

BELMONT TRIANGLE REQUEST FOR PROPOSALS

ADDENDUM NO. 2: Questions and Answers from 8/11/22 Pre-Submission Meeting

On Thursday, August 11, 2022, at 2:00 p.m., the Department of Planning and Development (DPD) hosted an informational webinar where interested parties could ask questions and receive answers related to the Request for Proposals (RFP) for privately owned property bounded by N. Milwaukee Avenue, N. Pulaski Road and W. Belmont Avenue.

The webinar was also joined by representatives from various City agencies, including: Alderman Reboyras 30th Ward, Department of Assets & Information Systems; Department of Public Health; Department of Transportation; Department of Housing, and Department of Law.

Below is a summary of the questions and answers discussed during the webinar; any future questions will be consolidated and answered in future addenda. Questions will be accepted until September 30, 2022, with posting of updated Q&A by October 7, 2022.

Maximum height of buildings proposed?

There is not a maximum height indicated in the RFP. The conceptual diagrams included in the RFP are illustrative and are intended to reflect the goals for the site. Developers are expected to use these visionary diagrams to develop their proposals.

The current zoning is B3-1, any future development that would seek a higher building height of 65 feet would need to apply for a zoning change, which would be reviewed by DPD and would need City Council approval. The conceptual diagrams shown in the RFP illustrate a bulk and density consistent with a B3-3 zoning classification.

Is the audio recording going to be made available to the public?

The recording is now available. Please visit the RFP site:

https://www.chicago.gov/city/en/depts/dcd/supp_info/requests-for-proposals.html

The RFP mentioned that the attendee list for this meeting would be shared. Will the presentation deck also be shared on the informational site?

The presentation deck and attendee list are now available. Please visit the RFP site:

https://www.chicago.gov/city/en/depts/dcd/supp_info/requests-for-proposals.html

What does the timeline look like moving forward? Our timeline is included in the presentation deck, page 17 and our RFP documents.

Please visit the RFP site:

https://www.chicago.gov/city/en/depts/dcd/supp_info/requests-for-proposals.html

For ground-breaking; does it look like that will be 2024 most likely?

Pending the winning proposal selected, the negotiation timing between the property owners and the selected developer, the timeline of the entitlement process required by the City of Chicago, and the ability of the developer to secure the necessary financing, a project could start in 2024.

Once a proposal has been selected, an anticipated timeline will be confirmed with the selected development team.

In the last meeting, it seemed like there was a height limit set? I think that was raised as a strong concern by the community.

In the last meeting held June 29, 2022, alternative options were shared with proposed building heights and program types representative of key concepts from community input. The conceptual building massing on the corner of Pulaski Road and Belmont Avenue from all three alternates portrayed building heights similar to the residential building across from the site, located at 3963 W. Belmont Avenue.

The RFP concept plan and massing have taken community feedback and survey results into consideration.

Is attendance at this meeting required in order to bid on the project?

No, it is not required.

Can you speak to the existing restaurant that is not for sale, but could potentially be part of the RFP?

Although the parcel for the restaurant is not listed as a parcel for sale within this RFP, the restaurant could be part of the ultimate proposal if the developer is able to coordinate this proposed transaction directly with the property owner.

It was mentioned the restaurant that is not currently for sale. Your audio was low at that point, but I think you said that that owner is open for discussion. Is that correct?

Early in the development of this RFP, several attempts were made to reach the restaurant property owner. It is our understanding that the business is leasing the building. No agreement has been made with this owner to participate in this RFP.

Given the scope of this RFP, the City advises that bidding teams should also attempt to reach the building owner during the development of their RFP submission.

Will this project incorporate affordable housing/low- income housing, a public library, or perhaps some green space in the design?

Open space, affordable housing and a community space are incorporated in the community vision within the RFP. Please visit the project website to see the alternative concepts which led the conceptual plan proposed in the RFP.

<https://www.chicago.gov/belmonttriangle>

The City clearly wants the gas station gone. Are there any public funds available for environmental clean-up?

USEPA and IEPA generally would not fund environmental cleanup of an active gas station. To the extent that local funding is requested and necessary, remediation costs are generally eligible expenses for DPD's relevant capital grant programs, including TIF and CDG.

How involved has the community been in the project planning? Are there any community priorities which are not incorporated/ addressed in this RFP.?

The City has held a series of community meetings, created a project website, collected and communities with various project stakeholders as outlined below:

March 29, 2022: Business Owners Kick-Off

April 28, 2022: Community Kick-Off

Live Poll: Word Cloud

May 23, 2022: Community Visioning Workshop (Federico Garcia Lorca Elementary School)

3 Stations

3 Vision Boards

Online Visioning Survey (660 English / 4 Polish / 3 Spanish responses)

June 29, 2022: Community Visioning Workshop Results (3 alternates provided)

Live Poll: (67 Participants)

Online Community Visioning Survey (121 English responses)

Continual communication has also been through CMAP Avondale Neighborhood Plan, DPD Communication email blasts, Belmont Triangle website, and Alderman Ariel Reboyras 30th Ward.

In addition, translation in Spanish and Polish was provided for the workshop, online meetings and surveys.

Could this development utilize Open Space Impact Fees to create a park or plaza?

Typically, each development has their own obligations to provide open space - units they build contribute open space impact fees that can be used for other projects beyond this development - below is a link with open space impact fee information.

https://www.chicago.gov/city/en/depts/dcd/supp_info/open_space_impactfee.html

The State of Illinois recently designated Milwaukee Avenue as a Polish-American Historic Corridor. Is there any potential state funding that would flow from that?

June 2022, there was House Bill 5581 passed. A portion of Milwaukee Avenue was designed beginning Sangamon Street and ends in Greenwood Road in the Village of Niles. During the signing ceremony it was stated that a state committee would form to allocate funding for economic development, tourism, and housing. Projects within this boundary would be eligible for funding starting January 1, 2023.

Please reference HB5581 for more information.

<https://www.ilga.gov/legislation/billstatus.asp?DocNum=5581&GAID=16&GA=102&DocTypeID=HB&LegID=140111&SessionID=110>

Our Community demands our library and 100% affordable housing, as a resident of the area, will we be getting them?

The department is in support of a higher percentage of affordable housing and welcomes a proposal which provides higher than the minimum affordable requirement.

The RFP vision includes a community hub of approximately 16,000 SF in size which could include community uses such as a library, meeting space, resource center, etc. It should be noted that a new library branch would require a funding source as well as support from the Chicago Public Library.

Please visit the RFP site for this slide deck and the RFP documents:

https://www.chicago.gov/city/en/depts/dcd/supp_info/requests-for-proposals.html