

INVEST SOUTH/WEST

NEIGHBORHOOD ROUNDTABLE

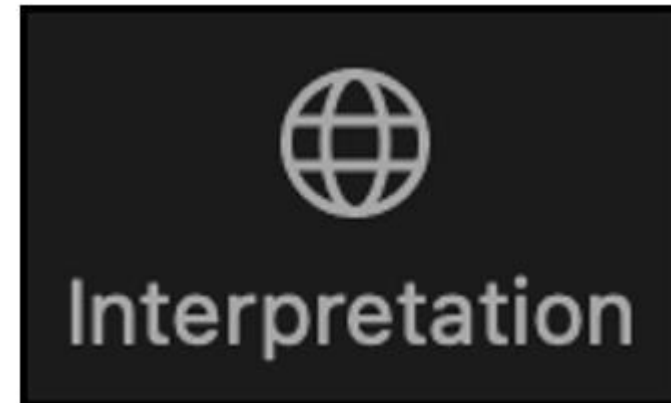
NEW CITY / BACK OF THE YARDS

FEBRUARY 17, 2021



Traducción está Disponible

Si necesita traducción en español,
por favor seleccione “Interpretation”
en la barra de Zoom (del abajo)



NEIGHBORHOOD ROUNDTABLE

New City / Back of the Yards

INVEST South/West February 17, 2022

Agenda

Welcome

Reflecting on the Roundtable Survey
Results

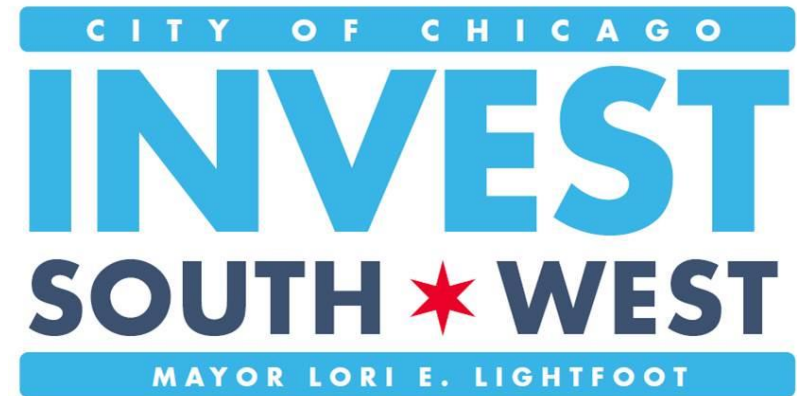
Harvest Foods Expansion

Q & A

NEIGHBORHOOD ROUNDTABLE

New City / Back of the Yards

INVEST South/West February 17, 2022



Ground Rules for This Meeting

- ✓ Please stay muted while others are speaking
- ✓ Please raise your hand to speak
- ✓ Feel free to use the chat and Q&A features
- ✓ This meeting is being recorded and will be posted on our website within two weeks

Process and Timeline



- Understand sentiment in each neighborhood
- Identify areas to go deeper

- Share observations about Roundtables today
- Discuss what we want to see going forward
- Commit to participating in changes
- Foster a sense of ownership over Roundtable success

- **Goal:** Roundtables reflect stakeholders' priorities and are a genuine forum for sharing important neighborhood news and providing input

- We will revisit these questions again at the end of the year and moving forward.

What has worked and what hasn't?

What do we need to do to maintain positive changes?

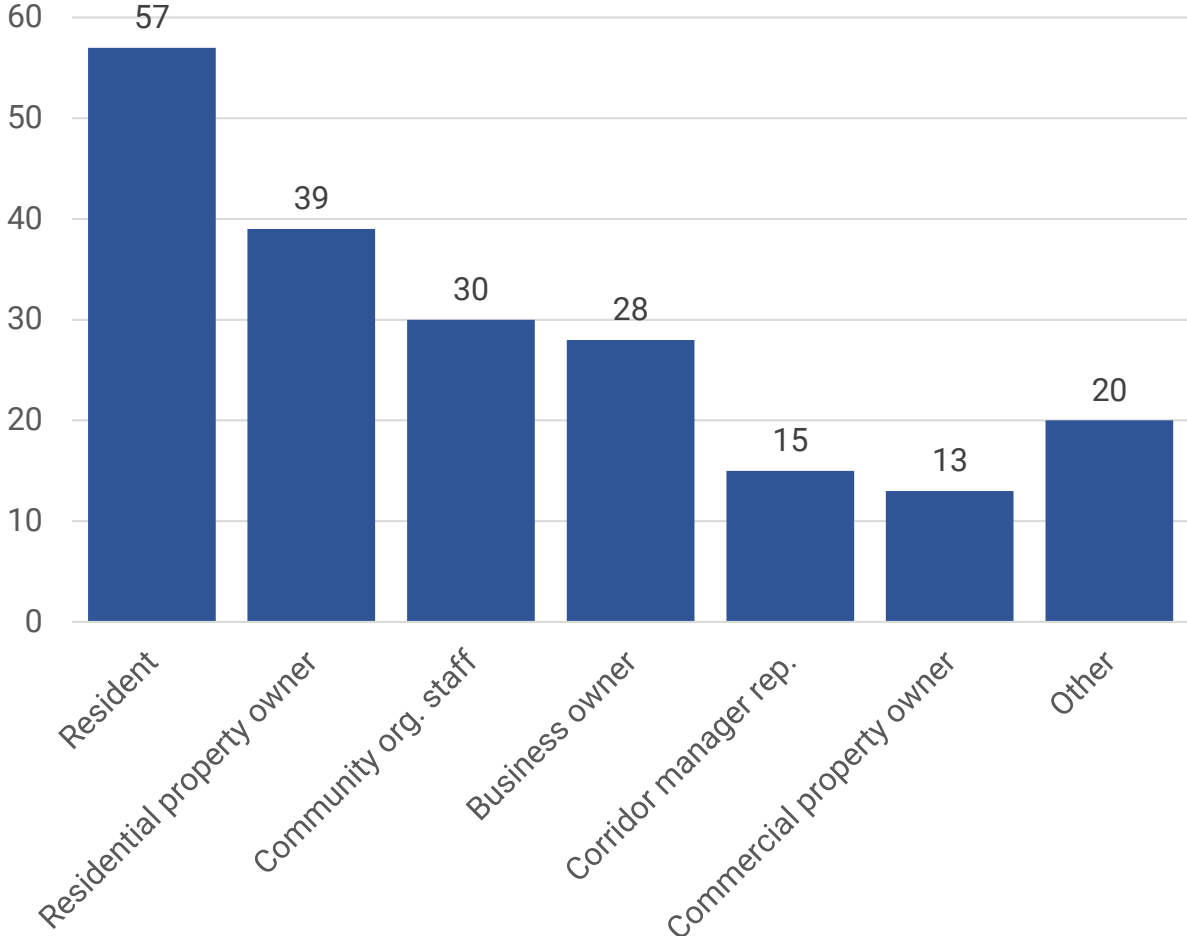
Who responded to this survey?

Which of the following best describe(s) you as a stakeholder in this neighborhood?

Some “other” types included:

- Neighboring community resident
- Family member of resident
- Community organizer
- Institutional stakeholder
- Chamber of commerce member

A total of 112 responses between November 2021 and February 2022

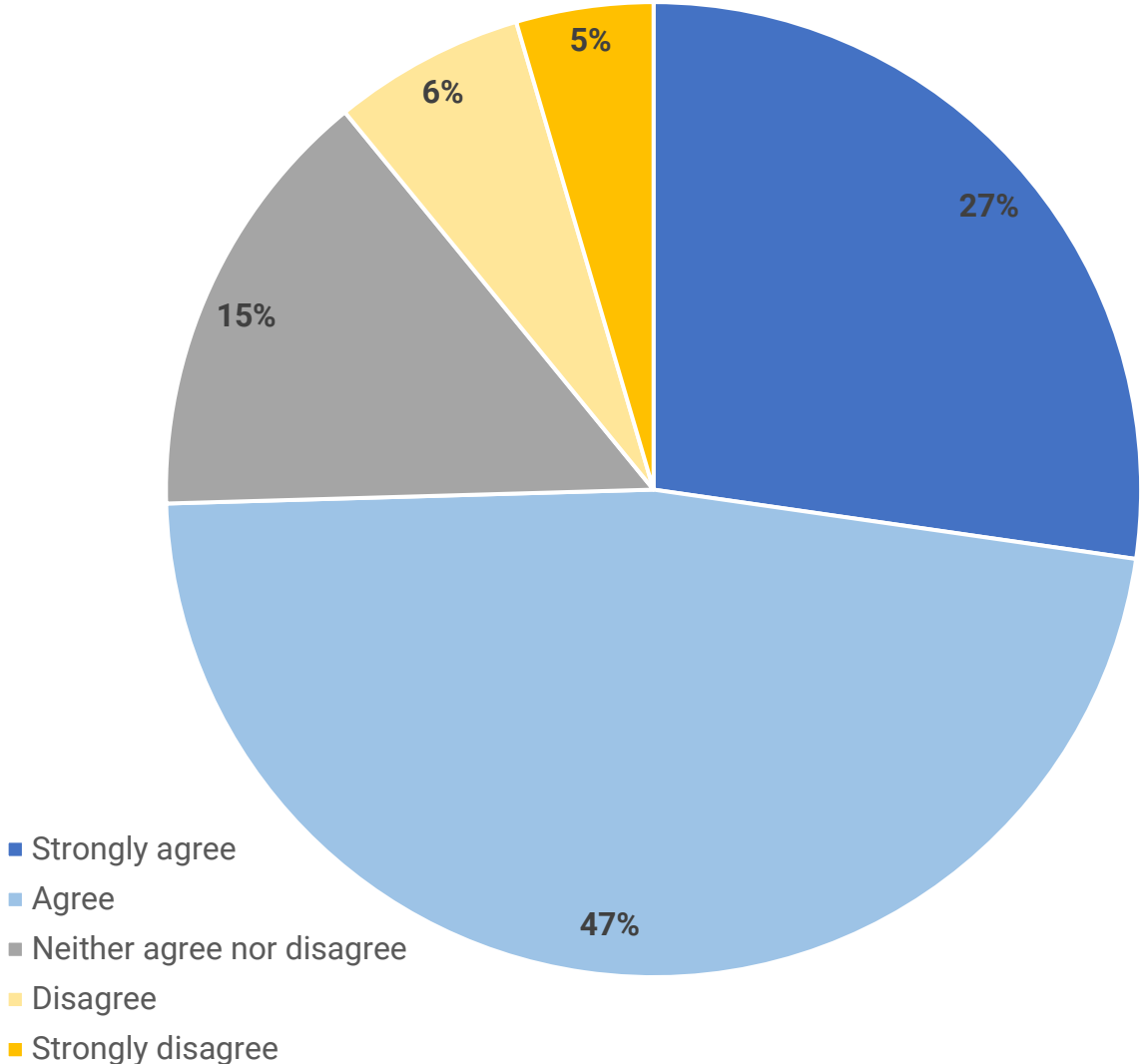


Gathering feedback

Is the roundtable is effective in obtaining feedback on INVEST South/West projects as they advance?

A majority (74%) agree that the roundtable is an effective way of providing feedback on projects as they advance

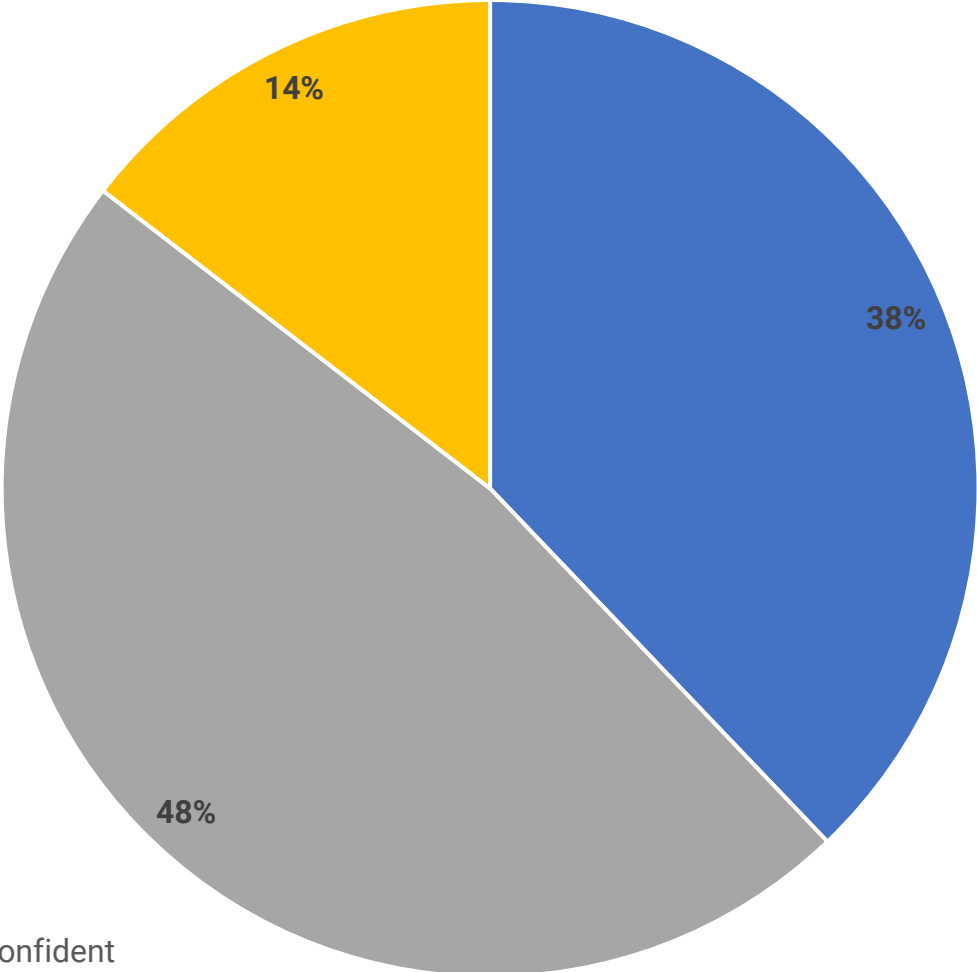
Most respondents join to participate in the discussion, share their opinions, or advance organizational or neighborhood priorities



Influence in decisions

Do you as a stakeholder feel more, or less confident in your ability to influence investment decisions in your neighborhood since the start of the roundtables?

While some respondents (38%) believe the roundtable has improved their ability to influence decisions, about 14% have less confidence and the rest (48%) don't believe it has changed much either way



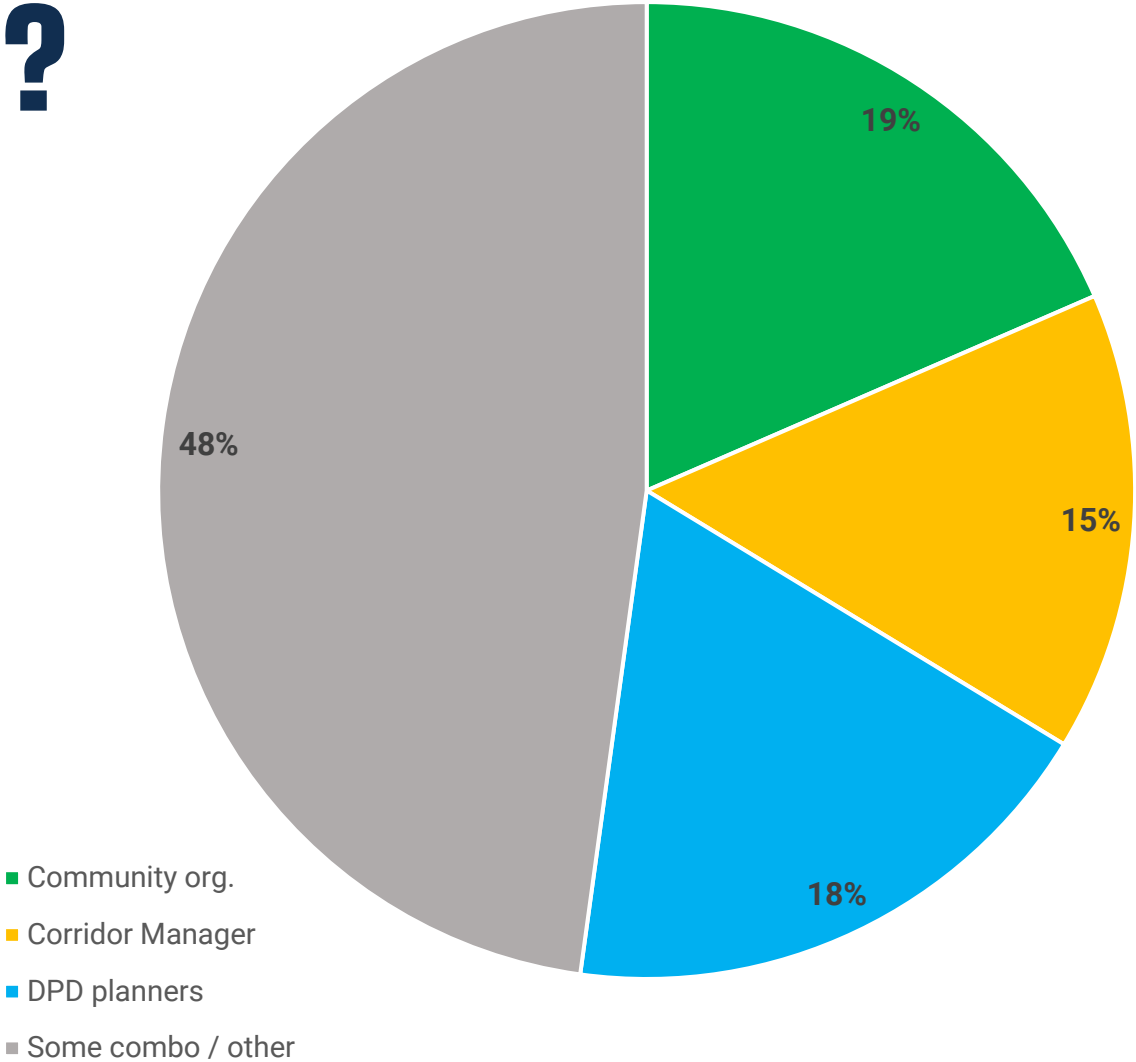
- More confident
- About the same
- Less confident

Who should facilitate?

What entity, in your opinion, is best suited to convene and plan the roundtables?

Nearly half of respondents think that some combination of DPD, Corridor Manager and community organizations should facilitate

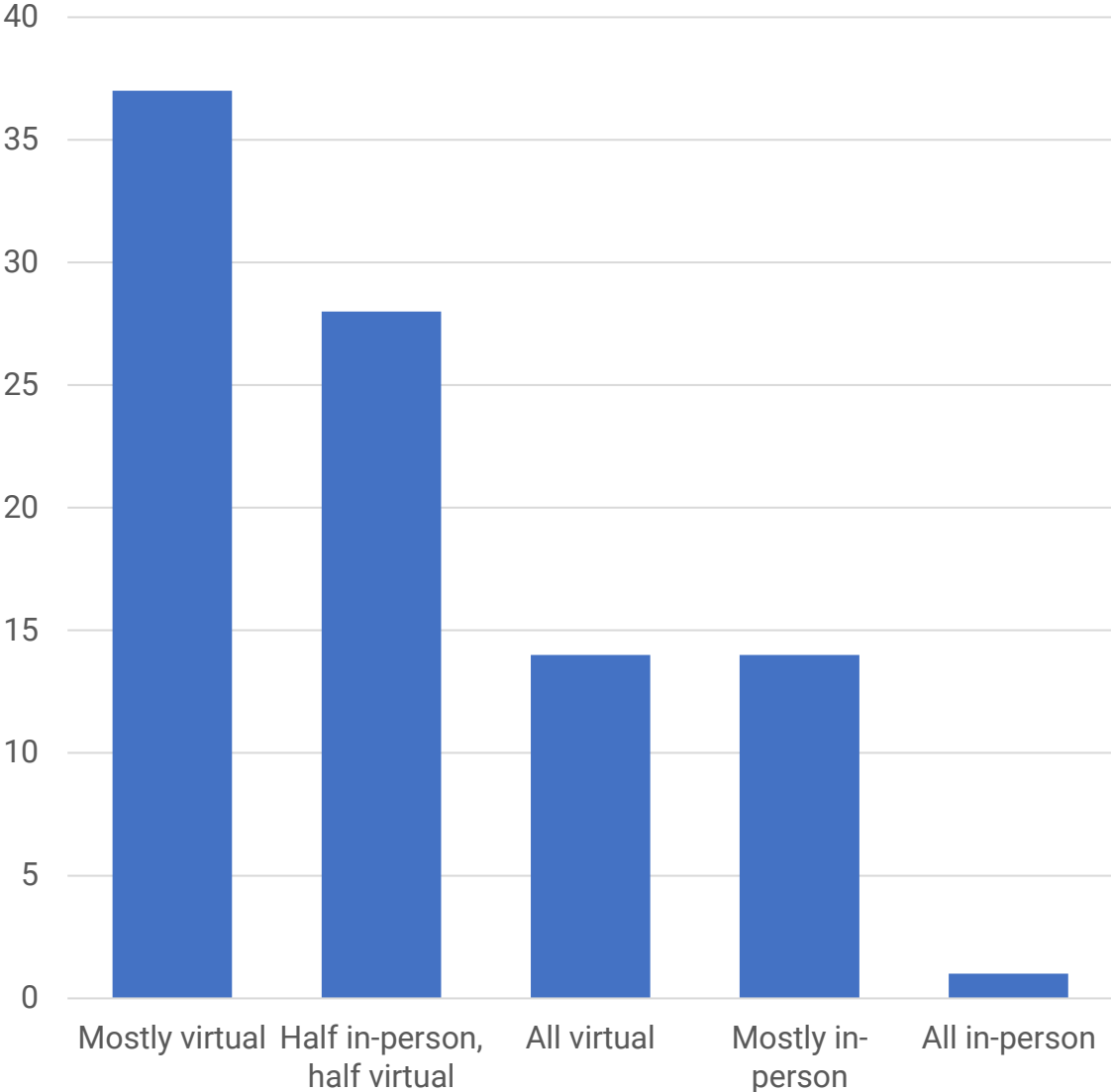
“Other” responses included: all three; block clubs; community members; and allowing CBOs to nominate themselves to partner with DPD to co-facilitate



Meeting format

As vaccinations rise and people are more comfortable gathering indoors, what is the best format for Neighborhood Roundtables?

Most respondents would prefer a mostly virtual meeting format, followed by splitting between virtual and in-person



What should be changed?

Thinking ahead to future roundtables, what is ONE change that would make the biggest positive impact?

- Engage more and broader set of stakeholders
- More transparency
- More clarity on expectations, timelines, and deliverables
- Allow community more voice in shaping outcomes
- Better community outreach
- Consistency on locations and time

(This list is not exhaustive, but includes themes or ideas that were articulated most often by respondents)

Open discussion

What strikes you about these results? What other ideas do you think should be included?

Why do you think that most participants feel the roundtable is a good forum for engaging and providing feedback, yet don't feel confident that the feedback they provide is being incorporated into government decisions?

What would make this forum more effective for community engagement?

Who should facilitate roundtables and how often should they meet?

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Aerial View of Site Looking Northwest



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Aerial View of Site



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Aerial View of Site Looking Northwest



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Aerial View of Site Looking Northeast



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View from Yards Shopping Center Drive Aisle, Looking East at City-owned parcels.



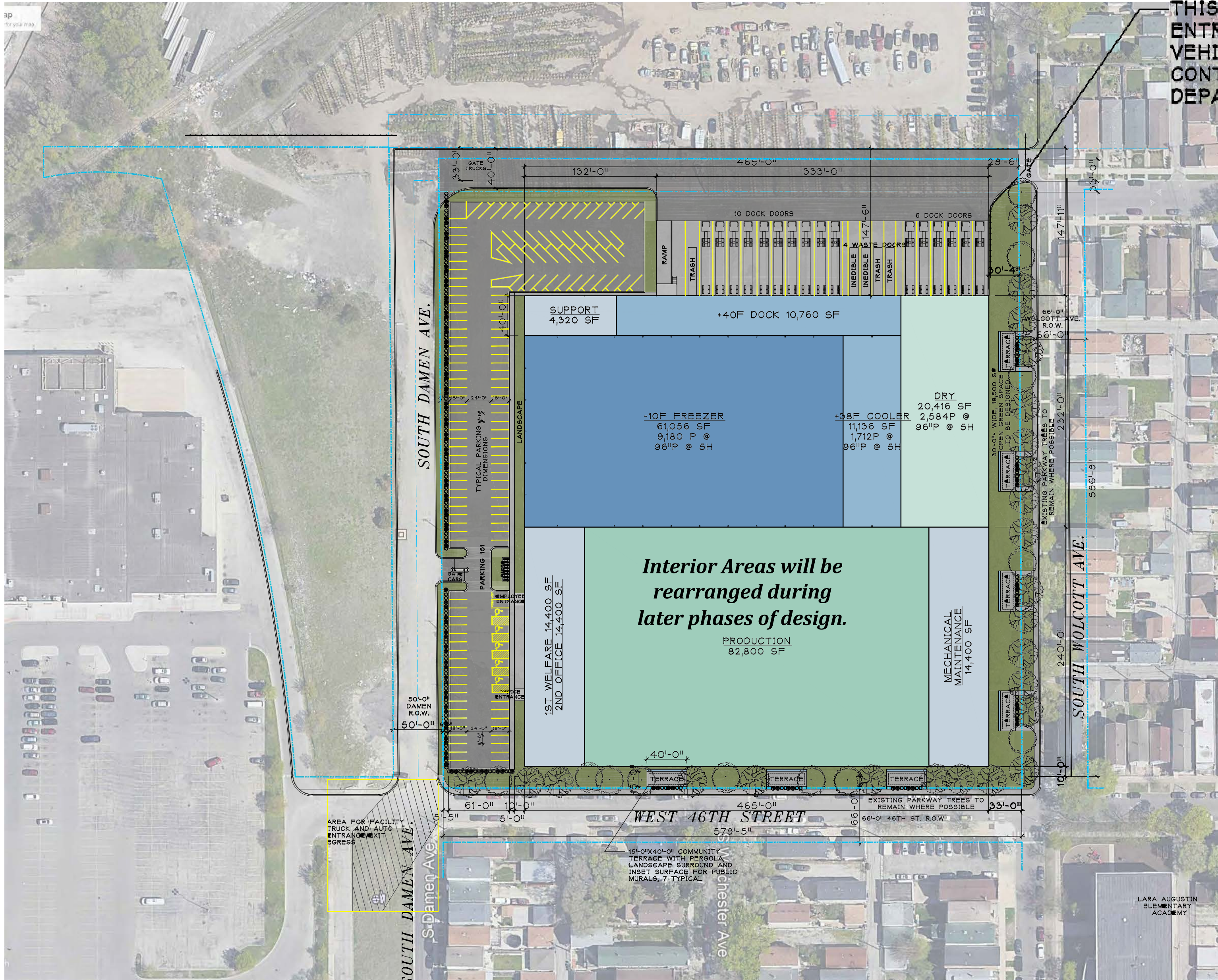
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Aerial View looking West and Showing Damen from 47th to 45th (terminating at Seven D Construction)



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Conceptual Site Plan (NOT FINAL OR APPROVED)

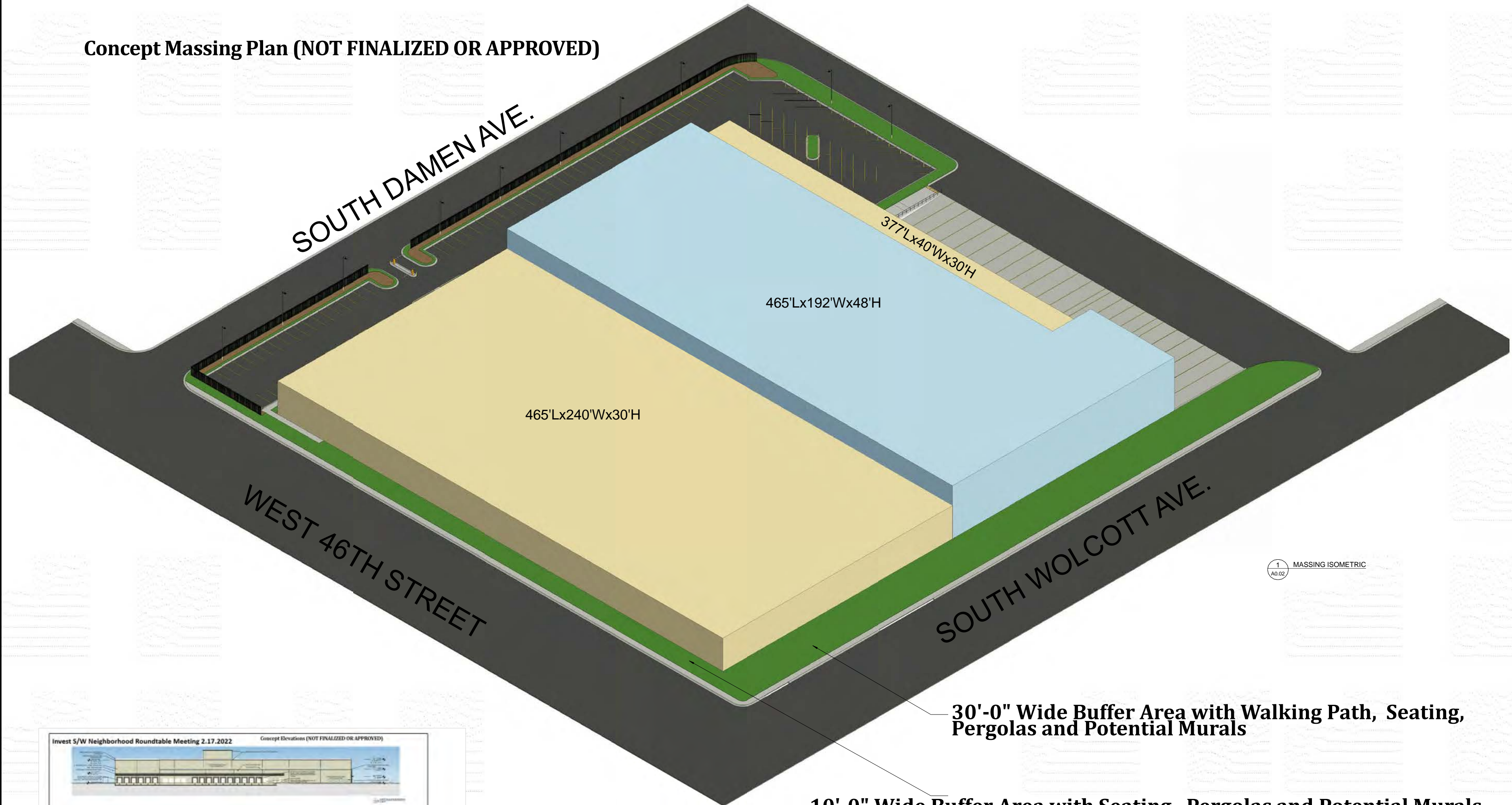


THIS IS A PROPOSED ENTRANCE/EXIT FOR EMERGENCY VEHICLES ONLY. ACCESS CONTROLS WILL BE PER FIRE DEPARTMENT SPECS.

- ❖ Other than emergency-vehicle entrance at NE corner, no curb cuts on Wolcott. (Existing remnant driveways will be eliminated.)
- ❖ No curb cuts on 46th Street. (Existing remnant driveways will be eliminated.)
- ❖ All loading and unloading will be located on North end of site. (Current level at Kildare averages out to 1 truck per hour.)
- ❖ All parking will be located on West side of site. (Parking count will exceed zoning minimums.)
- ❖ All Harvest vehicles (cars and trucks) will enter and exit from newly-extended Damen.
- ❖ Seven D Construction will be provided with Damen access.
- ❖ Project contributes \$2,025,000 to Damen improvements between 47th and 45th.
- ❖ Between 47th and 46th, median will separate homes from commercial traffic.
- ❖ Supporting signage will be developed with CDOT and local stakeholders.

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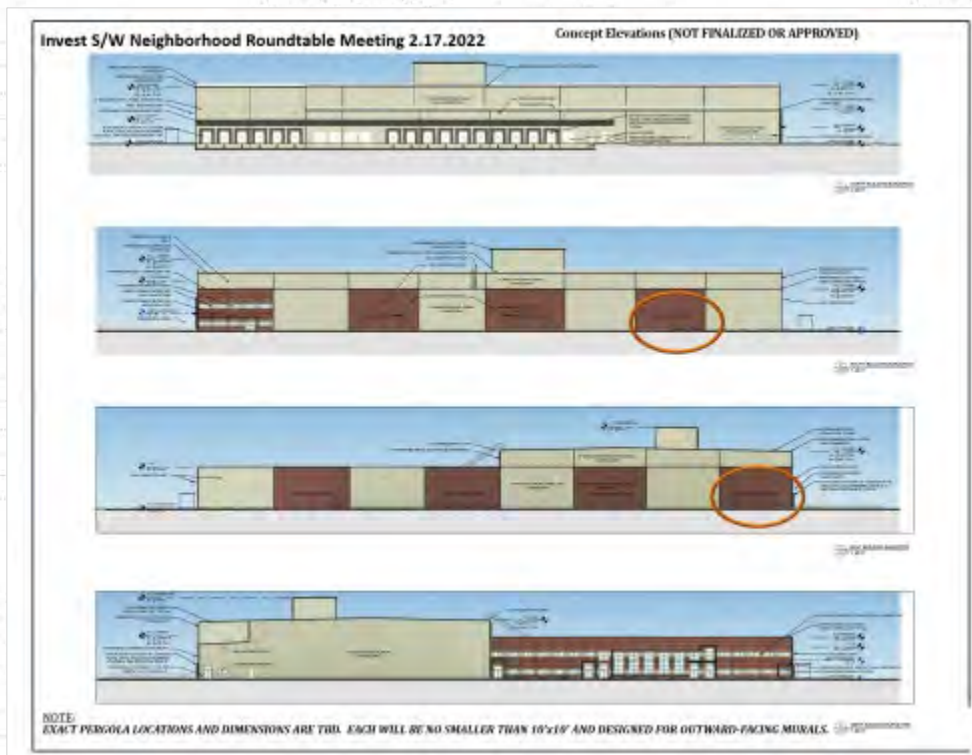
Concept Massing Plan (NOT FINALIZED OR APPROVED)



1 MASSING ISOMETRIC
A0.02

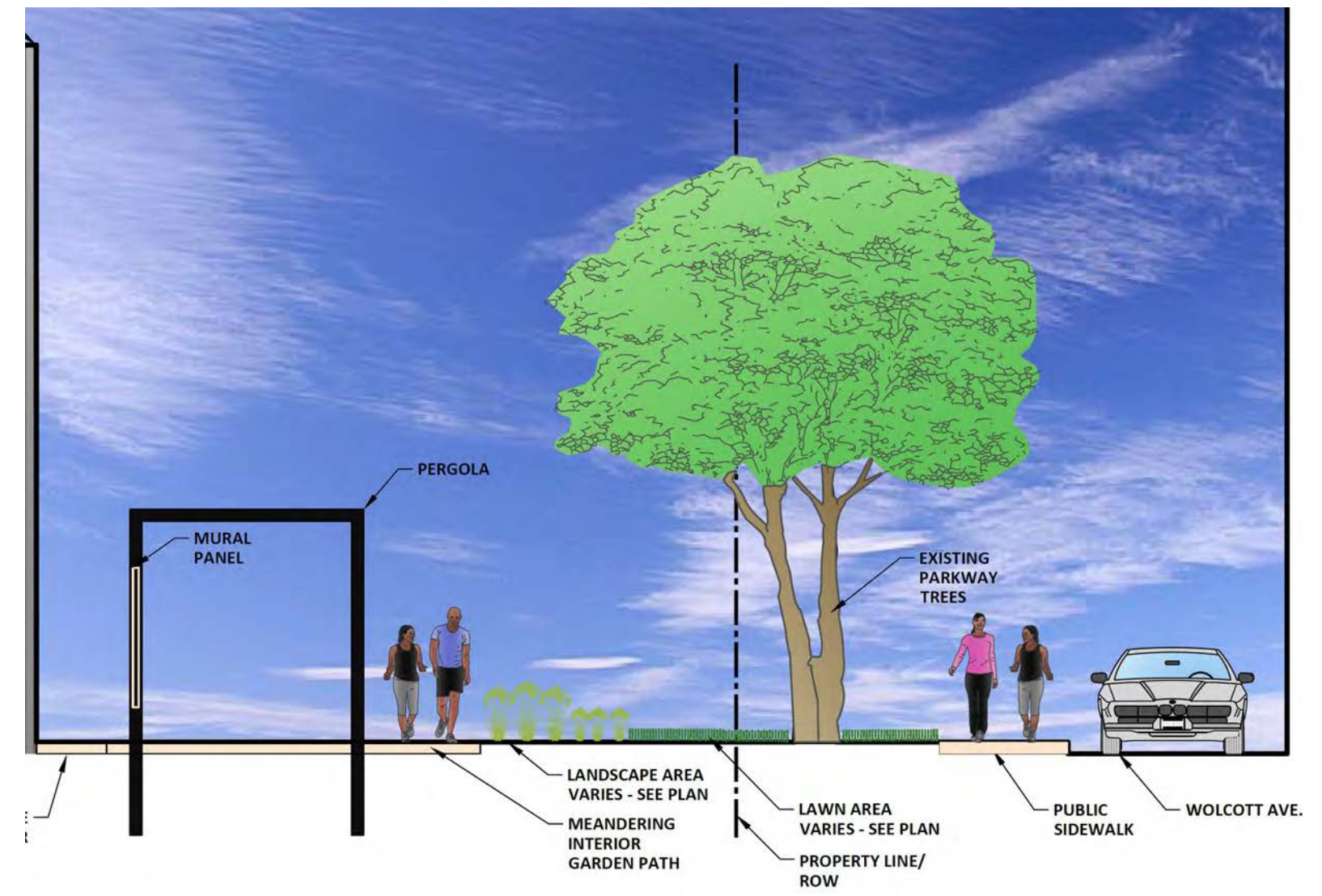
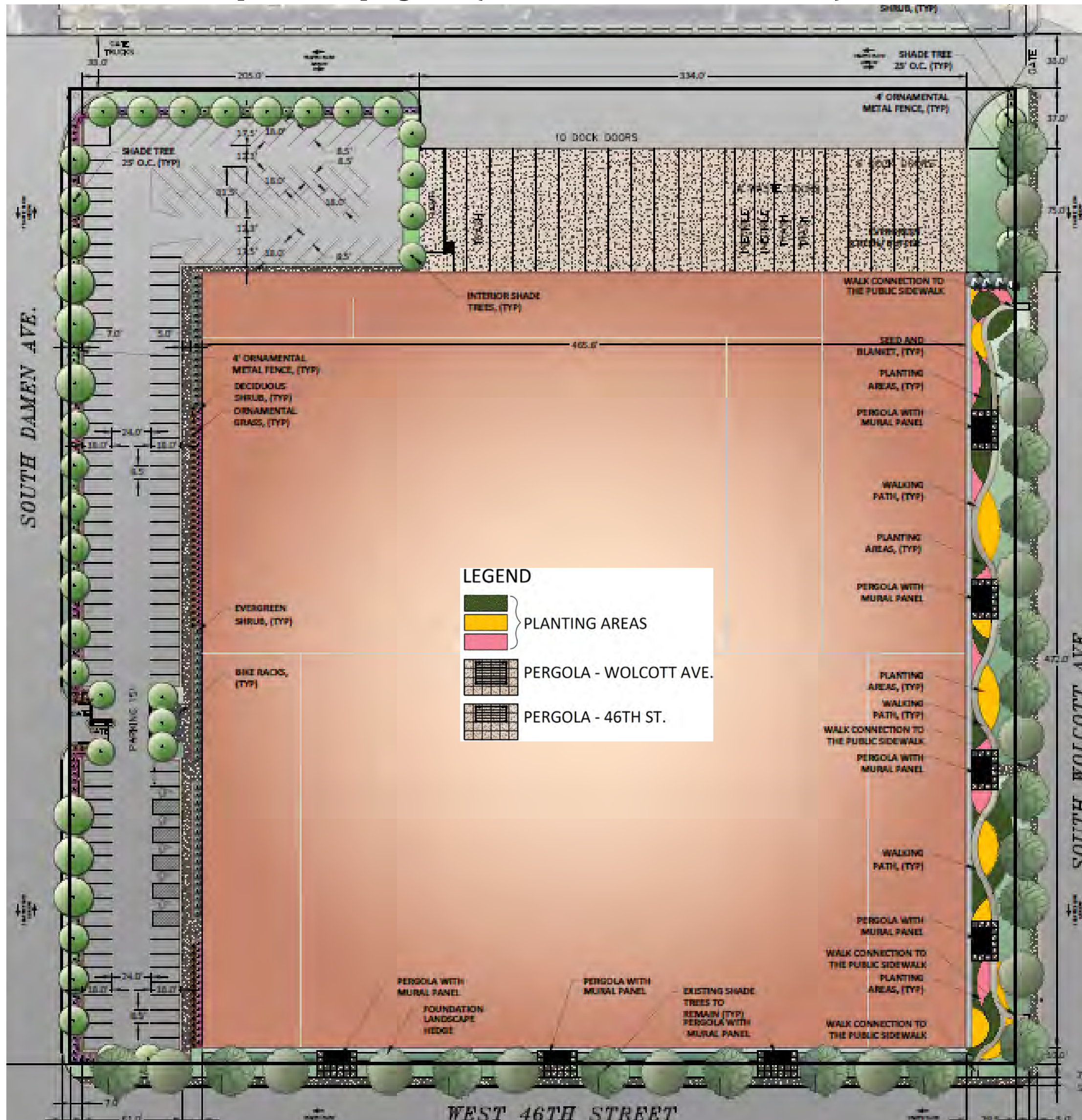
30'-0" Wide Buffer Area with Walking Path, Seating, Pergolas and Potential Murals

10'-0" Wide Buffer Area with Seating, Pergolas and Potential Murals



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Concept Landscaping Plan (NOT FINALIZED OR APPROVED)



LANDSCAPE NOTES:

PERGOLA DIMENSIONS ARE TBD. PERGOLAS ALONG WOLCOTT AVE. WILL BE MINIMUM 10'X10'. PERGOLAS ALONG 46TH STREET SHALL BE 6'X10' MINIMUM.

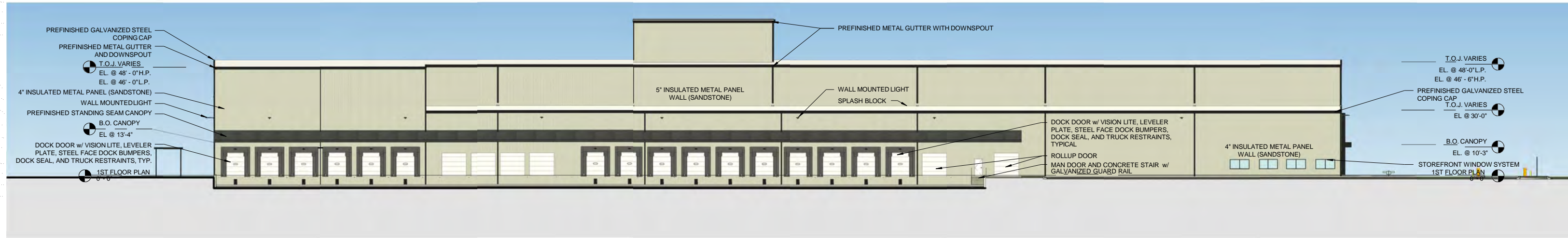
EACH PERGOLA WILL HAVE A REAR (BUILDING-SIDE) PANEL ON WHICH CLIENT MAY PLACE MURALS. MURAL DIMENSIONS AND CONTENT WILL BE DEVELOPED WITH LOCAL SCHOOLS, LOCAL ARTISTS, AND OTHER COMMUNITY STAKEHOLDERS.

OUTDOOR SEATING FACILITIES WILL BE PROVIDED BENEATH EACH PERGOLA. FINAL DESIGNS FOR OUTDOOR SEATING FACILITIES WILL BE DETERMINED IN CONSULTATION WITH CITY OF CHICAGO MOPD (FOR ADA AND OTHER ACCESSIBILITY COMPLIANCE), DEPARTMENT OF PLANNING AND DEVELOPMENT, COMMUNITY STAKEHOLDERS, AND THE IEPA (REGARDING POST-REMEDATION SOIL CONDITIONS AND DEPTHS).

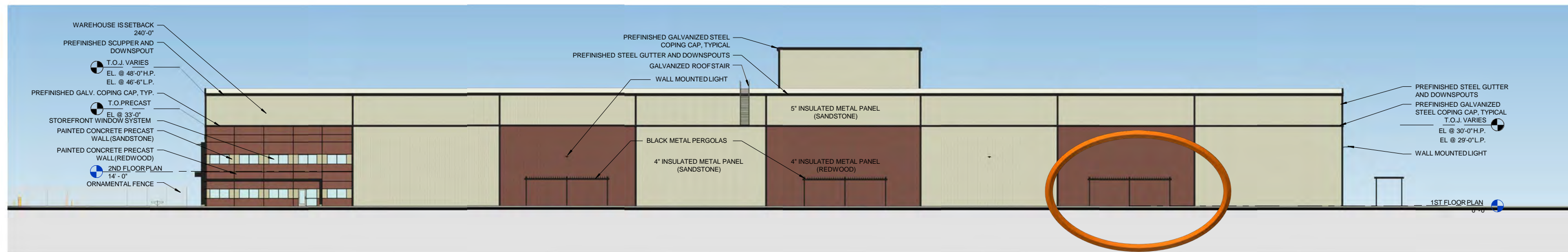
FINAL WOLCOTT WALKING PATH LOCATIONS, DIMENSIONS AND MATERIALS WILL BE DETERMINED IN CONSULTATION WITH CITY OF CHICAGO MOPD (FOR ADA AND OTHER ACCESSIBILITY COMPLIANCE), CDOT AND BUREAU OF FORESTRY (TO COORDINATE WITH PUBLIC PARKWAY DESIGN), DEPARTMENT OF PLANNING AND DEVELOPMENT, COMMUNITY STAKEHOLDERS, AND THE IEPA (REGARDING POST-REMEDATION SOIL CONDITIONS AND DEPTHS).

FINAL PLANTING BED LOCATIONS, DIMENSIONS AND PLANT SPECIES WILL BE DETERMINED AFTER CONSULTATIONS WITH CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT, CDOT AND BUREAU OF FORESTRY (TO COORDINATE WITH PUBLIC PARKWAY DESIGN), THE IEPA (REGARDING POST-REMEDATION SOIL CONDITIONS AND DEPTHS), AND THE SELECTED (MBE) LANDSCAPING COMPANY.

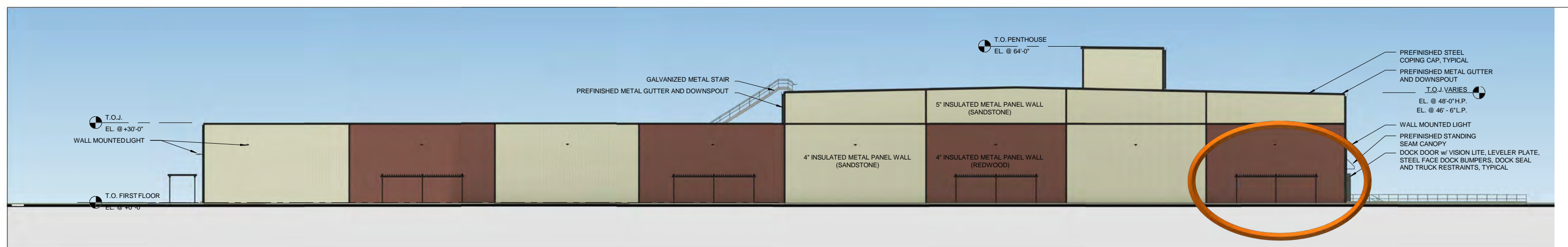
ALL PLANTING BEDS PROXIMATE TO BUILDING WILL ALSO HAVE TO COMPLY WITH APPLICABLE FDA REGULATIONS.



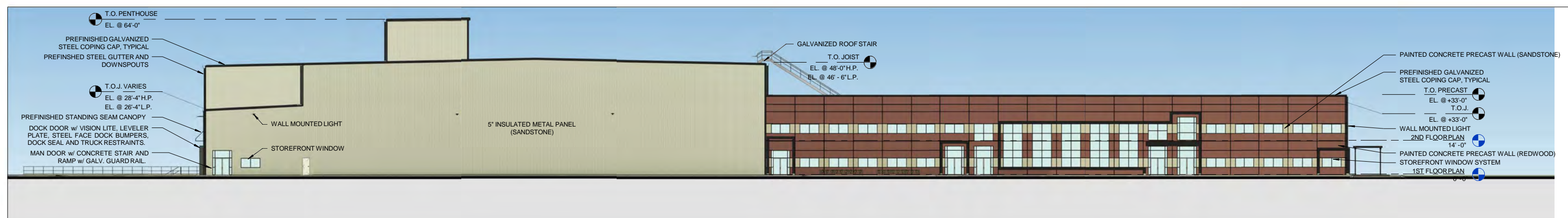
1 NORTH BUILDING ELEVATION
A3.00.1" = 20'-0"



2 SOUTH BUILDING ELEVATION
A3.00.1" = 20'-0"



3 EAST BUILDING ELEVATION
A3.00.1" = 20'-0"

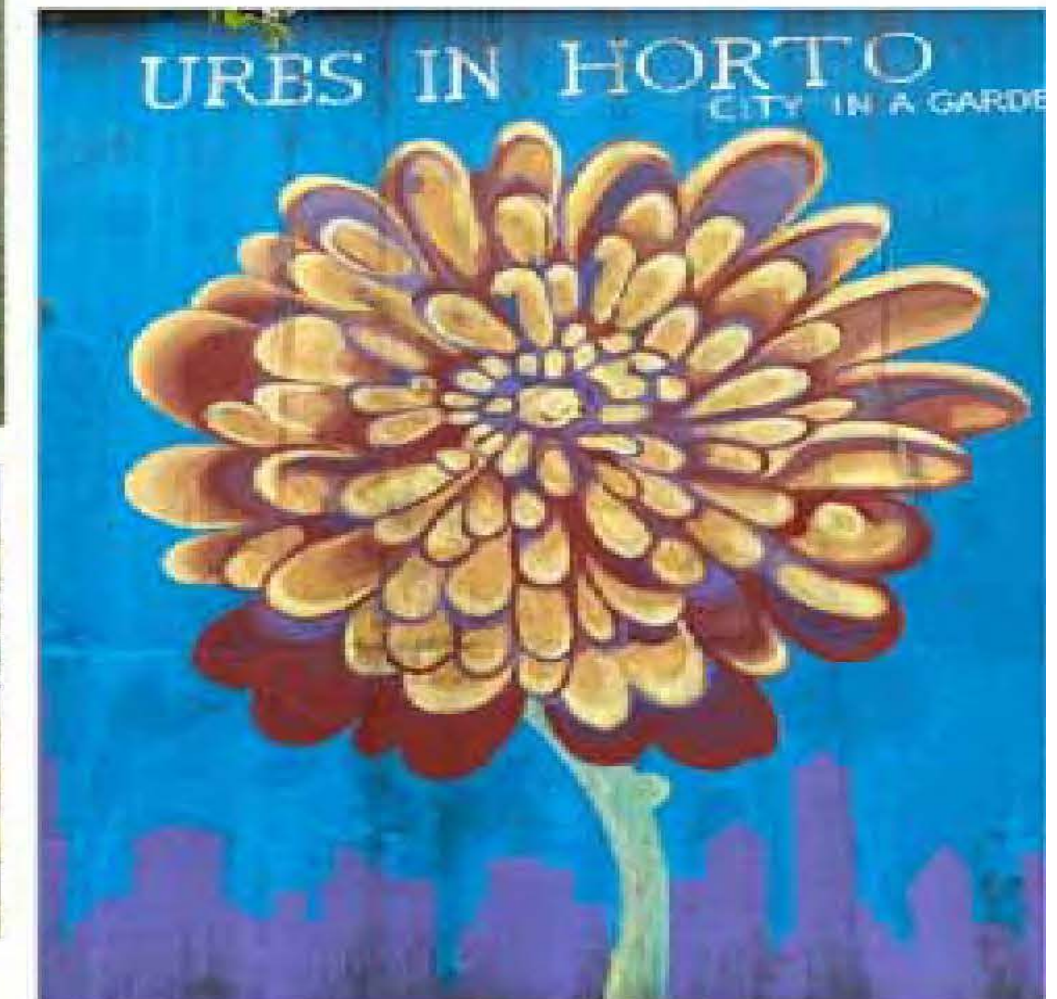


4 WEST BUILDING ELEVATION
A3.00.1" = 20'-0"

NOTE:
EXACT PERGOLA LOCATIONS AND DIMENSIONS ARE TBD. EACH WILL BE NO SMALLER THAN 10'x10' AND DESIGNED FOR OUTWARD-FACING MURALS.

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Inspiration Images for Pergolas, Outdoor Seating, Murals, and Walking Path



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Photo of Site taken from Wolcott, and looking Southwest



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Conceptual Rendering of Wolcott Buffer Area (North End), looking Southwest from Northeast Corner of new Harvest facility



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Site Photo, looking Northwest from Southeast Corner



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Conceptual Rendering of Wolcott and 46th Street Buffer Areas, looking Northwest from Southeast Corner



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**Enlargements of Pergolas
with Murals shown in
Conceptual Renderings.**



LANDSCAPE NOTES:

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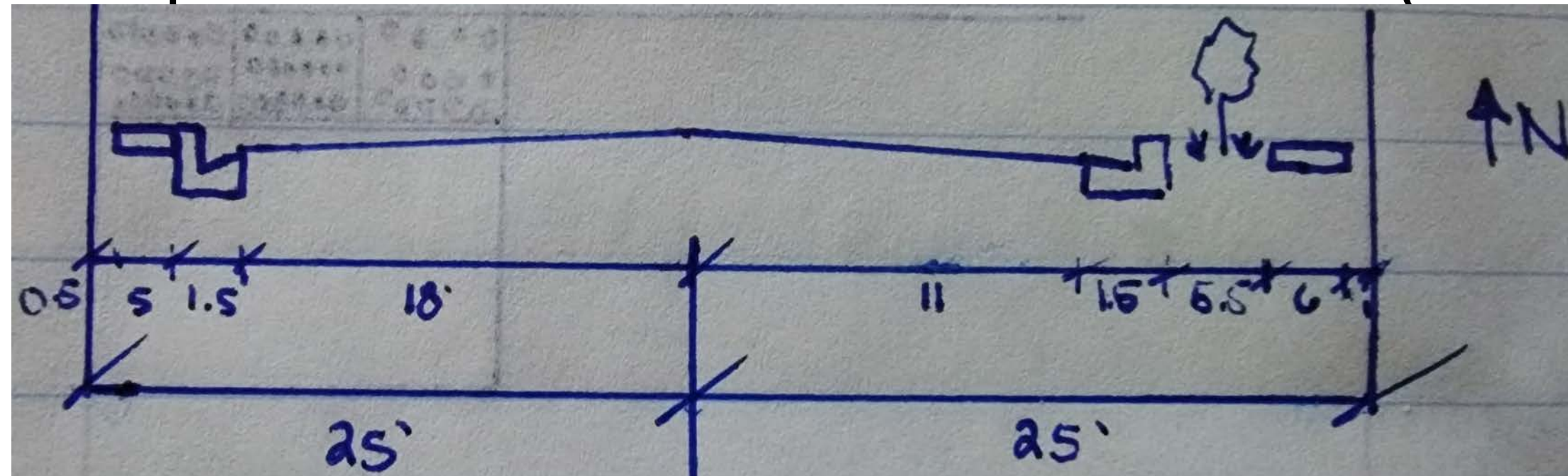
ALL PLANTING BEDS PROXIMATE TO BUILDING WILL ALSO HAVE TO COMPLY WITH APPLICABLE FDA REGULATIONS.

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CDOT Concept Design for Damen Avenue, from 47th Street to 46th. (NOT FINAL)



CDOT Conceptual Cross Section for Damen Avenue from 46th Street to 45th (NOT FINAL)



Conceptual Depiction of completed Damen Avenue from 46th Street to 45th (NOT FINAL)



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Aerial Photos of Existing Trees NOT adjusted

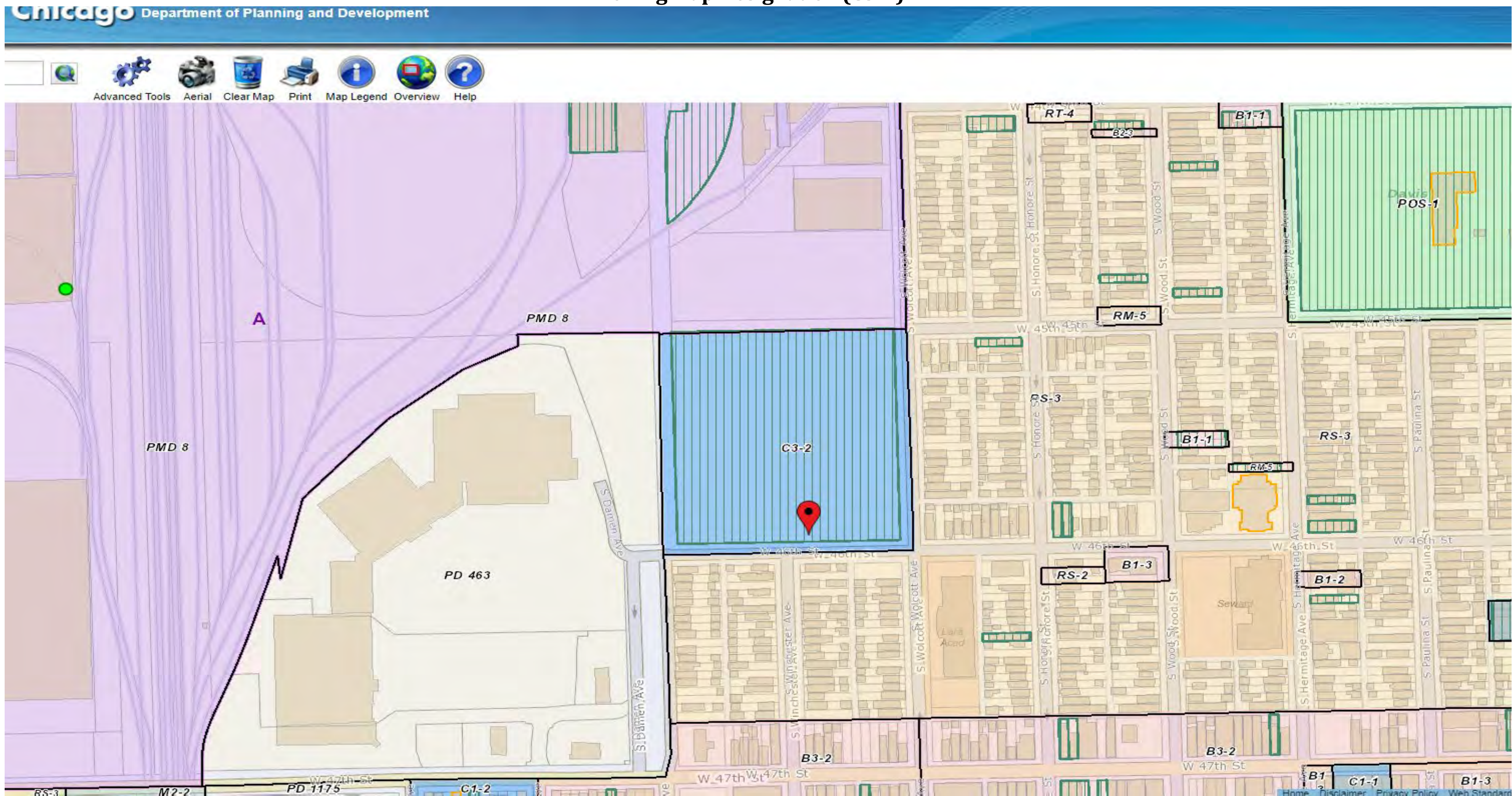


Aerial Photos of Existing Trees rendered translucent



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Zoning Map Designation (C3-2)



PROJECT VERITAS OVERVIEW

- ❖ At its core, **Project Veritas** is about private and public investment to promote job preservation and creation, economic development, and environmental reclamation on Chicago's Southwest side - a legacy undertaking for Harvest Food Group that would honor its core values: **Family, Community, and Workers First**.
- ❖ **The subject property** is vacant, blighted, environmentally contaminated, and has been tax-exempt under public ownership for nearly twenty years.
- ❖ **Harvest Food Group**, is a family-owned food manufacturer founded in 1999 that currently operates on Chicago's Southwest side, at 44th & Kildare.
 - With some seasonal fluctuations, Harvest employs roughly 215 people at Kildare in full-time positions. Almost all live within 3½ miles of that facility.
 - Operating long-term at Kildare is no longer an option. Harvest has outgrown the facility and its lease is expiring.
 - Harvest has opportunities to relocate outside of Chicago (at a lower cost and with fewer development challenges), but Harvest has remained committed to locating in Chicago's Southwest side so that it can stay accessible for its employees and their families.
- ❖ **Project Structure, Public Benefits, and Public Protections**
 - Harvest and the City would enter binding contracts, including a Redevelopment Agreement for the land purchase and overall project, a second Redevelopment Agreement for 6(b) property tax assistance, and an Infrastructure Agreement for Damen Avenue work.
 - Harvest is raising equity and debt to invest approximately \$60,000,000 in this project.
 - The closing would take place sometime this year, construction would last approximately 18 months, and Harvest would be fully operating at the project in 2024.
 - The project would contribute \$2,025,000.00 for costs to improve Damen Avenue. The City would contribute up to \$500,000.
 - Harvest would undertake and complete environmental and other soil remediation; create an underground stormwater detention system; and extend utilities.
 - Harvest would provide at least 250 jobs at the project, for at least 10 years.
 - No less than 26% of hard construction costs would be spent with Minority Business Enterprises and 6% with Woman-Owned Business Enterprises.
 - At least 50% of construction hours would be performed by Chicago residents (or penalties would be paid per the controlling ordinance).
 - The City would have contract rights to take back the site if Harvest did not complete the project.
 - ***Because the site is basically a landlocked peninsula of the Stockyards industrial area, with an adjacent school and residential neighbors, the project site plan has been carefully designed to serve at this transition point between manufacturing and residential:***
 - Harvest reduced its proposed building footprint to the bare minimum and concentrated it North and West, committing to keep the entire South 10-feet (along 46th) and East 30 feet (along Wolcott), as no-build, landscaped Buffer Areas.
 - Harvest would pay to create and maintain the Buffer Areas but keep them open for neighborhood use.
 - As currently envisioned, the Buffer Areas would feature: **(i)** preservation of existing mature trees that can be saved; **(ii)** new plantings; **(iii)** a curved walking path along Wolcott, and **(iv)** pergolas with seating areas and inset panels for future, community-designed murals. Harvest is particularly excited by the idea that local artists and students from the neighborhood's schools might want to design the future murals and make the Buffer Areas even more of a neighborhood asset to celebrate.
 - To keep vehicles away from residential neighbors, the design puts all car parking on the West side and all loading on the North.
 - The only vehicle access on Wolcott will be for emergency vehicles. There will be no vehicle entrances or exits on 46th Street.
 - The widening and extension of Damen Avenue would create road access for both the site and the landscaping company to its North (Seven D Construction). This should minimize new commercial traffic on Wolcott and on 46th Street.

Family, Community, and Workers First. Harvest is hopeful it will be able to stay and grow in Chicago's Southwest side and is sincerely excited to begin lasting conversations with neighbors of the site, whether it's about designing and personalizing the murals or exploring longer-term opportunities for local hiring, school-based engagements, on-site classes, or other beneficial partnerships envisioned by community stakeholders.

If you are interested in discussing Project Veritas with Harvest, please don't hesitate to contact Jason Eckert (jason@harvestfoodgroup.com) or Danielle Cassel (dcassel@vedderprice.com). We would love to hear from you.