



City of Chicago
Lori E. Lightfoot, Mayor

South Chicago Request for Proposals **8840–8854 S. Commercial Ave.**



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

November 30, 2020

South Chicago 8840-8854 S. Commercial Ave.



South Chicago, Bronzeville, South
Shore, INVEST South/West Kickoff

Letter from the Commissioner

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) is pleased to present this Request for Proposals (RFP) for a prime development site within the South Chicago community.

The RFP is a key component of Mayor Lori E. Lightfoot's INVEST South/West neighborhood revitalization strategy for Chicago's South and West sides. Its location and scope were coordinated through an extensive community engagement process involving local residents, businesses, elected officials and other stakeholders. Through new quality-of-life amenities, jobs, and other outcomes, the selected development's potential impact on South Chicago is expected to resonate for generations to come.

As part of the second round of RFPs to be issued by the City through a coordinated, commercial corridor revitalization strategy, the RFP includes renderings of potential development concepts that were provided on a pro bono basis through a partnership between DPD and the Chicago Central Area Committee (CCAC) lead by the Chicago office of Gensler. In the spirit of INVEST South/West, the RFP also includes a pre-qualified list of design teams that can help a selected respondent fulfill the City's diversity and inclusivity goals.

DPD staff and our community partners appreciate your interest in the site. Please consider other INVEST South/West opportunities at chicago.gov/investsw. We look forward to demonstrating the incredible potential of the South and West sides in the months to come.

Sincerely,



Maurice D. Cox

Commissioner



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I. Executive Summary

INTRODUCTION

The Department of Planning and Development (DPD) of the City of Chicago is pleased to issue this Request for Proposals (RFP) for the acquisition and development of three privately-owned parcels at 8840, 8844, and 8850 S. Commercial Ave., one property owned by the Cook County Land Bank at 8854 S. Commercial, and one City-owned parcel at 8848 S. Commercial. Collectively, these parcels make up the 8840-8854 S. Commercial Ave. site (the “RFP Site”). Responses to this RFP should build on the recommendations of related community plans and visions. In addition, development plans should reflect the City’s commitment to high-quality design, as outlined in the City of Chicago Design Excellence Guidelines and the Neighborhood Design Guidelines.

THE OPPORTUNITY

Commercial Avenue has long been the heart of economic activity in South Chicago and the larger Calumet region. At the turn of the 20th century, the steel industry brought people from all over the world to the area. As the steel industry grew, so too did Commercial Avenue, which became a commercial center attracting customers from around the region. While the closing of area steel mills caused economic decline, Commercial Avenue remains a hub of well-established small businesses and has passionate stakeholders who are committed to seeing the area revitalized.

The RFP Site is located in the center of the commercial corridor at Commercial Avenue and 89th Street, adjacent to a number of active uses that include Cocula’s (a local sit-down restaurant), Athletico (a physical therapy center), and La Fruteria (an Africa, Caribbean, and Mexican Market). Developing this site would not only stabilize the fourth corner of a key intersection, but also act as a catalyst to spur reinvestment to the whole corridor. The Chicago Central Area Committee (CCAC) has provided expert pro bono design & real estate advisory services, lead by Gensler, to DPD to create a development framework for Commercial Avenue, including a detailed program, design, and financial analysis of the RFP Site. This work, in partnership with community decision-making at stakeholder roundtables and visioning sessions, has informed the creation of this RFP.

INVEST South/West



Figure 1: Aerial View of RFP site



Figure 2: Photo of development site (view from the North West)

INVEST South/West is an unprecedented community improvement initiative from Mayor Lightfoot to marshal more than \$750 million in public funding while coordinating across multiple City departments, community organizations and corporate partners in order to realize the re-activation of 12 key commercial corridors across 10 neighborhoods on Chicago's South and West sides. The INVEST South/West neighborhoods (Auburn Gresham, Austin, Bronzeville, Greater Englewood, Greater Roseland, Humboldt Park, New City, North Lawndale, South Chicago and South Shore) were determined through a multi-departmental analysis. Each neighborhood has the existence of at least one well-developed community plan and the existence of at least one active commercial area. Leveraging existing plans and local partners, the City's focus on these initial neighborhoods will enable swift investments that create sustainable improvements, foster additional investment on adjacent blocks, and elevate cultural and artistic vibrancy.

The need for urgent investment in these neighborhoods has come into even sharper focus in the recent months. Chicago has the opportunity to address inequities by rethinking the social, cultural, and economic fabric of the city. Through the collaboration of multiple public and private partners, INVEST South/West will engage community stakeholders throughout the South and West sides to build consensus around neighborhood needs and goals, prioritize specific geographies, identify immediate and long-term needs, and ensure future investments will be developed through an equity lens.

The issuance of this RFP is one step towards the implementation of INVEST South/West by focusing on the redevelopment of priority sites. In addition, as noted in the following sections, a host of incentives and supportive investments have been advanced to spur development in this important corridor, and the City is committed to building on the momentum of the RFP site redevelopment.



Figure 4: Conceptual rendering of potential development at site -pedestrian perspective

Image Source: Gensler

Design Excellence

Design Excellence represents the City's commitment to a high-quality built environment, which celebrates and enhances Chicago's unique architectural and urban design legacy. Design Excellence applies to development downtown and in our neighborhoods - to streetscapes and open spaces - to residential, commercial, and industrial uses.

Design Excellence comprises a range of policies and processes to shape the City's framework for planning, implementation, and evaluation of development. The following were developed by the Department of Planning and Development in collaboration with series of stakeholders. They have informed an environment of Design Excellence in Chicago.

- » **Equity & Inclusion** - 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

»

Responses to this Request for Proposals will be expected to adhere to the Design Excellence Principles. In addition, the Department of Planning and Development has Neighborhood Design Guidelines to assist developers and designers in the application of Design Excellence to their projects. Proposals are expected to follow these guidelines, which will be available online in the near future.

SITE QUICK FACTS

- » **Building 1 (Privately-owned) :** 8840 S. Commercial Ave. - 6,950 square-foot parcel, 12,000 square-foot building
- » **Building 2 (Privately-owned):** 8844 S. Commercial Ave. - 3,475 square-foot parcel, 3,900 square-foot building
- » **Building 3 (Cook County Land Bank-owned):** 8854 S. Commercial Ave. - 7,645 square-foot parcel, 4,000 square-foot building (Building under demolition order)
- » **City-owned Land:** 8848 S. Commercial Ave., 3,475 square-foot parcel
- » **Privately-owned Land:** 8850 S. Commercial Ave., 3,475 square-foot parcel
- » **Site Location:** On west side of South Commercial Avenue at the intersection of South Commercial Avenue and East 89th Street.
- » **Address:** 8840 - 8854 S Commercial Ave.
- » **PINs:** 26-06-209-035-0000; -036, -037, -038, and -039
- » **Community Area:** South Chicago
- » **Ward:** 10th ward, Alderwoman Susan Sadlowski-Garza
- » **TIFs:** Commercial Avenue TIF
- » **Zoning:** B3-2, Community Shopping District

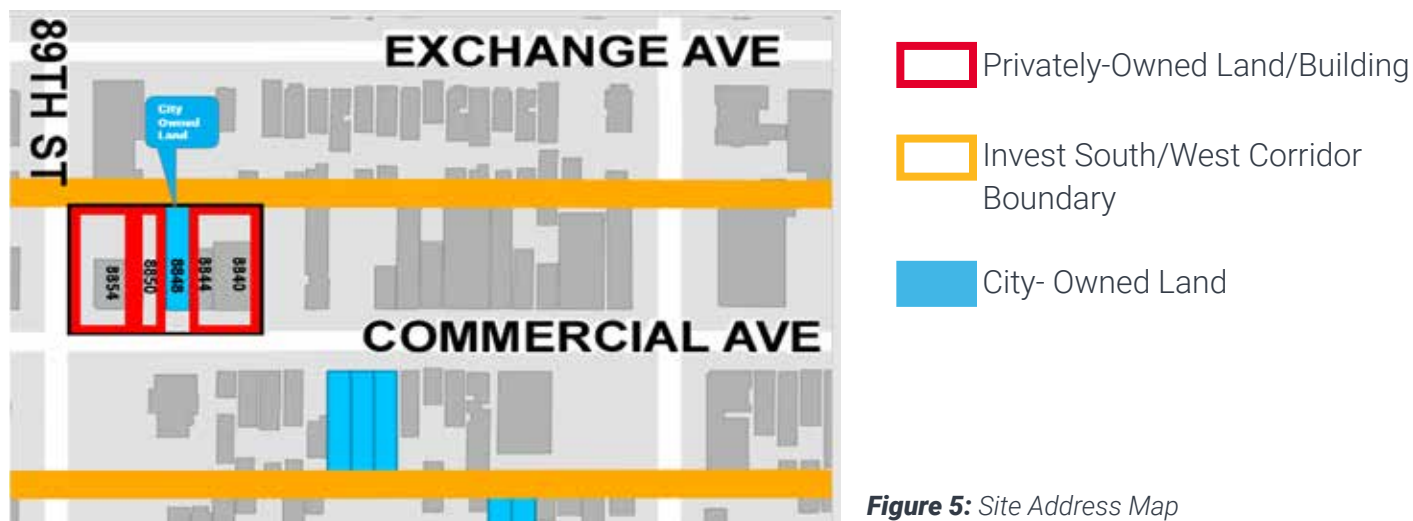


Figure 5: Site Address Map

RFP AVAILABILITY

This RFP will be available for download starting November 30, 2020, at chicago.gov/investsw.

KEY MILESTONES

Pre-Submission Conference

An informational conference will be held on January 22, 2021, at 2:00 p.m. C.S.T. virtually via Zoom. Meeting invites will be sent to applicants who register via the website above. Attendance is not required but is encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website above as soon as practicable. Meeting invites will be sent to applicants who register via this website: https://www.chicago.gov/city/en/sites/invest_sw/home.html. Attendance is not required, but is encouraged.

Site Visit

Site visits will be scheduled and sent to all parties who download the RFP or attend the pre-bid conference. Such site visits are contingent on public health guidelines issued as a result of the COVID-19 pandemic.

PROPOSAL SUBMISSION DEADLINE

All responses to this RFP must be returned no later than 4:00 p.m. C.S.T. on March 30, 2021 to::

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

II. Neighborhood Context

OVERVIEW

The subject property is located in South Chicago, one of the 77 official community areas of the City of Chicago. The community area is bounded by 79th Street to the north, South Chicago Avenue diagonally on the west, 95th Street on the south, and the lakefront to the east. South Chicago is approximately eleven miles southeast of the Chicago Loop, which includes the Chicago's central business district.

According to the Chicago Metropolitan Agency for Planning, South Chicago has a total population of 29,021 with 10,491 households. The community is 76.5% Black non-Hispanic, 20.4% Hispanic or Latino, 2.2% White non-Hispanic, and 0.4% Asian non-Hispanic. The median age is 35.1 years, with 30.1% of the population 19 years old or younger and 14.6% 65 years old or older. The median household income of the community area is \$32,845.

South Chicago maintains industrial users north of the Commercial Avenue corridor. Land use along the Commercial Avenue corridor consists primarily of mixed-use urban, with retail or office space on the first floor, and residential apartments and offices on the upper floors. Several institutional uses are also along the corridor, consisting mainly of religious and educational uses.

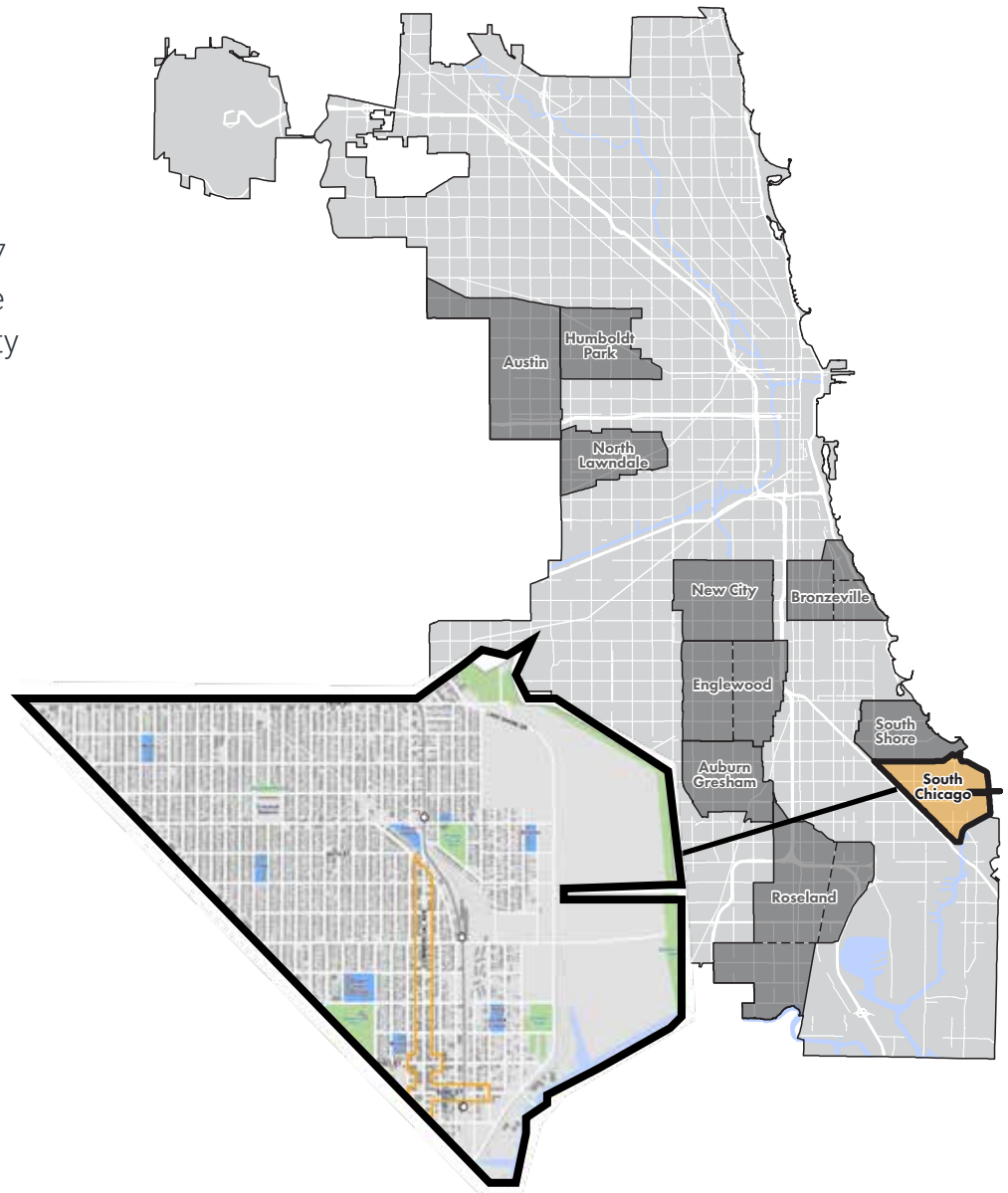


Figure 6: South Chicago Map

Figure 7: Invest South/West Map



Figure 8: Historical Photo of 8800 block of Commercial Avenue c.1923 (View From South West)

Image Source: Southeast Chicago Historical Society

Community History

South Chicago, located at the mouth of the Calumet River, has a long history as a center of commercial activity for the Calumet region and as a gateway for immigrant communities in Chicago. South Chicago became the first steel mill community in Chicago and in the 20th century, economic activity was primarily tied to the steel industry. As that industry declined throughout the United States in the 1970s and 1980s, South Chicago faced numerous challenges including residential flight to suburbs and subsequent disinvestment. Despite these challenges, Commercial Avenue has retained many long-lasting institutions and businesses, some of which have been around for over 50 years and the South Chicago community remains dedicated to redevelopment.

KEY INVESTMENT ASSETS

Urban Fabric & Land Use

The property is along the Commercial Avenue commercial corridor. The corridor consists primarily of mixed-use developments with ground floor retail and office users. Businesses near the subject property include the popular neighborhood restaurant Cocula Restaurant and speciality grocery stores La Fruteria and El Guero Supermercado. The corridor also features institutional users and religious institutions.

Anchor Institutions

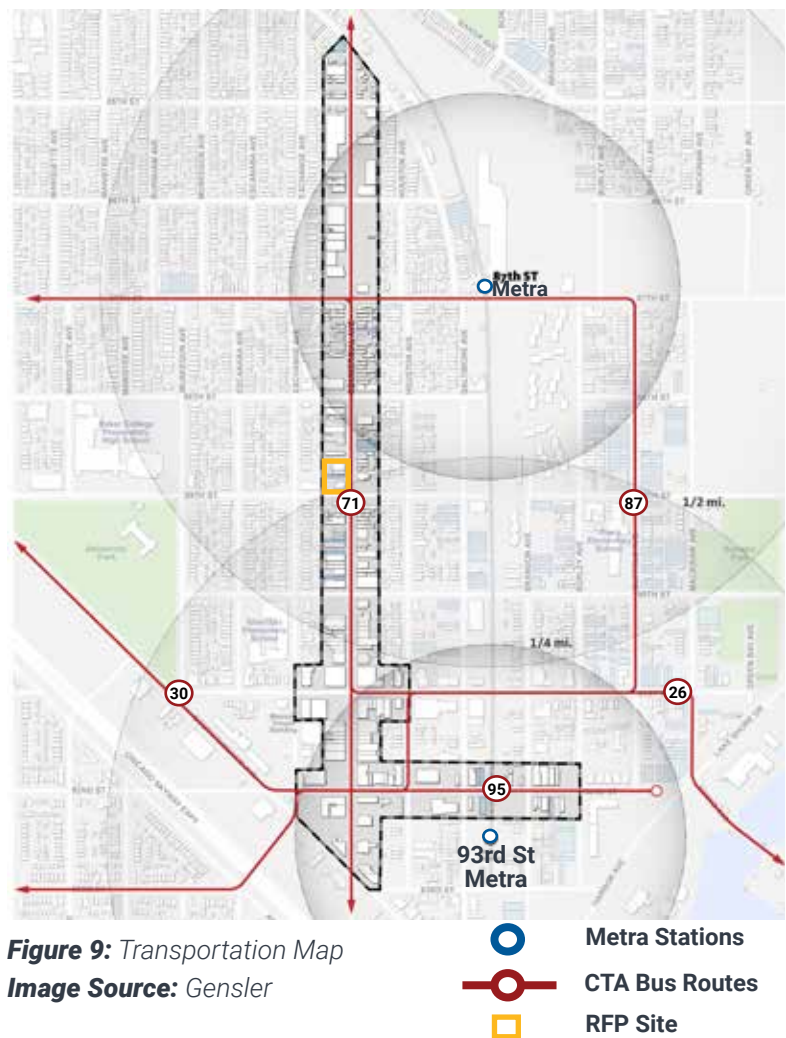
Key neighborhood anchors located near the subject property include the South Chicago Learning Center (an annex of Olive-Harvey College), the METRA Electric South Chicago branch, South Chicago Branch of the Chicago Public Library, offices of the Chicago Department of Human Services, and the South Chicago Community Service Center.

Transportation & Infrastructure

The 87th Street station of the Metra Electric District's South Chicago branch is 0.4 miles from the subject property. The terminus of the Metra Electric District's South Chicago branch at the 93rd Street station is 0.6 miles away and has an estimated 472 weekday boardings in the 2018 Annual Ridership Report.

The subject property is on or near multiple CTA Bus Routes including Route 26 - South Shore Express, Route 30 - South Chicago, Route 71 - 71st/South Shore, Route 87 - 87th Street, and Route N5 - South Shore Night Bus.

The subject property is 0.7 miles from the Anthony Avenue/92nd Street westbound entrance to the Chicago Skyway. Per the Illinois Department of Transportation (IDOT) South Commercial Avenue, where the RFP site is located, has a daily traffic count of 5,500 vehicles per day.



RECENT COMMUNITY INVESTMENTS

The City of Chicago is actively deploying public funds in South Chicago. Below highlights a select, illustrative compilation of recent community investments to show the City's commitment to the revitalization of the neighborhood.

Transportation

The Chicago Department of Transportation recently secured \$15 million in state and federal funds for a new streetscape for South Commercial Avenue. The streetscape, once completed, would begin at East 84th Street and continue southward to East 92nd Street.

CDOT is also actively seeking funding for other transportation infrastructure improvements in South Chicago. Among these projects include sidewalk, curb, and gutter repairs, and a streetscape of 92nd Street, the heart of the Invest South/West corridor.

The Divvy bike system is expanding to the Far South Side and will include stations at Bessemer Park, the METRA Electric's 87th Street station, and the METRA Electric's 93rd Street station. All three of these locations will be close to the subject property.

Parks

South Chicago is home to several Bessemer Park, Park 523 known as Steelworkers Park, Park 566, Russell Square, Eckersall, Dinah Washington, Shafer and part of Rainbow Beach Park. Recent investments include a renovated track and community kitchen at Bessemer, the recent addition of a climbing wall at Steelworkers Park and concession and natural area at Rainbow Park.

Health

The Pilsen Wellness Center has recently executed a lease with the City of Chicago to remediate and rehabilitate a former Chicago Police station at 2938 E. 89th St. Pilsen Wellness Center will lease the facility for six years.

The Pritzker Traubert Foundation is supporting catalytic projects around Chicago with its Chicago Prize. One finalist for the Prize is “Working Together to Reinvigorate South Chicago,” a collaborative project led by Claretian Associates and supported by multiple local community-based organizations. The proposal has numerous projects that Claretian Associates is developing including a 78-unit affordable housing development with ground-floor commercial (3215-3229 E. 92nd St.), an athletic facility (3200 E. 91st St.), a performing arts center (3235 E. 91st St.) and a natural play space (92nd St and Buffalo Ave.). The centerpiece of their project is the planned Salud Health and Wellness Center, at 3039 E. 91st St., which will provide critical health services to South Chicago residents.

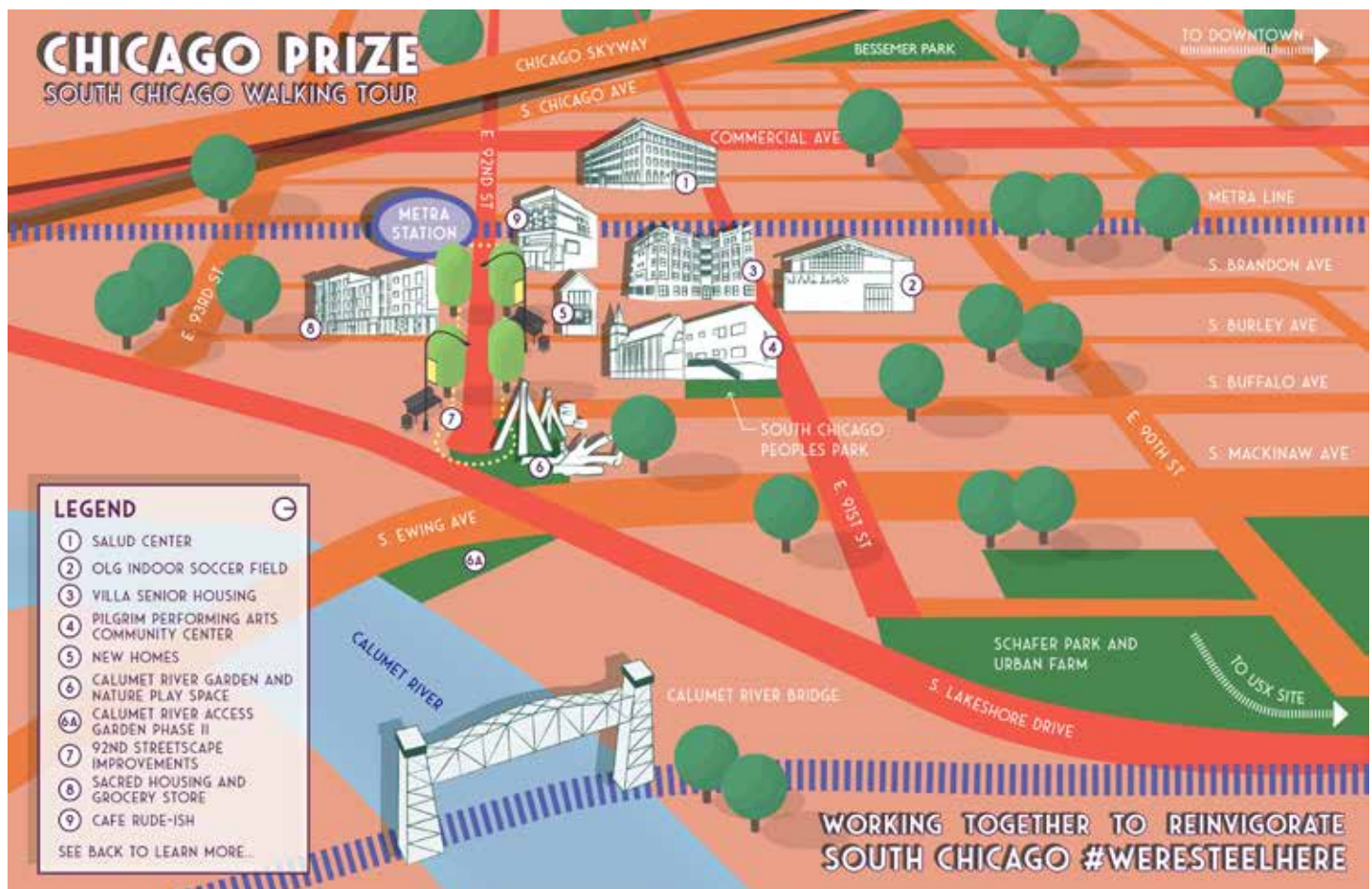


Figure 10: South Chicago, Chicago Prize Project Map

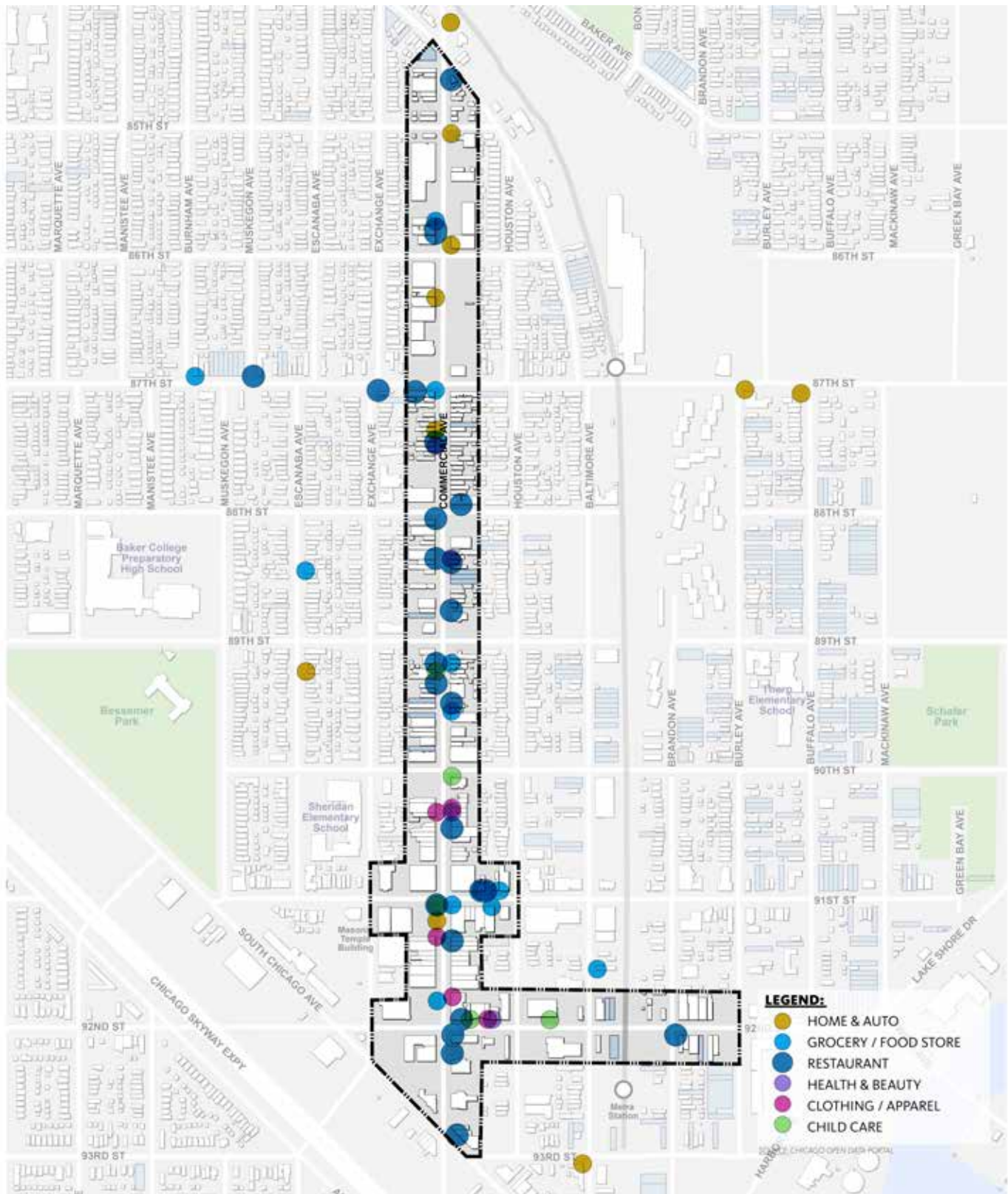
Small Business Support

The City is hyper-focused on supporting the small business community in South Chicago, which will be critical to the overall success of the RFP and the Invest S/W initiative. The City has recently announced the Regional Business Center program, which will build on the capabilities of strong existing business service organizations through public investment. In South Chicago, Calumet Area Industrial Commission will receive \$500K for additional staff resources, training in city licensing, and physical improvements. This will help the organization serve as a true neighborhood resource hub to provide entrepreneurial assistance to small business owners.

Small businesses in South Chicago also capitalize on strong City grant programs to improve their physical infrastructure and expand into new locations. In 2019 and 2020, four local businesses received Neighborhood Opportunity Fund grants (\$643K total), and seven received Small Business Improvement Fund grants (\$544K total).



Figure 11: A community Identifier and street banners were recently installed on Commercial Avenue.

**Figure 12:** Business Mix Map**Image Source:** Gensler

III. Property Description

IDENTIFICATION OF THE PROPERTY

The subject properties are located in the South Chicago community area at 8840-8854 S. Commercial Ave. The subject property PINs are 26-06-209-035, -036, -037, -038, and -039. The subject property is a regularly shaped property located on an intersection. The property is located in the Commercial Avenue TIF district and the Commercial Avenue Invest South/West Corridor.

OWNERSHIP

The redevelopment site includes City-owned, Cook County Land Bank-owned and privately-owned properties. The selected RFP respondent is expected to coordinate with the private property owner and take the lead in negotiating acquisition of the land. The City does not intend to intervene in this private transaction. However, if the selected RFP respondent is unable to finalize a purchase agreement for a good reason, such as a purchase price that greatly exceeds the market value, the City may utilize its acquisition authority to assist in the acquisition. In such event, the Redevelopment Agreement will require the successful respondent to pay the City's acquisition costs.

The financial section of the development proposal was created in partnership with seasoned expert professionals and includes anticipated acquisition costs based on market comparisons.

SITE & PARCEL DESCRIPTION

The subject site is a rectangular improved parcel with a total area of 25,020 square feet or 0.31 acres. The site is level at street grade, but slopes to below street grade at the alley. The property is served by a public alley to the west. Please refer to the appendix for a survey, maps, and photographs. The subject property is rectangular and regularly shaped. The property is served by a public alley to the west. Please refer to appendix for photographs and maps.



Figure 13: Existing site photo (facing West)



Figure 14: Existing building interior

EXISTING IMPROVEMENTS

There are three total buildings on the subject property. The first building at 8840 S. Commercial is a three-story, masonry building totaling 12,000 square feet. The ground floor contains two storefronts. The second floor contains 14 boarding rooms with kitchens and bathrooms on the floor. The top floor contains four apartments. The Cook County Assessor gives a building age of 117 years. The second building at 8844 S. Commercial Avenue is a two-story, masonry building totaling 3,900 square feet. The building has a single storefront on the ground floor and a single apartment on the second floor. It is anticipated that one or both of these buildings will be retained and rehabilitated. The third building is at 8854 S. Commercial. It is a masonry single-story building owned by the Cook County Land Bank. A demolition order was placed on the building in 2012 and it is anticipated this building will be demolished as part of the proposed development.

The City is in process of obtaining the appraisal for the city-owned land at 8848 S. Commercial and will provide the information for the minimum bid price for the City-owned land when the report becomes available. Once the report comes in, DPD will update the appendix and send out notices to everyone who downloads the documents.

SITE PREPARATION

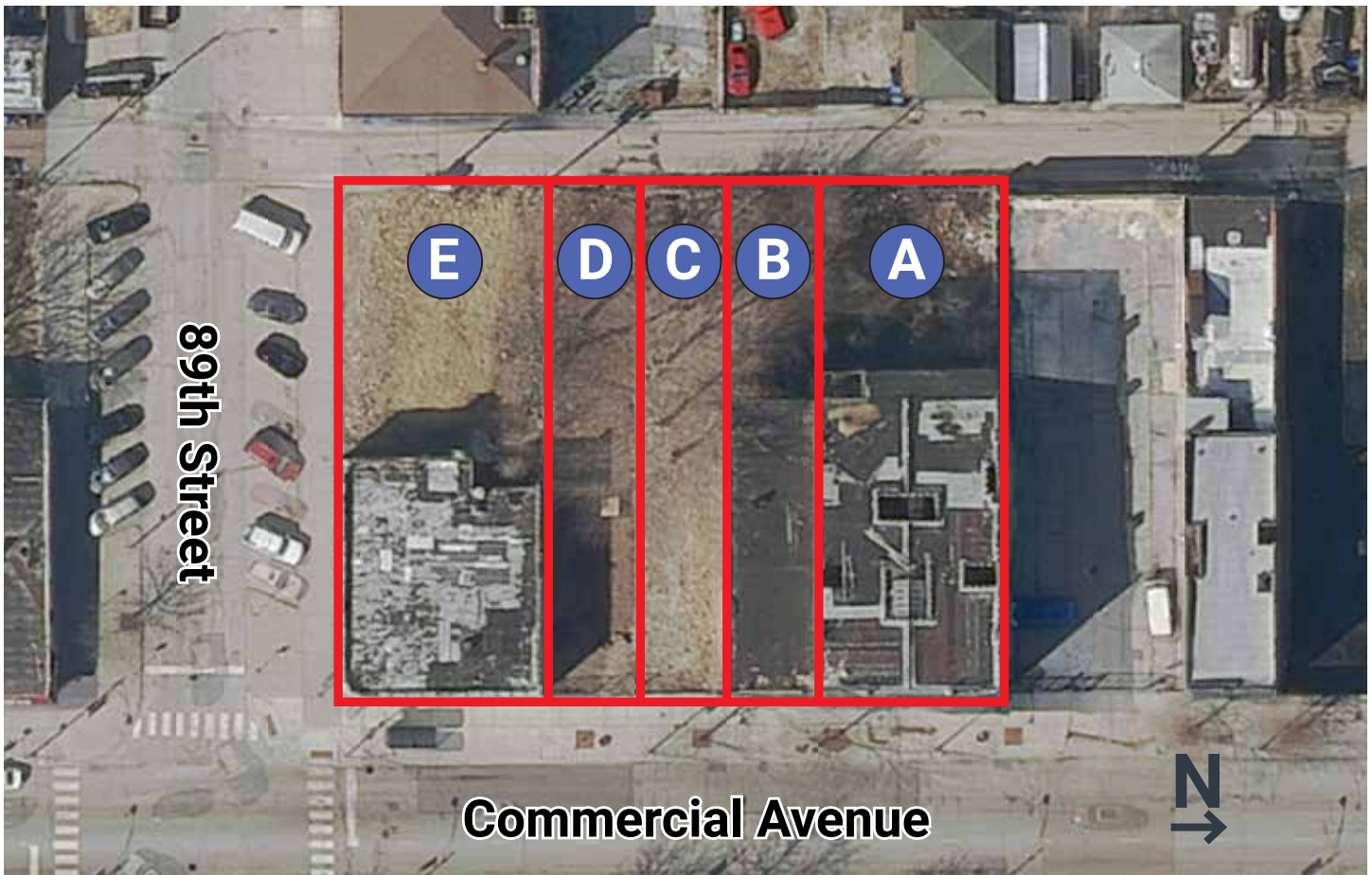
The selected respondent will assume the cost of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected respondent is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities.

The selected respondent is also responsible for reconstructing sidewalks and relocating street lighting standards, fire hydrants, or other facilities within the public way if such work is necessitated by the redevelopment project. Any construction in the public way must be made according to the City's specifications, and the work must be fully bonded.

ENVIRONMENTAL AND SOIL CONDITIONS

A complete environmental assessment is not available for the subject property. If necessary, additional environmental assessments will be conducted during the acquisition process.

There are no leaking underground storage tanks, per the Illinois Environmental Protection Agency. If needed, the costs and actions of obtaining an Environmental Site Assessment, or No Further Remediation documentation, including necessary remediation, will be borne by the selected respondent.



	A	B	C	D	E
PIN	26-06-209-035	26--06-209-036	26-06-209-037	26-26-209-038	26-06-209-039
Ownership	Jose Garcia	Jose Garcia	City of Chicago	Vicente Lara	Cook County Land Bank
Address	8840 S. Commercial Ave.	8844 S. Commercial Ave.	8848 S. Commercial Ave.	8850 S. Commercial Ave.	8854 S. Commercial Ave.
Lot Size (SF)	6,950	3,475	3,475	3,475	7,645
Building Size (SF)	12,000	3,900	0	0	4,000
Lot Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Location	Interior	Interior	Interior	Interior	Corner
Frontage	Commercial Ave. 50'	Commercial Ave. 25'	Commercial Ave. 25'	Commercial Ave. 25'	Comm. Ave. 54' 89th St. 142'
Condition	Three story building	Two story building	Vacant	Vacant	One story building
Zoning	B3-2	B3-2	B3-2	B3-2	B3-2
Assessed Value	\$8,102	\$14,386	\$1,911	\$2,007	\$79,586
Real Estate Taxes	\$2,381	\$3,889	\$517	\$542	\$21,513

ACQUISITION PROCESS

The City of Chicago has been in conversation with the private property owners of 8840 and 8844 S. Commercial Ave., who are willing sellers of the property. The City's preference is that the City's selected RFP respondent attempt to purchase all property interests through private negotiations. If no agreement can be reached for one or more properties, the City may use acquisition authority to acquire the properties on behalf of the selected respondent.

TARGET PRICE

There will be a target price for the City-owned land. This target price will be determined by an appraisal to be received by the City of Chicago in December 2020. The target price will be equal to the fair market value estimated by the above mentioned appraisal.

The appraised value will assume that the property is free and clear of all improvements and environmental contamination.

The allocation of demolition and environmental clean-up costs will be negotiated between the City and the selected respondent; therefore, the proposed purchase price should assume that the property is free and clear of environmental contamination. The appraisal also assumes the property's current zoning.

The target price is not a minimum bid; however, applicants are advised that purchase price is an important consideration in DPD's evaluation of responses to the RFP.

For land not owned by the City, applicants are expected to negotiate in good faith with the owners of the property.



Figure 16: Aerial site photo



Figure 17: Site photo



Figure 18: Vacant land in middle of site

IV. Planning Framework & Development Potential

Development of the property is governed by the land use regulations contained in the Chicago Zoning Ordinance as well as other ordinances that govern specific aspects of development such as the Stormwater Management Ordinance. Chicago Landmarks or properties located in Landmark Districts are governed by the Chicago Landmark Ordinance. Plans have been prepared for designated Redevelopment Project Areas to ensure that redevelopment activity contributes to the revitalization of the community. The following sections describe the zoning regulations, landmark requirements, and plans that affect the property. Copies of the ordinances and plans are available from DPD.

REGULATORY CONTEXT

Zoning

The property is located in a B3-2 Community Shopping District which is intended to accommodate a broad range of retail and service uses. The City is willing to support projects that seek re-zoning to better achieve the development goals outlined in this RFP.

South Commercial Avenue, from East 88th Street to the north and East 92nd Street to the south is designated by the Zoning Ordinance as a pedestrian street. Pedestrian streets are intended to promote transit, economic vitality and pedestrian safety and comfort.

Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation and Bureau of Forestry for public way requirements.

Chicago Parking Garage Ordinance

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

Chicago Townhouse Ordinance

The Chicago Townhouse Ordinance establishes special zoning requirements for townhouse developments (two or more single family dwellings that share party walls). Townhouse permits are obtained as part of the zoning process.

Stormwater Management Ordinance

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 % reduction in impervious surfaces from an established baseline).

Updated Chicago TOD Ordinance (2019)

The 2019 Chicago TOD Ordinance revision expands the catchment area to include key bus corridors, including Chicago Avenue, as well as centers equity in transit-oriented development; elevating and prioritizing investments and policies that address socioeconomic disparities in Black and Latinx communities.

Affordable Requirements Ordinance

The current City of Chicago's Affordable Requirements Ordinance (ARO) requires residential developments that receive city financial assistance or involve city-owned land to provide a percentage of units at affordable prices. The ordinance applies to residential developments of 10 or more units and requires that developers provide 10% of their units at affordable prices (20% if financial assistance is provided). At the Site, the ordinance also applies if a zoning change is granted that increases project density or allows a residential use not previously allowed.

A new ARO program ordinance is expected by early 2021. The city will issue an addendum if a new ARO program ordinance changes the affordability requirements set forth in this RFP.

Construction Requirements

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26% of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6% must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive TIF financing must pay prevailing wage rates for all construction jobs.

RELEVANT PROJECT AREA PLANS AND CITY INITIATIVES

Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan

The Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan was passed by the City Council on November 13, 2002. The Commercial Avenue Tax Increment Financing Redevelopment Project Area includes the frontage of Commercial Avenue from 84th Street to the north to 104th Street to the south. The TIF is intended to reinforce the retail, service, and residential amenities along Commercial Avenue on a planned and coordinated basis with both rehabilitated and new structures. The redevelopment plan is intended to:

- Promote the Commercial Avenue corridor to be improved and coordinated as a cohesive system of urban corridors that provide a range and complementary mix of retail, commercial, business, residential, institutional, open space and entertainment uses.
- Encourage quality and compatible new housing development within selected blocks to accommodate a mix of housing types and household income levels.
- Encourage a critical mass of similar and supporting commercial uses to promote cumulative attraction at key locations in the business-retail core.
- Establish neighborhood commercial nodes at key locations in areas that provide for a mix of retail, business, and residential uses to serve the day-to-day needs of residents, employees, and businesses.
- Encourage retail, entertainment, and restaurant uses on the ground floors of mixed-use buildings, where feasible and appropriate, to maintain and enhance a pedestrian-oriented environment of the business-retail core.
- Stimulate the development of commercial and light industrial uses in locations that provide sufficient land area to provide for contemporary parking, service, and access requirements as well as to ensure adequate buffers from residential uses.
- Reinforce Chicago's traditional commercial development pattern in which buildings are oriented to the street and situated at or near the sidewalk line.
- Repair and rehabilitate existing buildings in deteriorated condition.
- Reuse vacant and underutilized buildings in serviceable condition for new businesses, residential uses, or mixed-use development.
- Maintain and preserve buildings with historic and architectural interest.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.
- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the historic and architectural character of the Project Area.

Equitable Transit-Oriented Development

The City of Chicago is committed to advancing racial equity, public health, economic growth, and climate resilience through equitable Transit-Oriented Development (eTOD). Transit-oriented developments are a type of community development that include a mix of residential, commercial, and public land uses in a walkable environment that is convenient for people to safely travel by transit, bicycle, or by foot within a 10-minute walk of quality public transportation. Equitable TOD includes development that prioritizes investments and policies that close the socioeconomic gaps between predominately Black and Brown neighborhoods and those that are majority white. Development opportunities that exist within transit-rich yet historically under-invested communities are critical candidates for eTOD. To see the City of Chicago's recently released eTOD Policy Plan, visit chi.gov/etod.

The RFP Site development presents the opportunity to serve as a demonstration of eTOD best practices, leveraging considerable access to transit while encouraging equitable development. For more on the benefits of eTOD and to see great examples, see resources from the Center for Neighborhood Technology (<https://etod.cnt.org/>), the Metropolitan Planning Council (<https://www.metroplanning.org/work/project/30/subpage/5>) and Elevated Chicago (<http://www.elevatedchicago.org/whats-etod/>).

Community Wealth Building

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.

The racial and ethnic wealth gap is the difference in wealth (what you own minus what you owe) between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequality", Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners (\$145,000) and Latinx homeowners (\$180,000).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically underinvested communities.

In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership.

- » Locally-rooted ownership means that full or partial ownership is held by residents of the neighborhood in which the development is being built.
- » Broadly-held ownership means that the ownership is in the hands of the many, not a privileged few. (One example of broadly-held ownership is a worker cooperative in which all employees of the business are co-owners, as opposed to a model where only senior management or a few investors own the business and benefit from its financial success).

DPD's focus on local and broad-based ownership is an attempt to expand equity for residents of historically underserved and underinvested communities. To further explain, DPD relies on the research of Drexel University Nowak Metro Finance Lab, Accelerator for America and Blueprint Local that have articulated the four ways community wealth builds equity:

- » Growing the individual incomes and assets of neighborhood residents by equipping them with marketable skills and enabling full or partial ownership of homes, commercial properties, and businesses;
- » Growing the collective assets of neighborhood residents by endowing locally-run organizations with the ability to create, capture, and deploy value for local priorities and purposes;
- » Improving access to private capital that has high standards, fair terms, a long-term commitment to the neighborhood, and reasonable expectations around returns and impact;
- » Enhancing inclusion by bringing fairness and transparency to neighborhood revitalization so that community voices are heard and respected and trust is restored, and local residents have the opportunity to participate in wealth that is created

There is no one-size-fits-all model of community wealth building. Rather, community wealth building is a framework with multiple drivers that work together to create a system where all people, especially those historically excluded, can prosper and thrive.

Democracy Collaborative articulates the seven main drivers of community wealth building as follows: place, ownership, multipliers, collaboration, inclusion, workforce and system. See Figure 14 for how to utilize these drivers as a lens through which to contrast community wealth building with a traditional economic development approach.

Two Approaches to Economic Development








Drivers	Community Wealth Building	Traditional Approach
 Place	Develops under-utilized local assets of many kinds, for benefit of local residents.	Aims to attract firms using incentives, which increases the tax burden on local residents.
 Ownership	Promotes local, broad-based ownership as the foundation of a thriving local economy.	Supports absentee and elite ownership, often harming locally owned family firms.
 Multipliers	Encourages institutional buy-local strategies to keep money circulating locally.	Pays less attention to whether money is leaking out of community.
 Collaboration	Brings many players to the table: nonprofits, philanthropy, anchors, and cities.	Decision-making led primarily by government and private sector, excluding local residents.
 Inclusion	Aims to create inclusive, living wage jobs that help all families enjoy economic security.	Key metric is number of jobs created, with little regard for wages or who is hired.
 Workforce	Links training to employment and focuses on jobs for those with barriers to employment.	Relies on generalized training programs without focus on linkages to actual jobs.
 System	Develops institutions and supportive ecosystems to create a new normal of economic activity.	Accepts status quo of wealth inequality, hoping benefits trickle down.

Figure 19: Community Wealth Building vs Traditional Economic Development
Image Source: Democracy Collaborative “Cities Building Community Wealth” (2015)

COMMUNITY PRIORITIES

Approach

To understand community priorities, a three-part approach was undertaken. First, past and ongoing plans were reviewed to identify recurring themes. While each plan examined South Chicago from different perspectives, there were consistent mentions of economic and workforce development, health and wellness, youth programs, safety, housing, and the renewal of community life. Review each of the previous plans at the links below. Second, the initial findings were validated through a series of recent stakeholder outreach interviews. These listening sessions were intended to expand current understanding and to inform how potential development could respond to the community priorities.

Third, the initial findings were validated through a series of recent stakeholder outreach interviews. These listening sessions were intended to expand current understanding and to inform how potential development at the South Chicago RFP site could respond to the community priorities. Finally, larger group sessions sought to present findings and gain meaningful community feedback. Please review the full list of community comments in the Appendix.

PREVIOUS/ONGOING PLANS

LISC Quality of Life Plan, (2007) [link](#)

UIC Great Cities Institute South Chicago's Commercial Avenue Revitalization Plan (2016) [link](#)

Calumet River Communities Planning Framework (2019) [link](#)

Southeast Side Visioning Summary (2020) [link](#)

South Chicago Chicago Prize Proposal (2020) [link](#)

RECENT STAKEHOLDER OUTREACH INTERVIEWS

David Price, SSA Program Manager for SSA #5, South Chicago Parents & Friends, 9/8/2020

LARGER GROUP SESSIONS

South Chicago INVEST South/West Community Roundtable August 24, 2020

South Chicago INVEST South/West Community Roundtable September 24, 2020

Visioning Session #1, October 20, 2020 (45 attendees)

Visioning Session #2, November 18, 2020 (60 + attendees)

Community Survey (63 Responses)

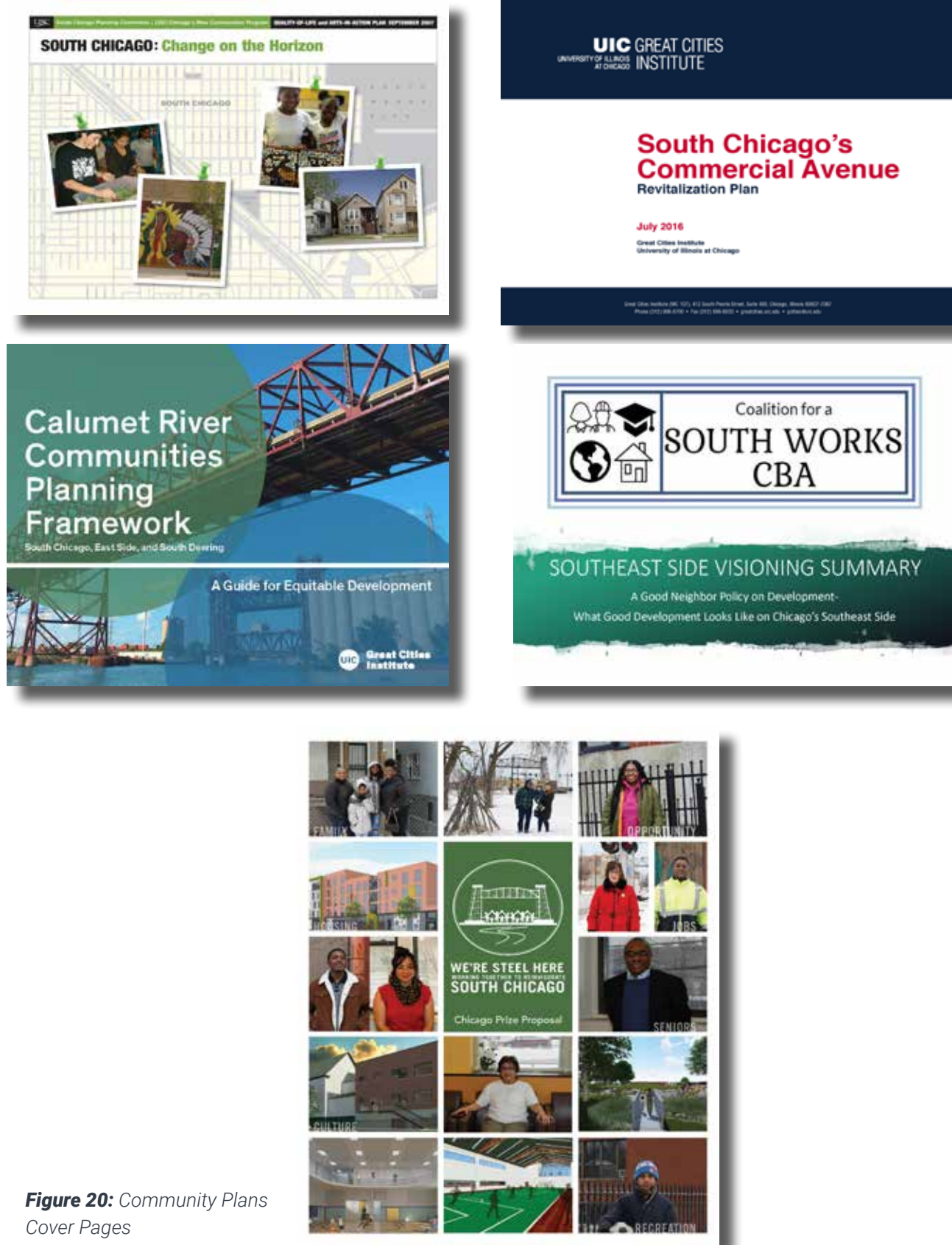


Figure 20: Community Plans
Cover Pages

V. Development & Design Guidelines

The Department of Planning and Development has established goals and objectives for the development of the property. These goals are intended to ensure that the project will be compatible with the City's objectives of revitalizing valuable urban land, creating new development in sympathetic relationship with the surrounding community, accommodating the needs of the community, and fostering additional new development along the South Commercial corridor and in the community. Building on the goals from the previous South Chicago community planning efforts – from the Quality of Life Plan 2007 to the Southeast Side Vision Summary 2020 -- the development vision and goals for the 8840-8848 S. Commercial and 8850-8854 S. Commercial development sites are as follows:

The City of Chicago Department of Planning and Development is seeking a high-quality, residential-led, mixed-use development that includes multiple retail and/or commercial units on the ground floor. The South Chicago community has identified a need for a community space and affordable and market rate residential units in this neighborhood.

The City is seeking quality affordable and market rate dwelling units above the ground floor. Residential units should incorporate specification, features and amenities appropriate for living in an urban setting. In addition to housing, the community has identified needs for community gathering space(s), art / artisan workspace, office / co-working space, restaurants and access to healthy foods, a community kitchen, and local entrepreneurial business spaces.

DEVELOPMENT PRINCIPLES

The Department of Planning and Development is seeking proposals that respond to the following principles:

Equity & Inclusion: Fair treatment, targeted support, and prosperity for all citizens

1. Revitalize South Chicago while celebrating its authenticity and history.
2. Leverage the economic benefits of good design.
3. Foster an environment where people want to live, work, learn, gather, and visit.

Innovation: Creative approaches to design and problem-solving

4. Encourage diverse approaches to inspire innovation and design excellence.
5. Honor Chicago's legacy of architectural innovation by promoting contemporary design.
6. Reflect the places, people, and cultures of South Chicago.

Sense of Place: Celebrating and strengthening the community culture

7. Enhance the public realm by focusing on the pedestrian and outdoor street side experience.

Sustainability: Committing to environmental, cultural, and economic longevity

8. Develop a healthier, more resilient, and beautiful South Chicago.
9. Create multimodal mobility choices to serve the community.

Communication: Fostering design appreciation and responding to community needs

10. Prioritize inclusive design processes to foster equitable development.
11. Communicate design excellence to the public.
12. Support design excellence with City departments and sister agencies.

SUSTAINABILITY

The City expects that all proposals will employ strategies that will (1) maximize the environmental, social and economic value of the project and (2) improve the resiliency of the local community area. Proposals that are seeking TIF assistance, Department of Housing financial incentives or Class L tax credits will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html

In addition, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal. The list of resources can be found in Appendix B of this document.

MARKET DEMAND ANALYSIS

“We would shop here if we had more options” is a common refrain from neighborhood residents. The amount of spending leakage—or dollars being spent by South Chicago residents in places outside of the neighborhood for retail and dining—is around \$113 million. Reversing that trend by improving the offerings, safety, and vibrance of the corridor is a focal point for this plan.

The majority of retail is located along Commercial Avenue between 85th Street and 92nd Street. Most of the existing retail in South Chicago is located in older storefronts and ground floor spaces. There is a small convenience shopping center at the southwest corner of Commercial Avenue and 91st Street anchored by Subway, Dunkin Donuts and Coin Laundry. The majority of businesses are privately owned, and few national and regional tenants are within the Commercial Avenue corridor. CoStar estimates that there is over 509,000 square feet of ground floor retail with an occupancy level of 92.6%. The average asking rent along Commercial Avenue is \$12.75 per square feet.

During the Visioning Workshops the residents expressed a need for additional retail and community programming. A retail gap analysis was developed which using data from the Census and ESRI identified several retail sectors that were underserved and potential opportunities for certain products or services. The analysis identified several uses including restaurants, lawn and garden equipment, apparel and shoe stores and sporting goods.







RETAIL LEAKAGE

\$113.23 M	Total retail leakage in South Chicago
\$ 244.1M	Potential Retail Sales
\$ 112.8M	Actual Retail Sales
\$ 24.6M	General Merchandise Retail Leakage
\$ 21.9M	Department Store Retail Leakage
\$ 6.7M	Restaurants/Other Eating Leakage

Source: ESRI Business

DEMOGRAPHICS

Study Area | Chicago

Population	29,044
	10,374 Households (HH)
	2.78 2.49 Persons per HH
	\$33,036 \$55,222 Median HH Income
	25% 12% Housing Vacancy
	30% 37% Home Ownership Rate
	45% 51% Renters

Source: CCAC

**Note: Applicants are expected to do their own due diligence on market research. This is not reflective of the whole market

RETAIL

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 at specific nodes.

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.

The market analysis is the result of a data-informed methodology that looked at historic and current market rents, commercial occupancy rates, existing business inventory, current development pipeline, retail anchor leakage (for grocery and pharmacy uses), and neighborhood demographics.

<u>PROPERTIES</u>	<u>AVG. SF</u>	<u>AVG. VACANCY</u>	<u>AVG. ASKING RENT/SF</u>
76	6,700	7.4%	\$12.75
	509,200		92.6%
	TOTAL SF		OCCUPIED

Source: COSTAR GROUP

RESIDENTIAL

South Chicago has a diverse housing stock with a nice blend of single-family homes, three flats and mid-rise residential buildings. There are 10,374 households within South Chicago with a median age of 35.4 years old. 30% are owner occupied, 45% are renter occupied and 25% are vacant. The median home value in the neighborhood is \$149,000 as compared to \$330,00 in Chicago. Based on a review of multi-family units in CoStar the vacancy level is 12.3% with average monthly rents per unit of \$837 or \$1.11 per square foot. A significant amount of the vacancies are in need of repair and aren't rentable their current condition.

<u>BUILDINGS</u>	<u>AVG. SF</u>	<u>AVG. RENT PER SF</u>	<u>AVG. VACANCY RATE</u>
154	6,700	\$1.11	7.4%

Source: COSTAR GROUP

LAND USE & DEVELOPMENT GUIDELINES

The development concept illustrated in this RFP is a reflection of both community desires and market realities. It is the expectation of DPD and the community that the selected respondent will build upon this scheme to bring forth a proposal that reinterprets the various characteristics of this concept after further study and feasibility analysis by the respondent.

The site has one three-story building at 8840 S. Commercial Ave., one two-story building at 8844 S. Commercial Ave., one parcel of vacant City-owned land at 8848 S. Commercial Ave., one parcel of vacant privately-owned land at 8850 S. Commercial Ave. and one single-story building at 8854 S. Commercial Ave.

Community's Preferred Concept

The development concept presented in this section is a “test fit” of the community’s preferred use of the Site based on the South Chicago INVEST South/West roundtables, visioning sessions and online survey. The concept 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 local priorities

The future redevelopment can become a driving center in the neighborhood by rehabilitating a beautiful vacant building in the community.

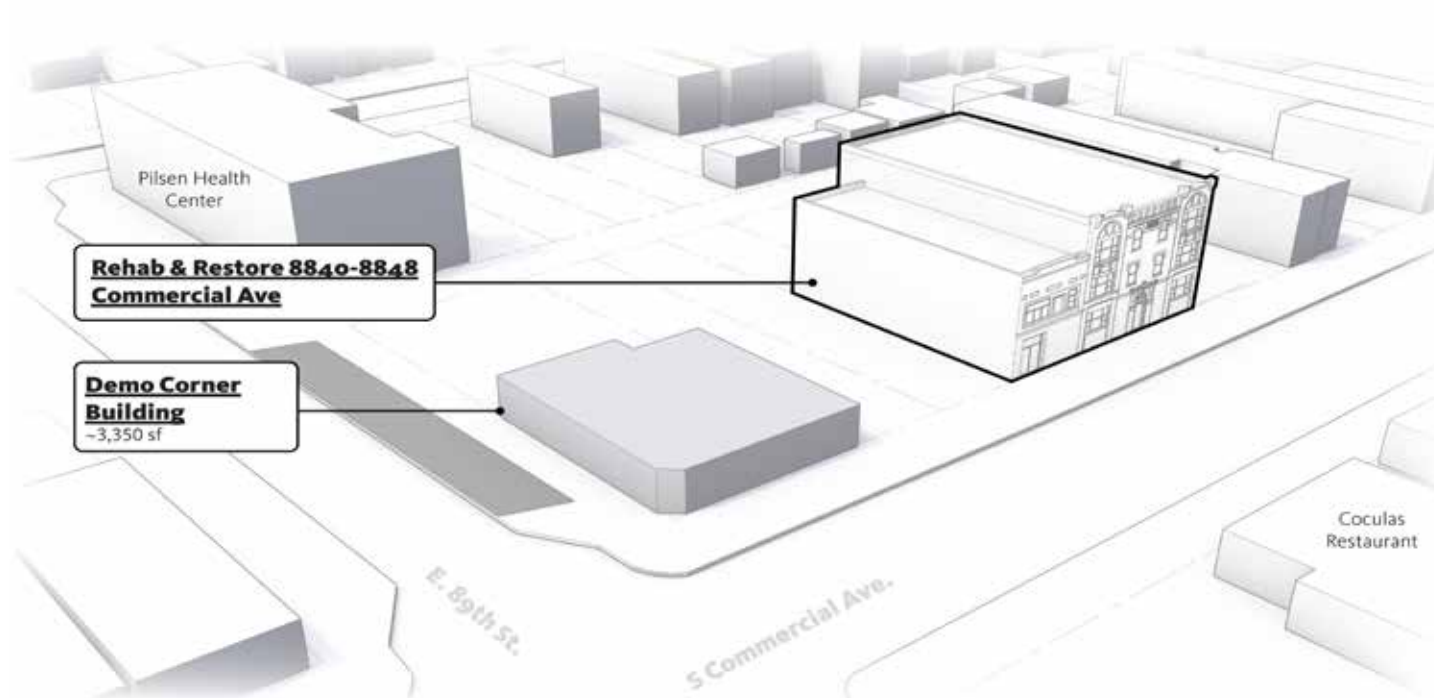


Figure 21: Site Diagram **Image Source:** Gensler



Figure 22: Preferred development concept - site plan **Image Source:** Gensler



Figure 23: Preferred development concept massing **Image Source:** Gensler

URBAN DESIGN GUIDELINES

The Urban Design Guidelines for the Commercial Ave. RFP site are intended to give a framework for development, while encouraging a diversity of design approaches to promote innovation, creativity, and sustainability, employing high-quality materials and state-of-the-art sustainable design and construction strategies that reflect and celebrate the culture and character of the community.

The Department of Planning and Development issued Neighborhood Guidelines in 2020 (see in appendix) which are applicable to the South Commercial development site. Development proposals should respond to these guidelines in terms of process, design, and implementation.

In addition, the following guidelines are drawn from South Chicago community input and are specific to this redevelopment site:

PROGRAM

Respond to the overall need for activation and a mixing of uses

Target uses that support the housing component and complement the surrounding context and corridor. The ground floor should be multifunctional and programmed to be as active as possible, given community needs and market conditions. Smaller leasable spaces should be considered to encourage growth of local businesses. The focus of these uses should be on supporting local artists, entrepreneurs, seniors and youth.

SITE

Provide a welcoming and context-related response to the surrounding community

Safe pedestrian connections to and from the surrounding community, and safe access to off-street parking should support new housing, retail, and community amenities. Any uncovered surface lots should be designed with fencing and landscaping per the City of Chicago parking standards. Artwork should be incorporated wherever possible.

PUBLIC REALM

Create a sense of community, safety, and security

Open space for gathering should be provided, and visually-and-physically connected to ground floor uses. The streetscape should provide ample sidewalk open space and should feature artwork, hardscape, shade trees, a mixture of plantings, canopies, seating, signage, pedestrian lighting, and street furniture. Safe crossings at intersections should be established to aid and strengthen pedestrian connectivity. The Chicago Complete Streets Standards should be followed.

MASSING

Reflect the scale and architectural heritage of the Commercial Ave. corridor

The massing of the development in its form and size should provide a sense of identity along the street. New buildings should be responsive to the height and massing of the existing building to be rehabbed, restored and adaptively-reused. New construction should also reflect the character and scale of the historic and current Commercial Ave. corridor buildings. Upper floor setbacks should provide terraces and / or green roofs. Buildings should hold corners and the street edge in alignment with existing buildings, except for where public open space is to be created. The massing of buildings should be broken up vertically and horizontally to avoid a monolithic appearance.

FAÇADE

Reflect the local culture and history of the community in a mix of old and new

Architectural expression of building exteriors, including entrances, windows and materials should be responsive to the existing building to be rehabbed and to the historic physical character of the Commercial Ave. corridor. Artwork should be incorporated wherever possible. The design of ground floor facades and interior spaces should activate the adjacent streetscapes through transparency and interactivity with outdoor space. Colors and materials should be compatible with existing buildings along the corridor with a community preference for warm-colored brick.



Figure 24: Preferred development concept, corner of 89th Street and Commercial Avenue. **Image Source:** Gensler

VI. Finance & Development Incentives

FINANCIAL PRO FORMA

Development Program

Based on this community preferred development concept, the City has modeled a mixed-use renovation and new construction on the site at 8840-8854 S. Commercial Ave. A 50-unit mixed-use housing project was modeled with 3,500 square feet of commercial/retail and 1,500 square feet of community space. This model does demonstrate a financial gap.

- » Multifamily affordable residential with a mix of unit sizes
- » Ground level commercial (retail / community services)
- » Renovation of the 8840-8844 S. Commercial buildings
- » Demolition of the existing one-story vacant structure on the west end of the Site, to be replaced with new construction
- » Surface parking in the back of the development accessible via public alley

Program	
Retail	3,500 SF
Community Space	1,500 SF
Residential	50 units
Residential SF	56,000 SF
Land Area	24,920 SF
Total Built SF	61,000 SF

Funding Implication

With the low market leasing rates in South Chicago it is difficult for new construction to achieve financial feasibility without significant financial assistance. Financial incentives are being reviewed to fill that financial gap of which, the preferred development concept was analyzed to determine the amount of combined City financing needed to complete the project. As shown in the proforma tables on the following page, projected costs of construction are \$21,894,229 with a financial gap of \$7,881,922 pending a more rigorous underwriting process.

The City is prepared to provide assistance as needed to complete the proposed project that best meets the development goals of the RFP. Please note, that while the City has considered many potential alternative funding sources beyond conventional equity and debt, the site is not in a census tract designated as a Qualified Opportunity Zone under the Tax Cuts and Jobs Act of 2017.

The City is prepared to provide assistance as needed to complete the proposed project that best meets the development goals of the RFP. Please note, that while the City has considered many potential alternative funding sources beyond conventional equity and debt, the site is not in a census tract designated as a Qualified Opportunity Zone under the Tax Cuts and Jobs Act of 2017.

Sources		
	\$	%
Debt Capacity	\$8,160,123	34%
Equity	\$1,292,477	5%
LIHTC - 4%	\$3,317,121	14%
Non Serviceable Gap	\$11,251,379	47%
Total	\$24,021,100	100%

Uses		
	\$	%
Acquisition Costs	\$2,081,840	9.0%
Land	\$847,200	40.7%
Site Prep	\$111,020	5.3%
Financing & Fees	\$1,123,620	54.0%
Hard Costs	\$20,093,400	84.0%
Soft Costs	\$1,845,860	8.0%
Total	\$24,021,100	100.0%

Operating Pro Forma	
Gross Rentable Revenue	\$1,301,280
Effective Rental Income	\$1,231,821
Total Operating Expenses	(\$456,335)
Net Operating Income (NOI)	\$775,486
"All In" DCR	1.20
Debt Payment	(\$646,238)
Cash Flow After Debt	\$129,248

Land & acquisition cost shown in the "Uses" table is a placeholder figure based our analysis, but no appraisal for land not owned by the City of Chicago was conducted for this RFP. Accordingly, the figure should not be used as the basis for private negotiations. The City of Chicago will send all interested parties the appraised value of the City-owned land and the required good faith deposit for that land upon receipt of the appraisal.

DEVELOPMENT INCENTIVES

Cook County Incentives

CLASS 7A AND CLASS 7B PROPERTY TAX INCENTIVE CLASSIFICATION

The Class 7a Property Tax Incentive Classification (Class 7a) and Class 7b Property Tax Incentive Classification (Class 7b) were created by the Cook County Board of Commissioners to encourage the full utilization and new construction of commercial buildings in areas in need of commercial development. The Class 7a is for projects in which the development costs do not exceed \$2 million. The Class 7b is for projects in which the development costs exceed \$2 million.

In Cook County, commercial properties are assessed at an assessment level of 25%. Properties classified as Class 7a or Class 7b receive a reduced assessment level of 10% of fair market value for the first ten years, 15% for the eleventh year, and 20% for the twelfth year. The assessment returns to the full 25% level in the thirteenth year. While a certified ordinance from the City of Chicago supporting a Class 7a or Class 7b classification is required from the City of Chicago, such classification is ultimately determined by the Cook County Assessor. More information can be found in the Cook County Real Property Assessment Classification Ordinance.

CLASS L PROPERTY TAX INCENTIVE CLASSIFICATION

The Class L Property Tax Incentive Classification (Class L) was created by the Cook County Board of Commissioners to encourage the preservation and rehabilitation of historically and architecturally significant buildings. In Cook County, commercial properties are assessed at an assessment level of 25%. Properties classified as Class L receive a reduced assessment level of 10% for a period of ten years, 15% in year eleven and 20% in year twelve.

City of Chicago Incentives

CITYWIDE ADOPT A LANDMARK FUND

The Citywide Adopt-a-Landmark Fund allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark. Restoration project must be consistent with Commission standards and guidelines. Scope of work and budget must be pre-approved. Scope of work must be substantial interior or exterior renovation work that is visible from a public street or within a portion of the interior that is open to the public. This work must exceed normal maintenance. Projects needing Adopt-a Landmark Fund grants over \$250,000 will require approval of the City Council.

NEIGHBORHOOD OPPORTUNITY FUND (NOF)

The Neighborhood Opportunity Fund receives funds from downtown development in order to support commercial corridors in many of Chicago's neighborhoods. Business and property owners may apply for grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets. More information can be found in the Neighborhood Opportunity Fund program manual.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

Low-Income Housing Tax Credits (LIHTC) is a public-private partnership in which investors provide equity for low-income rental properties in exchange for a federal tax credit over several decades. Without the equity generated from the credit, affordable rental housing projects do not yield sufficient funds to remain financially viable. The City of Chicago Department of Housing (DOH) receives a limited number of these housing tax credits to allocate based on its population. LIHTC is the most significant resource for creating affordable housing in the United States today and thus making it highly competitive.

There are two types of LIHTC available through this program: 9% and 4%. The proformas models presented in this RFP assume an allocation of 4% tax credits.

An award through this RFP does not imply or guarantee an award through the DOH process. All RFP responses contemplating the use of LIHTC or other City financing for affordable housing will be subject to DOH's funding application requirements and process separate and in addition to the Invest South/West RFP process.

If your RFP response contemplates use of City financing for an affordable housing component, you are strongly encouraged to schedule an intake meeting with DOH to review any questions or concerns about the use or application of these resources. Please use the linked intake form, found here: <https://webapps1.chicago.gov/eforms/housingdevelopment>.

NEW MARKETS TAX CREDITS (NMTC)

Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity. The investment can consist of a loan or equity participation. Residential projects are not eligible.

The NMTC program works by providing investors in a qualified CDE with a federal tax credit worth 39% of the initial investment. The credit is distributed over seven years and is provided in addition to any return on the investment in the CDE. In order to qualify as a CDE, the entity must be a corporation or partnership whose mission is to provide investment capital or services for low-income persons or communities. All of the money invested in the CDE must be used for investments in low-income communities.

In order to find a qualified CDE partner for your development, go to the U.S. Treasury's Community Development Financial Institutions Fund website at www.cdfifund.gov/programs. Select the link to the NMTC program and then scroll down to supplemental resources. You can download lists of qualified CDEs by name or by state.

TAX INCREMENT FINANCING (TIF)

TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training. New construction is not an eligible expense except for development of low-income housing.

TIF assistance will be considered for projects that provide significant public benefits. Residential projects over 10 units that receive TIF assistance must set aside 10% of the units for sale to or occupancy by households with incomes no greater than 60% of the Chicago Area Median Income for rental developments, or no greater than 100% of the Chicago AMI for for-sale developments, and 10% of the units for sale to or occupancy by households with incomes no greater than 50% of the Chicago Area Median Income for rental developments, or no greater than 80% of the Chicago AMI for for-sale developments. Non-residential developments or residential developments of less than 10 units must provide tangible public benefits such as affordable housing units, new or retained permanent jobs, new retail services in an underserved community, cultural activities, preservation of a historic building, social services, fiscal benefits, innovative environmentally sustainable features or other desired benefits identified in the TIF district's redevelopment plan.

Projects that receive TIF financing must pay prevailing wage rates for all construction jobs, employ Chicago residents for half of all construction worker hours, and comply with the City's affirmative action plan for minority- and women-owned business enterprises (MBE/WBE).

The amount of TIF assistance provided to a project is a function of the increased tax revenue that will be generated by the project over the remaining life of the TIF district, the demonstrated need for financial assistance, and the existence of eligible development costs. Applications for TIF assistance are processed by DPD. The selected respondent will be expected to work with the department in processing the TIF request.

ENTERPRISE ZONE

The subject property is located in Enterprise Zone 3. Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. Such exemptions include, but may not be limited to, exemption on retailers' occupation tax paid on building materials, an exemption on the state utility tax for electricity and natural gas, and an exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax. More information on the Enterprise Zone program's tax incentives can be found at <https://www2.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Documents/ezqa%202014.pdf>

COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM

In Illinois, counties and municipalities can establish Commercial Property Assessed Clean Energy ("C-PACE") programs so commercial property owners in their communities can economically finance or refinance up to 100% of their alternative energy improvement, energy efficiency improvement, renewable energy improvement, resiliency improvement, or water use improvement projects on a fixed-rate, long-term basis with a Capital Provider. The City of Chicago has partnered with Loop-Counterpointe Pace LLC for the administration, development, and operation of a C-PACE program. The program allows such "green" infrastructure elements and associated soft costs (permitting, structural support, etc.) can be financed with no money down and then repaid as a benefit assessment on the property tax bill over a term that matches the useful life of improvements.

SPECIAL SERVICE AREA FUNDS

The subject property is located in Special Service Area #5 - Commercial Avenue. A special service area (SSA) is a local tax district that fund expanded services and programs through a localized property tax levy within contiguous areas. The enhanced services and programs are in addition to those currently provided through the City. Special Service Area #5 is managed by South Chicago Parents and Friends, Inc., a 501(c)3 established in May 1974.

The SSA offers rebates for façade improvements and security upgrades that the winning bidder would be eligible to receive.

VII. Submission Requirements

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection. All submittals are subject to the Illinois Freedom of Information Act.

PRE-SUBMISSION CONFERENCE

An informational conference will be held on January 22, 2021, at 2 p.m. C.S.T. virtually via Zoom. Meeting invites will be sent to applicants who register via this website: www.chicago.gov/investsw. Attendance is not required, but is encouraged. All questions received prior to and during the pre-submission conference, as well as the list of attendees, will be posted to the website as soon as practicable. Department staff will be available to answer questions regarding the property, the goals and objectives of the RFP, and the submission requirements.

COMMUNICATION WITH THE DEPARTMENT

Respondents should refer to the INVEST South/West website for updates and additional information regarding this RFP: www.chicago.gov/investsw. In addition, questions should be directed to the Far South Region Planner / Project Manager at michael.penicknak@cityofchicago.org.

SUBMISSION FORMAT

Submissions must be prepared as 8.5-by-11 inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked CONFIDENTIAL. All submittals are subject to the Illinois Freedom of Information Act.

One original and five copies of the proposal must be submitted, along with an electronic version on USB drive. The original must be left unbound, contain original signatures and be marked ORIGINAL.

SUBMISSION CONTENTS

The submission must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided.

1. Cover Letter and Proposal Summary Form

This section must include a cover letter that briefly describes the proposed development

project, indicates the offer price, identifies the benefits that the project will create for the city and the neighborhood, and describes the respondent's experience in similar development efforts. If a multi-parcel RFP, clearly identify the parcels proposed for purchase. The cover letter must be signed by an authorized representative of the responding entity. Insert the Proposal Summary Form, a sample of which is provided in the appendix, immediately following the cover letter.

2. Respondent's Organization

This section must provide information concerning the respondent's organizational form. Teams are strongly encouraged to engage in meaningful diversity, inclusion, and "partnership" in structuring a design team. The following information must be provided.

- a.** A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf. Provide a description of the contractual structure of the respondent (joint venture, partnership, etc.) and duties of respondent parties. DPD is likely to require copies of agreements, organizational documents, or letters of intent before selecting the winning proposal.
- b.** An organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.

3. Respondent's Qualifications

This section must substantiate the ability of the development entity and key design / development team members to successfully complete the proposed project. The following information must be provided.

- a.** Qualifications and experience of each entity and key staff person involved in the project.
- b.** A description of the project development capability of the entity as evidenced by the ability to complete projects of similar scope, use or complexity within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the development, implementation, or management of the project and the names and roles of key personnel. Provide contact information for references.
- c.** A description of the financial capacity of the entity as evidenced by the ability to finance projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support if any, and the size of the equity investment.
- d.** A description of the project design capability of the entity as evidenced by the ability to complete projects of similar scope, use, or character within the last 10 years.

Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the design, implementation, or management of the project and the names and roles of key personnel. Include examples from all appropriate professions (e.g. architecture, landscape architecture, urban design, interior design, engineering, etc.). Provide contact information for references.

- e. A description of experience redeveloping sites with environmental contamination, including remediation performed and NFRs obtained from IEPA.
- f. A description of experience rehabilitating and adaptively reusing historic buildings.

4. Commitment to Design Excellence

Describe respondent's approach to excellence in design across development projects. Reference previous work in communities like the South and West Sides of Chicago to illustrate the caliber of design in similar settings. Describe how the team will achieve the goals of the City's Design Excellence Principles in this project.

5. Project Narrative

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the RFP. The following information must be provided.

- a. A detailed description of the proposed project, including how environmental and community requirements will be met.
- b. A description of intended users of the development, and identification of proposed tenants or end-users if known.
- c. A justification of any request for financial assistance or land price write-down.

6. Plans and Drawings

The urban design and development drawings and descriptions provided in this RFP represent a starting point for the design of the site. The uses, massing, and site design shown in this document have been reviewed by DPD and community members and have been determined to meet the desired development principles. Still, the Department expects that proposals may amend or revise these plans to implement unique development visions.

Provide scaled drawings that illustrate the overall character and planning of the development. Each drawing should be no larger than 11-by-17 inch format and be included in each of the submissions. At minimum, following drawings, plans and descriptions must be provided:

- a. A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, parking and loading.

- b. At least three massing alternatives for the proposal, including the preferred alternative.
- c. Floor plans showing floor area totals.
- d. Elevations of all facades; elevations shall identify building materials, building heights, openings, and other facade details.
- e. Color eye-level renderings.
- f. Other plans, drawings or models at the respondent's option..

7. Financial Information

Each respondent must submit a complete financial plan. In this section respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the appendix. The City reserves the right to request from the respondent and/or each team member a complete set of current audited financial statements or any other financial documentation. The following financial information must be provided.

- a. A narrative overview of the financial structure of the proposal. The respondent must identify the sources of equity investment and the sources and terms of lender financing. If the property will be a rental development, describe the development team's management experience and plan. If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term.
- b. Sources and uses of funds statement, Development budget and Pro-forma cash flow projection for rental projects or sales revenue projection for for-sale projects. (Sample format provided in appendix).
- c. Project completion schedule with key dates.

8. Affirmative Action Plan

The respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The affirmative action program shall include, but not be limited to the following:

- a. A statement of commitment to achieving the minimum participation in contract expenditures of 26% for MBEs and 6% for WBEs.
- b. A written plan outlining a strategy for utilization of women and minority business enterprises in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

9. Economic Impact

The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

10. Legal Actions

The respondent must provide a listing and description of all legal actions of the past three years in which the firm (or any team member) has been:

- a. A debtor in bankruptcy.
- b. A defendant in a lawsuit for deficient performance under a contract.
- c. A defendant in an administrative action for deficient performance on a project.
- d. A defendant in any criminal action.

11. Special Conditions

This section is reserved for a description of any special conditions that the respondent may offer to, or request from, the City.

12. Forms and agreements (refer to appendix for documents)

All necessary forms and agreements should be included in this section, as follows:

- a. Confidentiality Agreements signed by each principal, project manager, and key team member identified in the proposal. The signed confidentiality agreements must be received before the submission will be considered final.

SUBMISSION ADDRESS AND DEADLINE

The original and five copies of the proposal and a USB drive with the same files must be delivered to the location below in a sealed envelope no later than 4 p.m. C.S.T. on March 30, 2021.

As a result of the COVID-19 pandemic, City Hall is not open to the general public. Therefore, all proposals must be delivered by courier. Late deliveries will not be accepted. The courier must deliver the item no later than 4 p.m. C.S.T. on March 30, 2021. The respondent is solely responsible for ensuring timely delivery, and any proposal received after the deadline will be returned unopened. Items postmarked prior to the deadline, but received after the deadline will be considered to have arrived after the deadline and returned unopened. Upon request DPD will confirm acceptance of the delivery in writing. Submit proposals to the following address:

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

The outside of each envelope must be labeled as follows:

Request for Proposals
For the Purchase and Development of 8840-8854 S. Chicago Ave.
Respondent: Name of Respondent
Package Number __ of __

VIII. Selection Process

EVALUATION AND APPROVAL

The Department of Planning and Development will review the submissions in accordance with the evaluation criteria described below. The Department may recommend a shortlist of respondents who may be asked to answer the department's questions, provide additional information, or make an oral presentation.

The DPD Commissioner may recommend that negotiations be commenced with one or more selected development teams. As a result of these negotiations, the selected proposal may be amended or revised in order to best serve the city's interests. The proposal will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement and permission for conveyance of the property. Following City Council approval, the redevelopment agreement will be executed and the property conveyed as described in the agreement.

Evaluation Criteria

The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.

As part of INVEST South/West, this RFP has dual goals: one is to build development sites in identified community areas on the South and West Sides of Chicago, and another is to maximize the participation of residents and ownership of businesses reflecting the diversity of the INVEST South/West communities in all phases of a project – including, but not limited to, design, development, construction, financing, and operations. The expectation is that bidding teams/partnerships reflect the demographics of the community area where the development will take place.

For these reasons, the following three criteria will be critical in the review and evaluation of submitted proposals:

Promotion of Short- and Long-term Community Wealth Building

The RFP is seeking:

- » Bidding teams formed through creative/innovative partnership models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the Invest South/West community areas, which are predominantly Black and Latinx; (e.g., corporation, limited partnership, limited liability

company, etc.), including the name of its executive officers, directors, general partner, managing member(s), etc., as applicable, that directly or indirectly control respondent's day-to-day management and the percentage of interest of each therein.

- » Inclusion of bidder(s) in said partnership with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles or Board positions.
- » Inclusion of bidder(s) with a proven track record of working and making investments in South and West Side communities of Chicago.
- » Collaboration with and support from community-based organizations, community residents, Black and/or Latinx business owners, and Alderpeople.
- » Commitment to economic development and other benefits to the city and, in particular, the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly-created jobs focused on employment from the community.
- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents.
- » Beyond the composition of bidding teams/partnerships themselves, bidders are required to unequivocally commit to a strategy for diversity in participants during implementation, aligned with the goals of the City of Chicago¹. Respondents shall provide the following:
 1. Verifiable percentages of actual MBE/WBE participation achieved on at least three representative projects in the last three years. Applicable to any member of the design-build entity (lead entities' experience preferred);
 2. Verifiable percentages of minority, female, and Chicago resident labor actually employed on three representative projects in the last three years. Compare these percentages to any employment goals to which the firm was committed; and
 3. Demonstrated plan for this project to utilize meaningful percentages of minority, female, and Chicago resident labor (e.g., description of bidding process and plan to hold contractors accountable).

¹ MBE/WBE participation requirements will be based on the aggregate value of the agreement for both professional and construction / general contracting services. The MBE participation goal for this project is 26%; the WBE participation goal for this project is 6%.

Professional & Technical Competence

The RFP is seeking:

- » Completeness and responsiveness of the proposal
- » Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects similar to the proposed project, and current and past performance on other projects
- » Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFP; in particular, quality of the development concept aligned with the community's Quality-of-Life plan(s) and/or committed to preservation of local cultural heritage
- » Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits. Special consideration will be given to those proposals that exhibit new and creative ways of attaining the goals stated in the RFP
- » Commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Guidelines
- » Project completion schedule

Economic Feasibility

The RFP is seeking:

- » Viability of developer's negotiated sale with current private landowners
- » Respondent's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports or other submitted documentation
- » Amount of public assistance requested, if any, and the proportion of public assistance to the total project cost
- » Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost

Note: The City of Chicago reserves the right to contact all partners to clarify their proposed roles in the project to clarify the details of the partnership structure.

SELECTION PROCESS

The City of Chicago will review the submissions in accordance with the evaluation criteria described above. Evaluation will be made in three steps:

1. The City of Chicago will review all submissions according to the evaluation criteria.
2. The Department of Planning and Development will engage community members and Alderpeople via the INVEST South/West Neighborhood Roundtables on a short-list of proposal submissions. Community members will have the opportunity to ask the bidders/bidding teams questions about their (sanitized) proposals and provide feedback.
3. The City of Chicago will make a final determination of the chosen submission based on evaluation criteria described above.

All bidders/bidding teams that are not chosen will have the opportunity for detailed feedback from the Department of Planning and Development. The objective is to improve submissions to future RFPs in INVEST South/West community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

The finalist will be invited to complete a Multi Family Financing Application with the Department of Housing for consideration of financial assistance for the residential components of the proposed development.

CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFP without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the RFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.

All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the CDC and the City Council, the respondent will be required to disclose additional information concerning the structure and ownership of the development entity. Before the proposal can be considered by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to consideration of the selected proposal by the CDC, the respondent will be required to provide notification of the pending project to several minority and women contractor's associations (DPD will provide contact information), and to inform the department's workforce specialists of permanent job opportunities. Prior to the start of construction, the selected respondent will be required to meet with a representative of the City's monitoring and compliance division to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the redevelopment agreement has been fully executed. The redevelopment agreement must be consistent with the terms of the RFP and all representations made by the applicant regarding the identification of the development team and description of the redevelopment project. The redevelopment team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following: sell the property or any interest in it; create any assignment with respect to the proposal or the redevelopment agreement; contract or agree to sell the property or any interest in it; or contract or agree to create any assignment with respect to the proposal or the redevelopment agreement. The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.



Figure 25: Wechsler Buildings Site Photo 8840-8844 S. Commercial Avenue

ACKNOWLEDGMENTS

Alderman Susan Sadowski Garza

South Chicago INVEST South/West Roundtable

As part of the INVEST South/West Initiative, a South Chicago Community Roundtable was assembled by the Department of Planning and Development (DPD). This group of stakeholders includes local Aldermen, community organizations, institutional leaders, business owners, and residents. DPD is grateful for the input of this group, as well as those members of the community who are not listed, but who also joined occasional Roundtable sessions on an ad hoc basis.

- **Alderman Garza (10th Ward) and staff**
- **Claretian Associates**
- **South Chicago Parents & Friends, Inc – SSA #5**
- **Alliance of the South East**
- **Metropolitan Family Services**
- **Jeffery Manor Community Revitalization Council**
- **Crossroads Collaborative**
- **Residents & Business Owners**

Pro-Bono Consultant Team

A pro-bono consultant team was assembled by the **Chicago Central Area Committee** (CCAC) to provide expert design & real estate advisory services to DPD to create a development framework for Commercial Avenue, including detailed program, design, and financial analysis of the RFP Site.

- **Chicago Central Area Committee**
- **Gensler**
- **Diane Legge Civic Design**
- **Draper & Kramer**
- **Wight**

