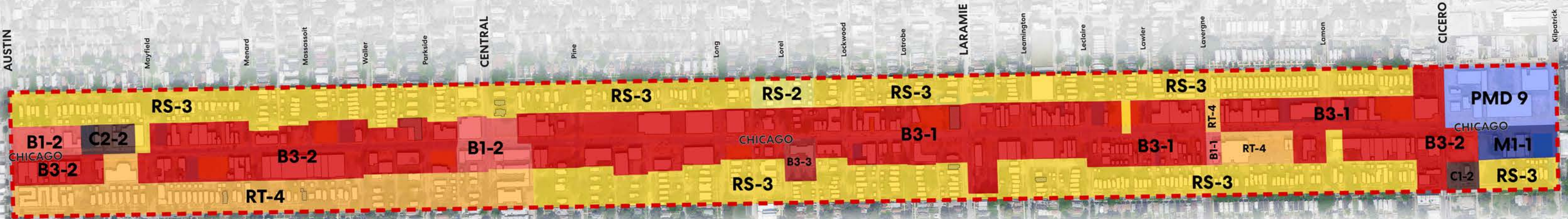






# ZONING

- RS - Residential Single-Unit District
- RT - Residential Two-Flat, Townhouse and Multi-Unit District
- B1 - Neighborhood Shopping District
- B3 - Community Shopping District
- M1 - Limited Manufacturing/Business Park District
- PMD - Planned Manufacturing Development
- C1 - Neighborhood Commercial District
- C2 - Motor Vehicle-Related Commercial District





# TAX INCREMENT FINANCING DISTRICTS

Tax Increment Financing is a special funding tool used by the City of Chicago to promote public and private investment across the city. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by growth in the Equalized Assessed Valuation (EAV) of properties within a designated district over a period of 23 years.

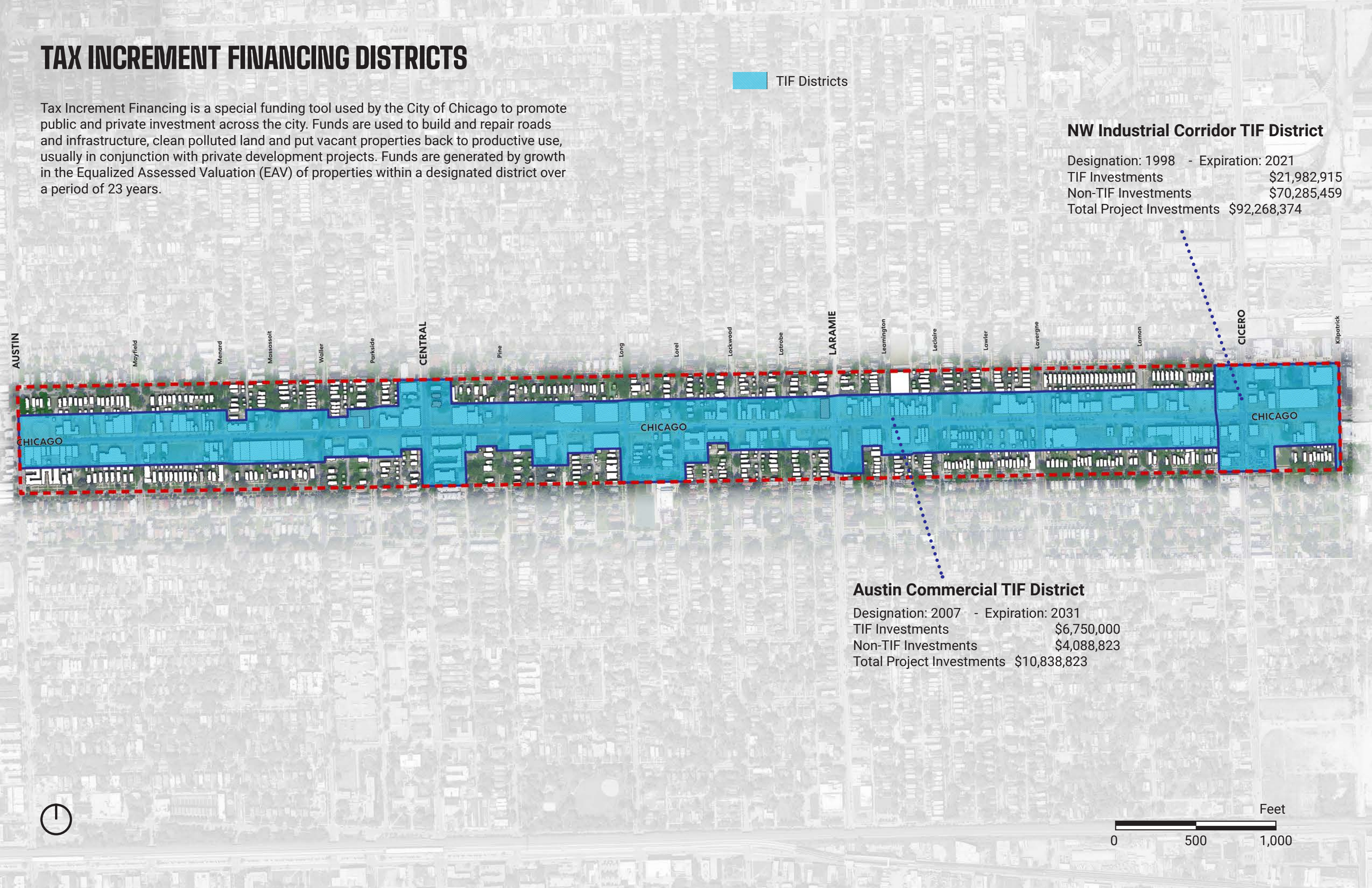
TIF Districts

## NW Industrial Corridor TIF District

Designation: 1998 - Expiration: 2021  
TIF Investments \$21,982,915  
Non-TIF Investments \$70,285,459  
Total Project Investments \$92,268,374

## Austin Commercial TIF District


Designation: 2007 - Expiration: 2031  
TIF Investments \$6,750,000  
Non-TIF Investments \$4,088,823  
Total Project Investments \$10,838,823





# OPPORTUNITY ZONES

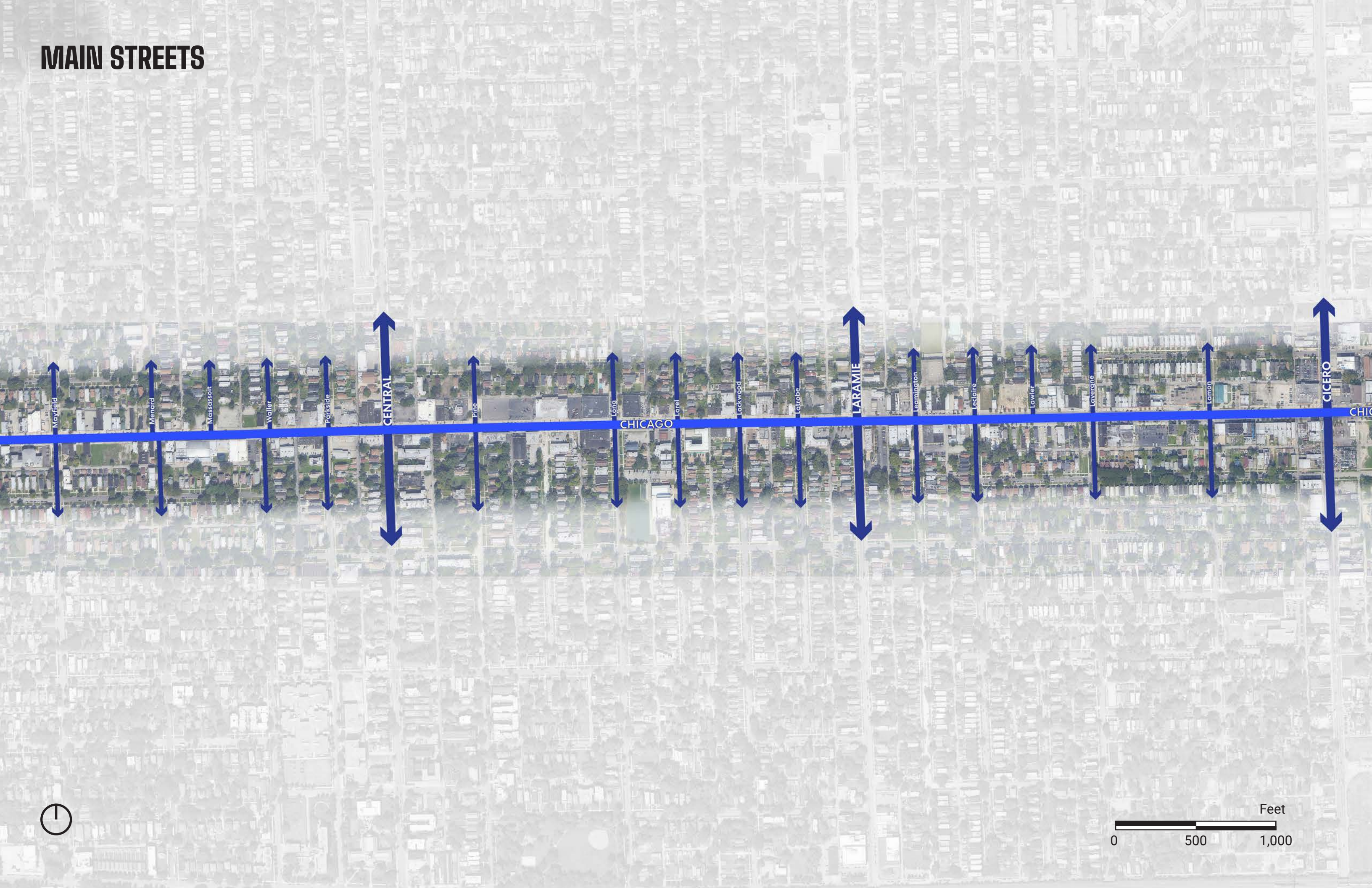
Federal program encouraging private investment in low-income communities by offering tax incentives for qualified investors in designated economically-distressed community areas.

 Opportunity Zones





MAIN STREETS





WEST CORRIDOR

AUSTIN

Mayfield

Menard

Massasoit

Waller

Parkside

CENTRAL

91

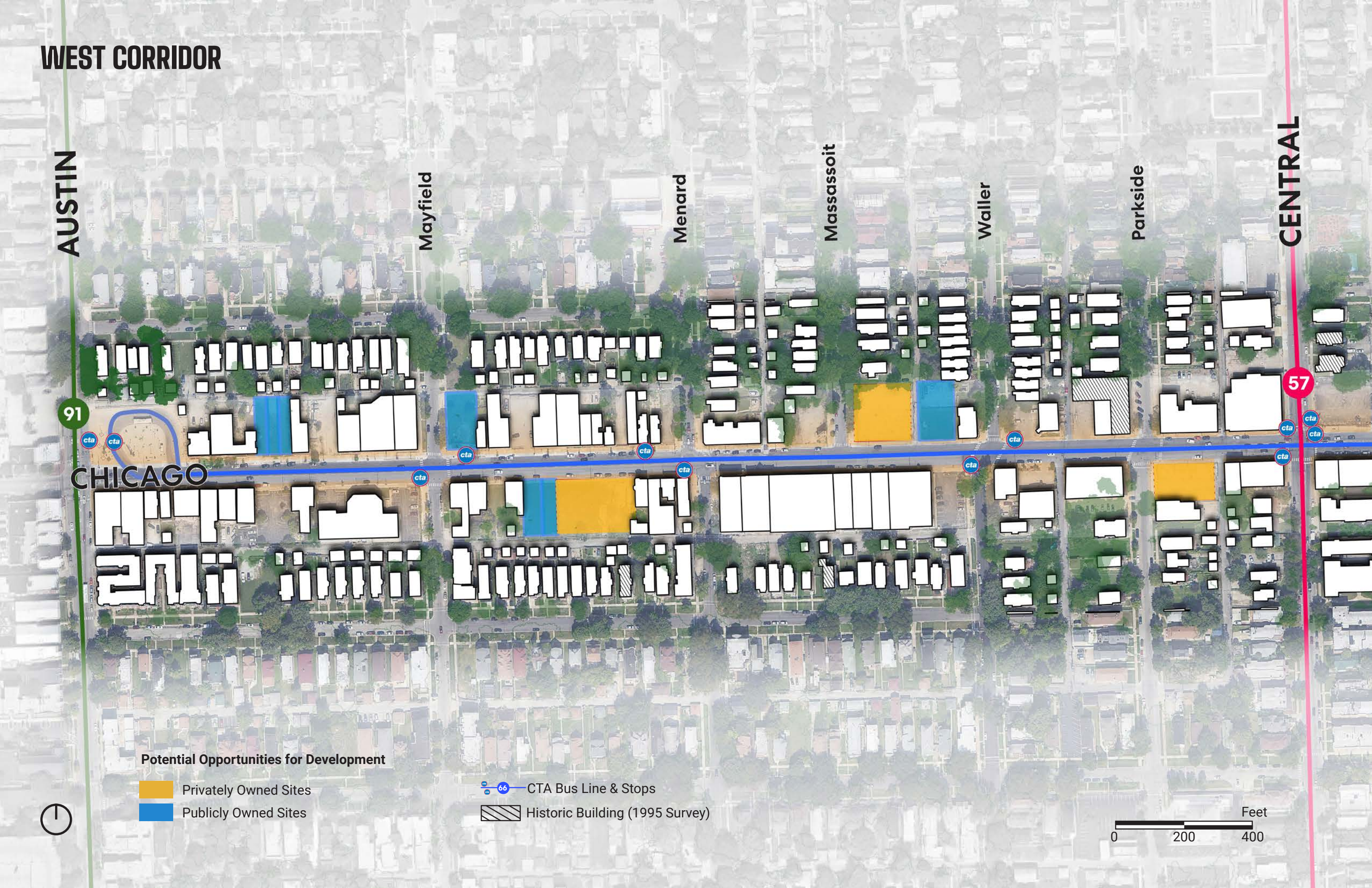
CHICAGO

57

Potential Opportunities for Development

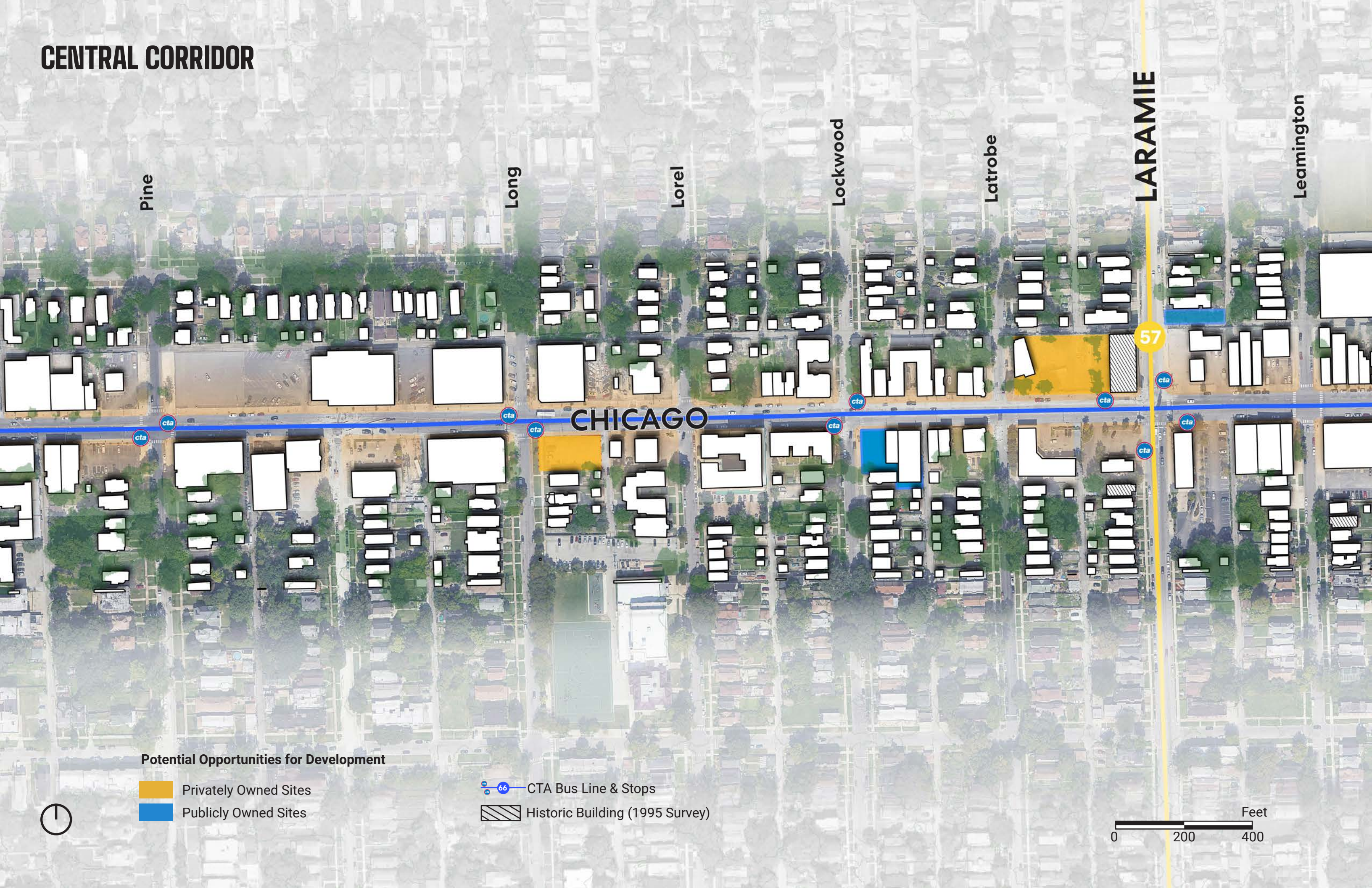
- Privately Owned Sites
- Publicly Owned Sites

- CTA Bus Line & Stops
- Historic Building (1995 Survey)





# CENTRAL CORRIDOR



## Potential Opportunities for Development

- Privately Owned Sites
- Publicly Owned Sites

- CTA Bus Line & Stops
- Historic Building (1995 Survey)

0 200 400 Feet



EAST CORRIDOR

Leclaire

Lawler

Lavergne

Lamon

CICERO

Kilpatrick

54

66

CHICAGO

Potential Opportunities for Development

- Privately Owned Sites
- Publicly Owned Sites

- CTA Bus Line & Stops
- Historic Building (1995 Survey)





# SITES OF INTEREST MATRIX

Assembled Site	Opportunity Site	Address	Size and Shape	Assembled Size	RANK	Assemblage?	Description	RANK	Location	RANK	Environmental	Zoning	Access	Ownership	RANK	PIN	Title	Tax Payer	Suitability Index
			Parcel area			Is it possible to join multiple, adjoining sites?	Is the site vacant? Existing Building? Underdeveloped? Deteriorated?		Corner, mid-block, key intersection?		Potential brownfield? Site clean-up status?	Current zoning allows?	Development Potential	Public or private? If private, willingness to redevelop?		Parcel Identification Number	Is the title clean?		
1	2	5926-30 Chicago Avenue	9,000sf (0.2 acres)	9,000	1	3 parcels are between two existing buildings	Vacant land	3	Mid-block between two existing, occupied buildings	1		B3-1 (FAR is 1.2; 10,800sf of building area; 3 units max)	10800	Public (City Owned)	3	1605426032; 1605426033; 1605426034;		N/A	8
2	3	5831-35 Chicago Avenue	8,269sf (0.19 acres)	28,186	3	There are 3 additional vacant parcels immediately to the east that are privately owned, but could be assembled (see site A)	Vacant land	3	Mid-block	2		B3-2	62009.2	Public (City Owned)	2	1608201005; 1608201006		N/A	10
	A	5815-23 Chicago Avenue	19,917 sf (0.46 acres)			Could be assembled with Site #3	Vacant land		Mid-block			B3-2		Private		1608201007; 1608201008; 1608201008; 1608201026		AUREL LUNGU	
3	B	5714-22 Chicago Avenue	15,350 sf (0.35 acres)	24,580	3	4 parcels; could be assembled with Site C	Vacant land	3	Corner	3		B3-2	54076	Private	2	1605429013; 1605429014; 1605429015; 1605429016		EXEMPT	11
	C	5704 Chicago Avenue	9,230 sf (0.21 acres)			Could be assembled with Site B	Vacant land		Mid-block along alley			B3-2		Public (City-owned)		1605429033		N/A	
5	E	759 Long Avenue	10,203 sf (0.23 acres)	10,203	2		Vacant land (gravel lot)	3	Corner	2		B3-2	22446.6	Private	1	1609103001		EXEMPT	8
6	5.2	5249 Chicago Avenue	9,810 sf (0.23 acres)	9,810	1		Vacant land	3		1		B3-2	21582	Public (Land Bank)	3	1609105044		ABDUS S KHAN	8
7	1	5200 Chicago Avenue	34,212sf (0.79 acres)	34,212	3	Required (8PINs)	Laramie State Bank Building and adjacent vacant parcels	2	Corner and parcels to alley	3		B3-1 (FAR is 1.2; 41,054sf of building area; 3 units max)	41054.4	4 PINS owned by Ruffin and Young; 4 PINS owned by Young	1	1604331038; 1604331037; 1604331036; 1604331035;		John Young	9
8	F	5058 Chicago Avenue	8,383 sf (0.19 acres)	33,364	3	Could assemble with G and H	Vacant land	2	Corner	3		B3-1	40036.8	Public (City-owned)	2	1604425028		N/A	10
	G	5050 Chicago Avenue	3,123 sf (0.07 acres)			Could assemble with F and H	Existing, occupied building (FoodMart)		Mid-block			B3-1		Private		1604425029		PHILLIPS	
	H	5046-48 Chicago Avenue	21,858 sf (0.50 acres)			Could assemble with F and G	Vacant land, recently demolished: "Old Ship of Zion"		Corner			B3-1 and RS-3		Private		1604425030; 1604425031		GREGORY FREEMAN	
9	I-1	4836-26 W Chicago Ave	12,416 sf (0.28 acres)	27,941	3	Could assemble with I-2	Dep of Sanitation Lot	2	Mid-block	3		B3-1	33529.2	Public (City-owned)	3	1604430019; 1604430020; 1604430021; 1604430022; 1604430023		N/A	11
	I-2	4824-14 W Chicago Ave	15,525 sf (0.35 acres)			Could assemble with I-1	Austin Heath Lot		Mid-block			B3-1		Private		1604430024; 1604430025; 1604430026		Westside Health Authority (2) ; Morris Reed (1)	





# CITY OWNED SITES ON CORRIDOR

PIN10	Address	Date_of_Acquisition	Ward	Zoning	Zip Code	Last Update	Area (SF)
16044240270000	5108 W CHICAGO AVE	2017-07-03	37	B3-1	60651	2018-09-07	3143
16044250280000	5058 W CHICAGO AVE	2004-06-21	37	B3-1	60651	2020-01-08	8383
16044300170000	4844 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16044300210000	4830 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3104
16044300190000	4836 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3105
16044300230000	4826 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3106
16044230150000	815 N LARAMIE AVE		37	RS-3	60651	2018-08-01	3131
16043260100000	822 N PINE AVE	2006-01-23	37	RS-3	60651	2020-02-21	2432
16054270140000	5846 W CHICAGO AVE	1999-01-27	29	B3-2	60651	2019-04-10	7431
16044290300000	4914 W CHICAGO AVE		37	B3-1	60651	2019-05-16	9375
16044290310000	4906 W CHICAGO AVE		37	B3-1	60651	2019-05-16	12490
16044300200000	4832 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16044300220000	4828 W CHICAGO AVE		37	B3-1	60651	2019-05-16	3103
16054260340000	5926 W CHICAGO AVE	1981-12-17	29	C2-2	60651	2019-06-28	2998
16054260320000	5930 W CHICAGO AVE		29	C2-2	60651	2020-01-08	2998
16054260330000	5928 W CHICAGO AVE	1981-12-17	29	C2-2	60651	2019-06-28	2994
16054290330000	5704 W CHICAGO AVE	2000-02-29	29	B3-2	60651	2020-01-08	9231
16044290290000	4920 W CHICAGO AVE		37	B3-1	60651	2019-05-16	6249
16044300160000	4848 W CHICAGO AVE		37	B3-1	60651	2019-05-16	15521
16043310300000	816 N LARAMIE AVE		37	RS-3	60651	2019-05-16	6276
16082060160000	734 N PARKSIDE AVE		29	RT-4	60644	2018-08-01	5112
16101000360000	4700 W SUPERIOR ST		28	RS-3	60644	2018-08-01	2978
16092020140000	5025 W CHICAGO AVE	1999-05-18	37	B3-1	60651	2020-01-08	3144
16082010050000	5835 W CHICAGO AVE	2000-11-17	29	B3-2	60651	2020-01-08	4716
16082010060000	5831 W CHICAGO AVE	2000-11-17	29	B3-2	60651	2020-01-08	3535

