



Humboldt Park Chicago Ave Community Roundtable

September 2021

Agenda

1. **Welcome**
2. **NOF Update**
3. **West Humboldt Park Development Council WHPDC Updates**
4. **Humboldt Park – Chicago Ave RFP Recap and Current Status**
5. **Humboldt Park – Chicago Ave RFP Summary of Proposals**
6. **Open Discussion**

Community

Adrienne Whitney-Boykin, WHPDC
Nefertari Cutler, WHPDC
Alicia Ivy, Admin. Assist – 27th Ward
& Humboldt Park Resident
John Groene, NHS.
Quentin Love, Turkey Chop
Abraham Fattah, The Ice Cream Bar
Ken Johnson, Bro N Laws Barbeque
Ellen Moiani, Noble Network of Charter Schools
Maurice Fears, The Children’s Place
Cathy Krieger, The Children’s Place
Bruce Hardy, The Children’s Place
Franklin Williams, Headliners Barbershop
Sam Abuaqel, Income Patriot Tax Service

Dr. Michael Early
Shirley Rodgers
Keith D. Muhammad
Frances Simmons-Ellis, ABT Training Academy
Derrick Ellis, Chicago Avenue Suppliers, LLC
Travis Moore-Murray, Mayors Office &
Humboldt Park Resident
Ja’Net Defell, Community Desk Chicago
Jonathan L. Klein, Barr Management
Denis Vulich, VCOR Asset Management
Kathy Anderson

City

Alderman Water Burnett Jr.
(27th Ward)

Alderwoman Emma Mitts
(37th Ward)

DPD

Mayor’s Office

*If information is missing or in error, please email: ernest.bellamy@cityofchicago.org

Department Updates

Neighborhood Opportunity Fund (NOF)

★ NOF Application Window



- [NOF Small & NOF Large:](#)

Application window opened August 16th. **Deadline: September 24th**

<https://neighborhoodopportunityfund.com/apply/>

West Humboldt Park Development Council WHPDC updates



Humboldt Park – Chicago Ave RFP Recap and Current Status

INVEST SOUTH/WEST

ROUND 3 RFP EVALUATION

AUGUST 2021

WHY SELECT AN RFP?

Visionary

An RFP establishes a vision for the site based on community input, Design Excellence, and market realities.

Proactively sets the agenda for transformation rather than reacting to developer-driven proposals

An ISW RFP Community Vision



WHY SELECT AN RIP?

Competitive

Solicits multiple responses in a competitive environment to ensure developers and designers are putting their best foot forward



WHY SELECT AN RFP?

Transparent

Community engagement throughout the process provides opportunity for input on site vision, evaluation criteria, and proposal selection



**Englewood Square
Developer Presentation:
Mclaurin Partners
Farpoint Development
SOM
TnS Studio
Bowa Construction**

Next Steps



STEP 1

4 months

Develop & Release RFP

STEP 2

4 months

Responses Developed

Additional engagement opportunities throughout

STEP 3

RFP DUE August 31, 2021

2 months

Evaluation

Respondents present proposals to community; Evaluation Committee reviews

STEP 4

6-9 months

Developer Selected & Negotiation Begins

RFP RELEASED
APRIL 23 2021

APRIL
ROUNDTABLE

MAY
ROUNDTABLE

JUNE
ROUNDTABLE

JULY
ROUNDTABLE

AUGUST
ROUNDTABLE

SEPTEMBER
ROUNDTABLE

SEPTEMBER
DEVELOPER
PRESENTATIONS

CONTINUED ENGAGEMENT

ROUND 3 EVALUATION

September 2021 – October 2021

Proposed Committee (6 City Staff + 4 Community Evaluators)

- Department of Planning and Development (DPD)
 - Planner/Project Manager
 - Planning and Design
 - Financial Incentives
- Department of Housing (DOH)
- Assets, Information, and Services (AIS)
- Mayor's Office (BEND / OERJ)

4 Community Evaluators

Advisory Reviewers:

- Chicago Department of Transportation (CDOT)
- DPD Zoning
- DPD Sustainability

Final Selected Community Evaluators

- Chantel Johnson
- Adrienne Whitney-Boykin
- Abe Fattah
- Alicia Ivy

Round 3 Community Evaluators Selection

4 Community Evaluators

- 1 Corridor Manager
- 2 Residents
- 3 Property Owners
- 4 Business Owners
- 5 Local Community Org ?

Selection Process

- Potential Community Evaluators will be nominated by the Roundtable participants. Self-nomination is allowed.
 - Requirements for Nomination:
 - Must reside within the community area boundary.
 - Must have participated in the RFP Visioning Process (i.e., attended a visioning workshop, community roundtable, other RFP/Project related meeting, and/or taken visioning survey).
 - Must not have a conflict of interest in relation to the RFP respondents.
 - Must commit to attend up to 3 evaluation meetings, affirm in writing that there is no conflict of interest, and sign a non-disclosure form.
- **Final Community Evaluators will be selected via lottery if more than five nominations are received**

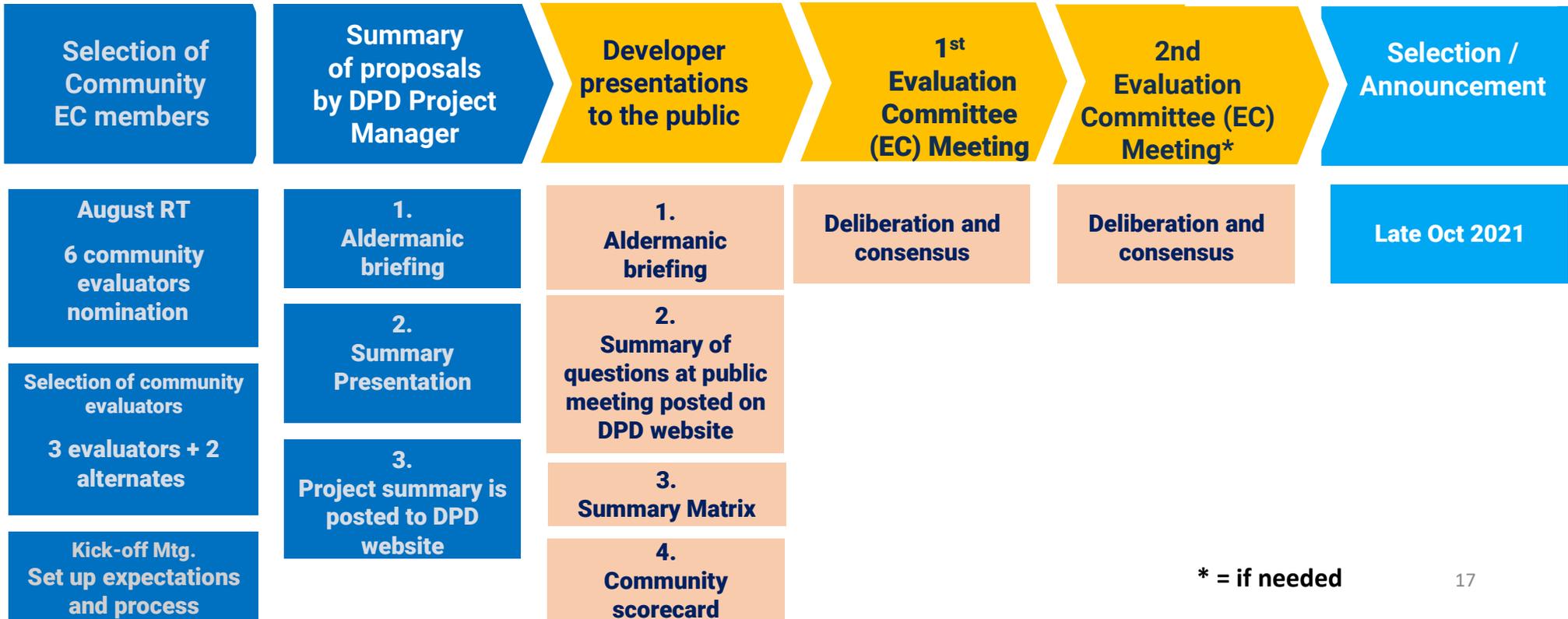
Proposed Round 3 Evaluation Process Sept 2021 – Oct 2021

STEP 1 (September – October 2021)

Evaluation

STEP 2 (6-9 months)

**Selection,
Negotiation &
Approvals**



* = if needed

Proposed Round 2 &3 Evaluation Process

Adopting a Consensus Model

CITY + COMMUNITY *CONSENSUS*

CITY + COMMUNITY EVALUATION

CITY EVALUATION

1 Does the proposal reflect Community's Vision and build Community Wealth?

2 Is the proposal a great example of Professional Competence?

3 Is the proposal Economically Feasible?

30% of total score

40% of total score

30% of total score

- Community Feedback & Survey Results
- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications

GATHERING COMMUNITY FEEDBACK

Community Feedback

Augmenting Participation

Distribute information about public meetings in person and online

WALTER BURNETT, JR.
ALDERMAN, 27TH WARD

27th Ward NEWSLETTER

B burnett

Community Newsletters

WEST LOOP COMMUNITY ORGANIZATION

NearNorth UNITY PROGRAM

ICNC
Institute Council of NearWest Chicago

GARFIELD PARK COMMUNITY COUNCIL

WCA CHAMBER of COMMERCE

OLD TOWN MERCHANTS & RESIDENTS ASSOCIATION

WEST TOWN COUNCIL OF HOMEOWNERS

[TEST]: YOU'RE INVITED: Learn more about the two proposed visions for Chicago and Central Park in West Humboldt Park

Department of Planning and Development <dpd@citynews.chicago.gov>
To: Ernest Bellamy

If there are problems with how this message is displayed, click here to view it in a web browser.

DPD
Department of Planning and Development

CITY OF CHICAGO
INVEST SOUTH * WEST
MAKES LOCAL * LIGHTFOOT

Join the City of Chicago and the Chicago Avenue Neighborhood Roundtable to hear first hand from two development teams on their vision for 3451 W. Chicago Ave. in West Humboldt Park.

Chicago Avenue RFP Community Review
8 to 7:30 p.m. Thursday, Sept. 25
[Register now](#)

The WEST SouthWest planning team today posted summary documents (SUM) of the two developments proposed for the opportunity site at Chicago and Central Park in West Humboldt Park.

Each proposal is a response to the Request for Proposals (RFP) issued by DPD this spring for strategic commercial corner sites in the neighborhood.

Humboldt Park residents and stakeholders can learn more at this virtual meeting, which will include developer presentations and videos, followed by a question-and-answer period.

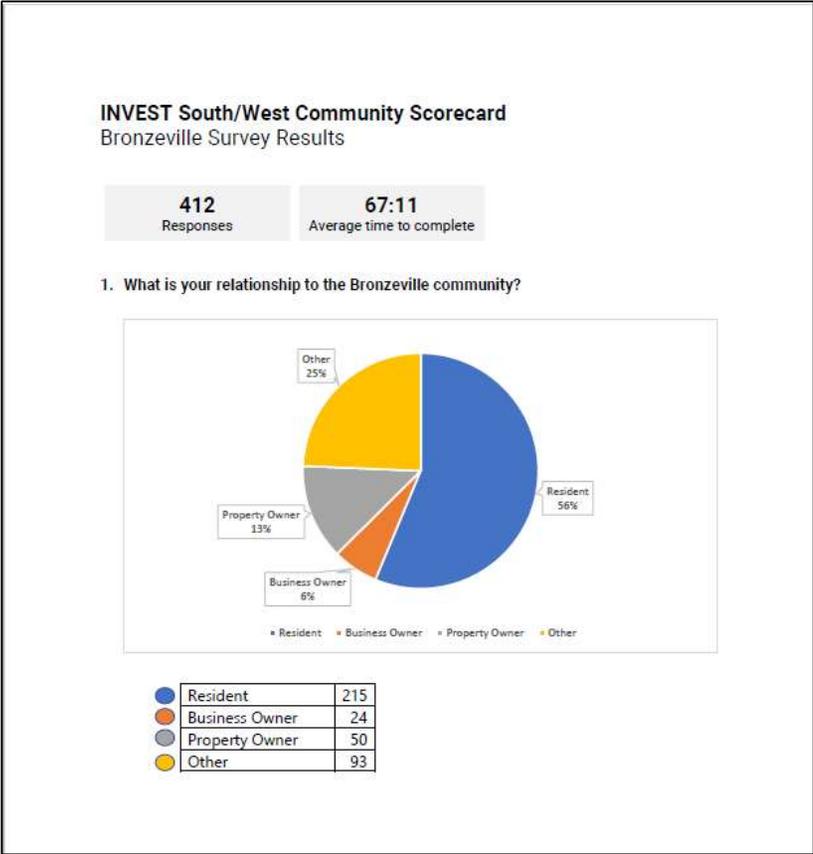
Questions? Email dpd@citynews.chicago.gov

This email was sent by: CITY of Chicago to: HumboldtPark
If this is not your preferred email address, you can update your information here.
We believe emails are an important way for the City of Chicago to stay in touch with Chicagoans like you.

Community Feedback

Link Community Feedback to Evaluation

Replacing Community Survey with Community Scorecard



Proposal 1 – The Legacy District



4. In order to give a full evaluation, staff strongly encourages you to watch the short (The Legacy District) Video at this link (link omitted) and rate the video below.

297 Responses

3.78 Stars

5. PROPOSAL 1 - (The Legacy District): How well did this proposal address elements of Community Wealth Building? (Scale from 1 (Not at all) to 5 (Extremely Well))

	Average Score
Prior Experience Working on the south Side of Chicago	3.5/5
Commitment to local hiring for quality jobs	3.5/5
Promotion of local business development	3.6/5
Involvement of minority-owned and women-owned team members	3.6/5
TOTAL	14.2/20

Key Dates

Selection of Evaluation Committee Members

- By September 3rd

Respondent Presentations to Community

- 9/23/21

Community Survey (2-week survey window)

- Open: 9/24/21
- Close: 10/15/21

Evaluation Committee Review of Proposals (1st Meeting)

- 10/1/21 – 10/15/21
- Initial Evaluation

Complete Initial Scorecard

- 10/15/21

Evaluation Committee Review of Proposals (2nd Meeting)

- 10/18/21 – 10/22/21
- Consensus

Selection

- 10/22/21 -- 10/25/21

Announcement (Tentative)

- 10/28/21



The poster features the City of Chicago logo (a blue square with a red star) and the text 'DPD' in white. Below this, it reads 'City of Chicago' and 'Lori E. Lightfoot, Mayor'. The main title is 'Request for Proposals' followed by '3601-25 W Chicago Ave' in large, bold white letters. The central image is an aerial rendering of a modern multi-story building with a green roof, situated in an urban neighborhood with other buildings and trees. At the bottom, the text reads: 'Department of Planning and Development', 'Maurice D. Cox, Commissioner', 'City Hall Room 1000', '121 N. LaSalle St.', 'Chicago, IL 60602'. The date 'April 23, 2021' is printed in the bottom right corner.

Humboldt Park – Chicago Ave RFP Proposals

INVEST South/West RFP Proposal Summary

Humboldt Park, 3601-25 W. Chicago Ave.

Ascent West Humboldt



The Ascent West Humboldt development team is proposing a seven-story, mixed-use, mixed-income complex that includes 37 for-sale condominium units with balconies, first- and second-floor retail and commercial space, and 21 parking stalls.



Proposed Uses/Amenities:

- Coffee shop/market
- Restaurants
- Health and wellness facility
- Makers studio
- Co-working space
- Offices
- Green roof

Proposed Size:
87,150 sq. ft.

Commercial Space:
20,000 sq. ft.

Total Housing Units:
37

Affordable Units:
12 50% AMI



Development Team:

- 548 Development*
- Syzygy cities**
- Nation Builders Construction Group*
- Root2Fruit Youth Foundation* **
- VS Creative Consulting**

Design Team:

- Gregory Ramón Design Studio*
- Farr Associates
- Engage Civil*
- Planning Resources, Inc.
- Milhouse Engineering & Construction*

Construction Team:

- Milhouse Engineering & Construction*
- Nation Builders Construction Group*

Community Partners:

- Root2Fruit Youth Foundation* **
- VS Creative Consulting* **
- Planning Resources, Inc.

*MBE **WBE

INVEST South/West RFP Proposal Summary

Humboldt Park, 3601-25 W. Chicago Ave.



DPD@cityofchicago.org

The Ave.



The Ave. development team is proposing a three-phase project that includes land located beyond the RFP site. The first phase would redevelop the RFP site with a four- to five-story, mixed-use, mixed-income complex that includes 40 residential units, multiple commercial and retail spaces, and 32 parking stalls. Later phases would create a 42-unit mixed use building at 3401 W. Chicago and infill housing on nearby blocks.

Development Team:

KMW Communities, LLO*
POAH
Community Engagement
through Construction*

Design Team:

NIA Architects*
Gensler
Site Design*
Will Dubose Designs*
Engage Civil*
KDM Engineering* **
Level-1*

Construction Team:

KMW Communities, LLO*
Powers & Sons*

Community Partners:

Acces Community Healthcare
Charming Children Academy**
Chicago Ave Partners, LLO*
Allied for Community Business

*MBE **WBE



Proposed Uses/Amenities:

- Restaurant
- Café
- Gym
- Community garden
- Community health center
- Homeownership center
- Daycare

Proposed Size:
32,025 sq. ft. phase 1

Commercial Space:
21,500 sq. ft. phase 1

Total Housing Units:
40 phase 1

Affordable Units:
6 30% AMI, 34 60-80% AMI



[Home](#) / [Requests for Proposals \(RFPs\)](#)

Requests for Proposals (RFPs)

Through the Department of Planning and Development (DPD), the City of Chicago offers to qualified development teams and nonprofit organizations the opportunity to submit proposals for opportunity sites in the INVEST South/West neighborhoods.

RFPs Under Review

4000-08 W. North/1616-38 N. Pulaski Road



Humboldt Park – North Avenue RFP

Anchored by the long-vacant Pioneer Bank building, the site includes an adjacent, .75-acre parking lot. RFP goals include new retail and commercial amenities, rental and for-sale housing units, public open space, and opportunities to celebrate local culture.

Due Aug. 31, 2021

[Appendix](#) | [Floor Plans](#) | [Q&A](#) | [Addendum](#)

North Avenue RFP Community Presentation

6 p.m. Tuesday, Sept. 28, 2021

[Join the Meeting](#) | [Response Summaries](#)

Pre-Bid Conference

May 11, 2021 | [Video](#) | [Attendees](#)

3601-25 W. Chicago Ave.



Humboldt Park – Chicago Avenue RFP

The block-long, .68-acre site includes two, one-story buildings, a parking lot, and an alley. The RFP is seeking their replacement with a multi-story structure with retail, mixed-income residential units, and office space.

Due Aug. 31, 2021

[Appendix](#) | [Q&A](#) | [Addendum](#)

Chicago Avenue RFP Community Presentation

6 p.m. Thursday, Sept. 23, 2021

[Register](#) | [Response Summaries](#)

Pre-Bid Conference

May 13, 2021 | [Video](#) | [Attendees](#)

2908-26 E. 79th St./7901-33 S. Exchange Ave.



South Shore – 79th/Exchange RFP

The two-part, 1.7-acre site includes vintage, low-rise buildings and vacant land adjacent to the Cheltenham station on Metra's Electric Main Line. RFP goals include the construction and rehabilitation of transit-oriented housing and ancillary uses.

Due Aug. 31, 2021

[Appendix](#) | [Q&A](#)

South Shore RFP Community Presentation

6 p.m. Wednesday, Sept. 22, 2021

[Register](#) | [Response Summaries](#)

Pre-Bid Conference

May 12, 2021 | [Video](#) | [Attendees](#)

4300 W. Roosevelt Road

5021 S. Wabash Ave.

Humboldt Park – Chicago Ave RFP Community Presentation

Tomorrow Night September 23rd from 6 – 7:30pm

Schedule & Rules

Community Agreements



1. Please **mute** yourself during the presentation(s) and when you are not speaking
2. Please state your name when speaking
3. Please use the **Zoom Q&A function** for any questions outside the designated Q&A period with developers
4. When responding verbally, **raise your hand**; respect the stack and then step up and step back
5. All questions and ideas are valid
6. Respond with respect

What we hope to accomplish

1

Meet Respondent Teams



2

Learn About Proposals



3

Ask Questions & Provide Feedback

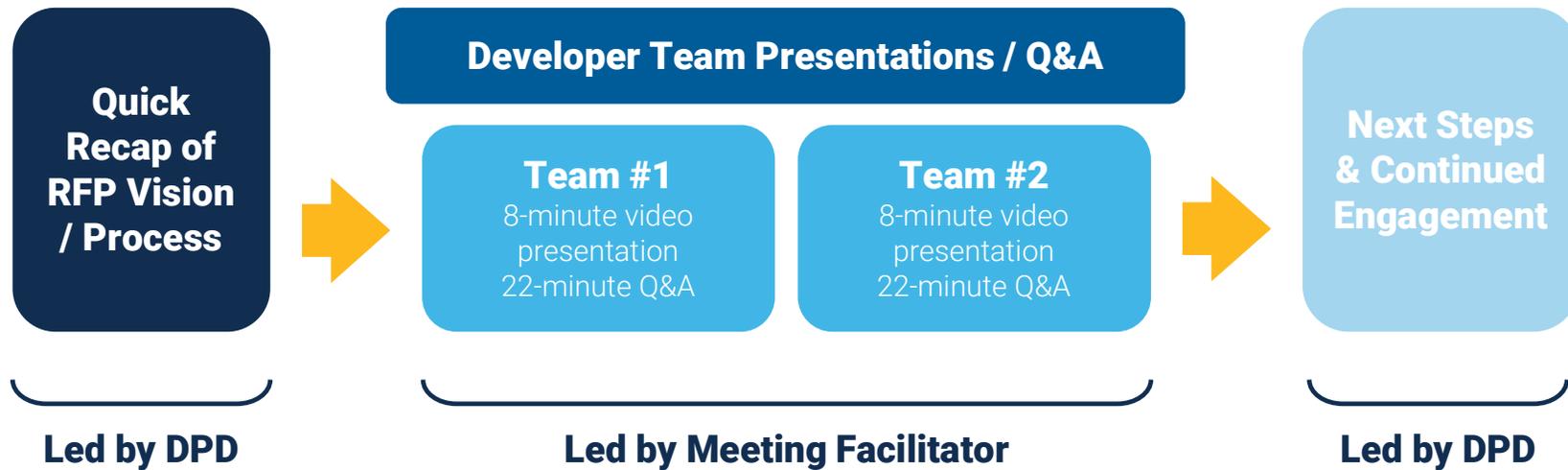


Humboldt Park – Chicago Ave ISW RFP Community Presentation



September 23, 2021

Meeting's Process



Q&A

If joining by Zoom, please use the Q & A button or chat box (if a panelist):

- At the bottom of the window, click “Q & A”.
- When you click on chat, a window will appear where you can type comments and questions and see others’ comments/questions.



- A project team member will be reviewing your comments and questions in the Q&A and the chat.
- Answers will be posted to www.chicago.gov/dpd following the meetings

Questions may also be submitted over Email:

- dpd@cityofchicago.org

Next Month Dates

Next Steps

- 1 RFP Respondent Community Presentations
-- **September 23rd 6-7:30 pm**
- 2 RFP Community Survey
-- **September 24th – October 15th**
- 3 Next Neighborhood Roundtable
-- **October 27th**

Corridor Manager: Adrienne Whitney-Boykin
West Humboldt Park Development Council
Adrienne@whpdevelopmentcouncil.net

Project Manager: Ernest Bellamy
City Planner V, DPD West Region
Ernest.Bellamy@cityofchicago.org

