



Ogden Ave/North Lawndale Community Roundtable

August 30th, 2021

Agenda

1. Introductions
2. Ogden RFP Selection
3. Altenheim Line Planning Study

Ogden RFP Selection

Round 2 Evaluation Process



1.
Aldermanic briefing

2.
Roundtable summary presentation

3.
Project summary is posted to DPD website

1.
Aldermanic briefing

2.
Summary of questions at public meeting posted on DPD website

3.
Summary Matrix

4.
Community scorecard

1.
Initial assessment – response to RFP criteria

1.
Set up expectations and process

2.
Initial discussion of proposals

3.
Clarifying questions to developers

1.
Deliberation and consensus

SELECTED PROJECT – LAWNSDALE REDEFINED

A multi-building mixed-use project with affordable and market-rate housing, retail and restaurant space, and a community center with technology and arts programming. A plaza features public art, a splash pad, and a “History Trail” celebrating North Lawndale’s past.

Development Team

GRE Ventures (MBE), Imagine Development Group (MBE), 548 Development (MBE)

Design Team

Wight & Company, Onyx Architectural Services (MBE), Site Design Group (MBE), Engage Civil Engineering (MBE), dbHMS (MBE)

Construction Team

GMA Construction (MBE), Tandem Ventures (M/WBE), Safer Foundation

Community Partners

Black Men United, NAACP – Westside Branch, Habilitative Systems, Small Business Development Corp.



SELECTED PROJECT – LAWNSDALE REDEFINED

Total Project Cost: \$31.4 million

City Incentives Requested: \$7.1 million (TIF),
\$1.5 million (NOF)

Tax Credits: \$17.5 million (9%LIHTC)

Jobs Generated: 90-120 construction / 20
permanent

Proposed Uses

Small-scale grocer on ground floor: 4,500 sf

Bistro with rooftop terrace above grocer:
2,950 sf

“The Cube” arts and technology community
center: 3,000 sf

Additional retail & restaurant space: 7,000 sf

60 rental units / 48 affordable

Three fee-simple townhomes



SELECTED PROJECT – LAWNSDALE REDEFINED

Capital Stack

Conventional Funding	\$5,350,000
Equity	\$0
Bank Debt	\$5,000,000
Comed Energy Grant	\$350,000
Tax Credits	\$17,500,000
9% LIHTC	\$17,500,000
City Assistance & Grants	\$8,552,391
TIF	\$7,052,391
NOF	\$1,500,000
Total Project Cost	\$31,402,391

Construction Budget

Acquisition	\$200,000
Site Prep	\$1,300,000
Hard Costs	\$24,838,050
Soft Costs	\$4,989,341
Furniture and fixtures	\$75,000
Total Project Cost	\$31,402,391

- TOWNHOUSES
- APARTMENT BUILDING & PARKING GARAGE
- BISTRO AND GROCERY
- RETAIL
- RETAIL AND RESTAURANT
- THE CUBE



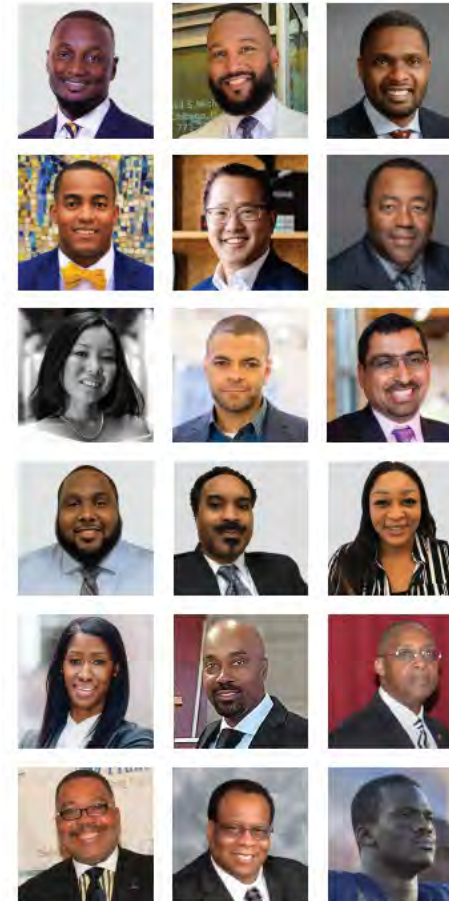
COMMUNITY OUTREACH – NEXT STEPS

Meet the developers event - Saturday, September 18th, 1-4 pm

- Introduce the team to the community
- Public input on project
- Held at the development site

Neighborhood Roundtable - Monday, September 27th, 2-3 pm

- Gather additional input and summarize previous feedback
- Discuss next steps
- Virtual meeting



* Indicates potential partnerships

Developer
 GRE Ventures (MBE)
 Imagine Development Group (MBE)
 548 Development (MBE)

Design Team
 Wight & Company
 Onyx Architectural Services (MBE)
 site design group (MBE)
 Engage Civil (MBE)
 dbHMS (MBE)

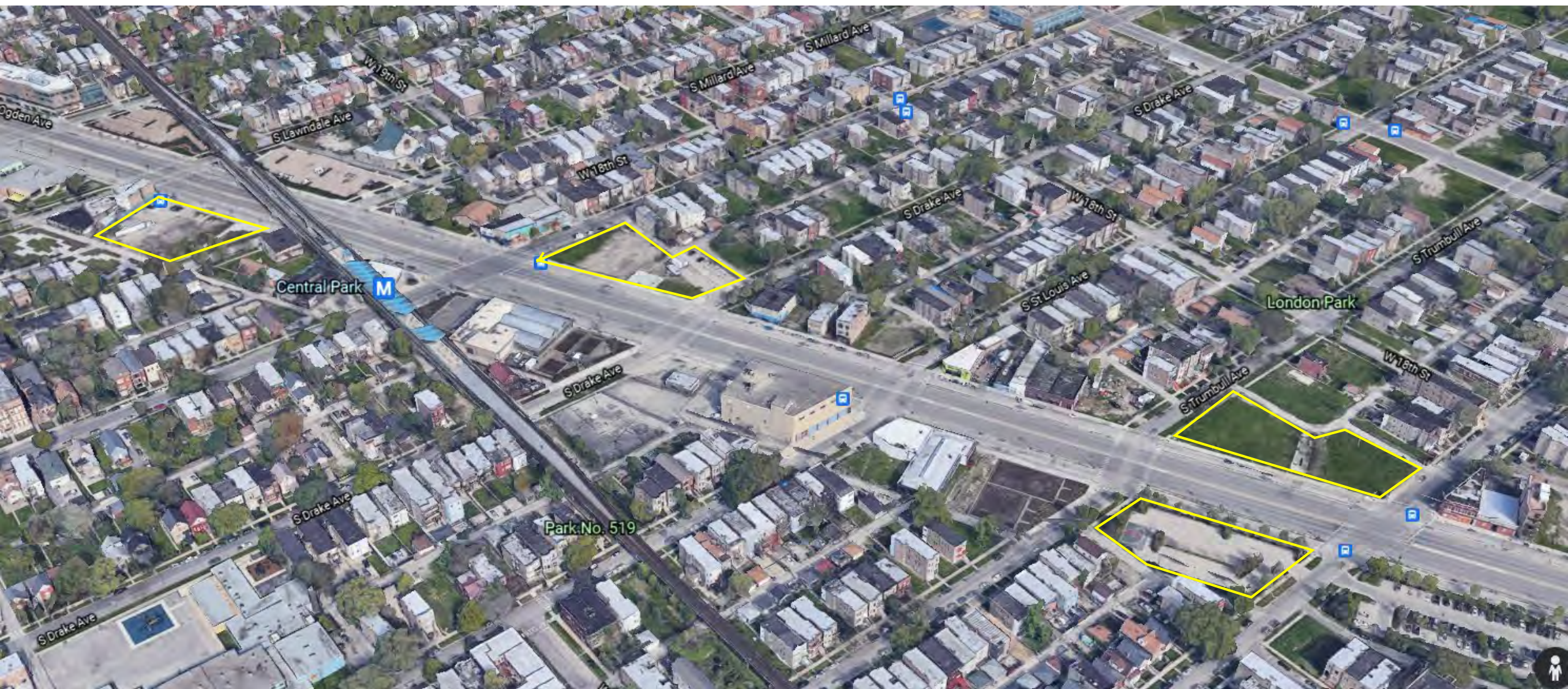
Construction Team
 GMA Construction Group (MBE)
 Tandem Ventures (M/WBE)
 Safer Foundation

Community Partners
 Black Men United
 Westside Branch of the NAACP
 Habilitative Systems
 Small Business Development Corp.

Commercial Tenants
 David Terrell's Fresh Market
 Others TBD with Community

Innovation Partners
 Chicagoland Chamber of Commerce
 JLM Abundant Life Center
 Blockchain Institute
 Honeywell (Potential Partner)
 City Colleges of Chicago (Potential Partner)

Ogden ISW Corridor Opportunity Sites



THE TAPESTRY

A four-story mixed-use project that includes affordable housing, community-focused commercial space and a public plaza. The ground floor houses a food hall for local entrepreneurs and a co-working space with retail.

Development Team

Lawndale Christian Development Corporation,
NHP Foundation

Design Team

UrbanWorks (M/W/DBE), Milhouse Engineering (MBE), David Mason & Assoc. (MBE), Planning Resources (MBE/DBE), Engage Civil (MBE), APMonarch (M/WBE)

Construction & Real Estate Services

Powers & Son (MBE), S.B. Friedman

Community Partners

Chicago Neighborhood Initiative, Westside Justice Center, Steans Family Foundation



THE TAPESTRY

Total Project Cost: \$31.4 million

City Incentives Requested: \$600K (TIF),
\$2.0 million (NOF)

Tax Credits: \$18.9 million (4% and 9%
LIHTC)

Jobs Generated: 170 construction / 50
permanent

Proposed Uses

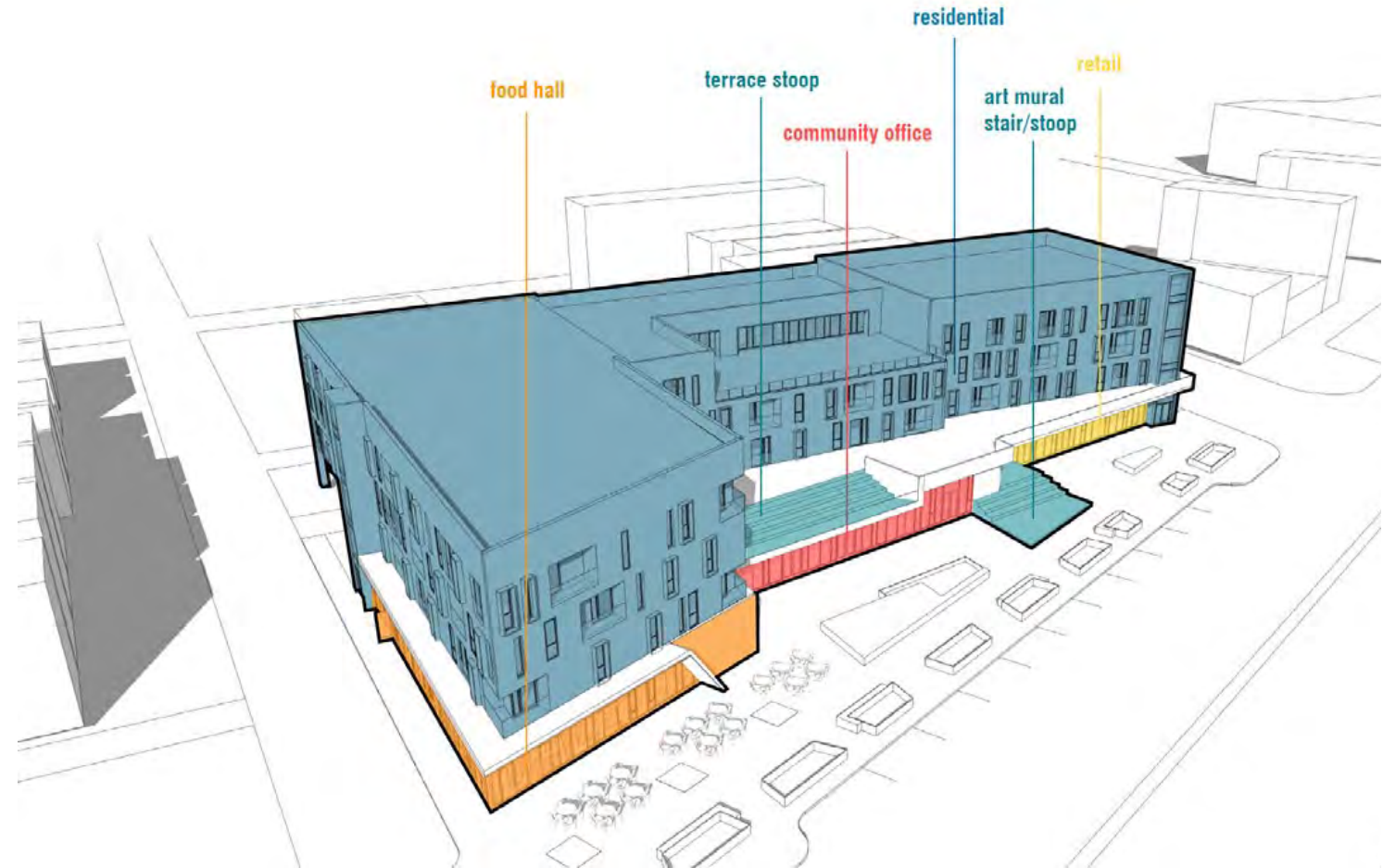
Food hall for local vendors: 7,100 sf

Community co-working space: 5,650 sf

Retail space: 3,200 sf

Plaza with cafe seating and flexible event
space: 15,550 sf

67 affordable residential units



PROXIMA HOTEL

An eight-story, 200-room hotel with ground-floor retail and restaurant space and publicly accessible open space that incorporates community artwork.

Development Team

Proxima Management

Design Team

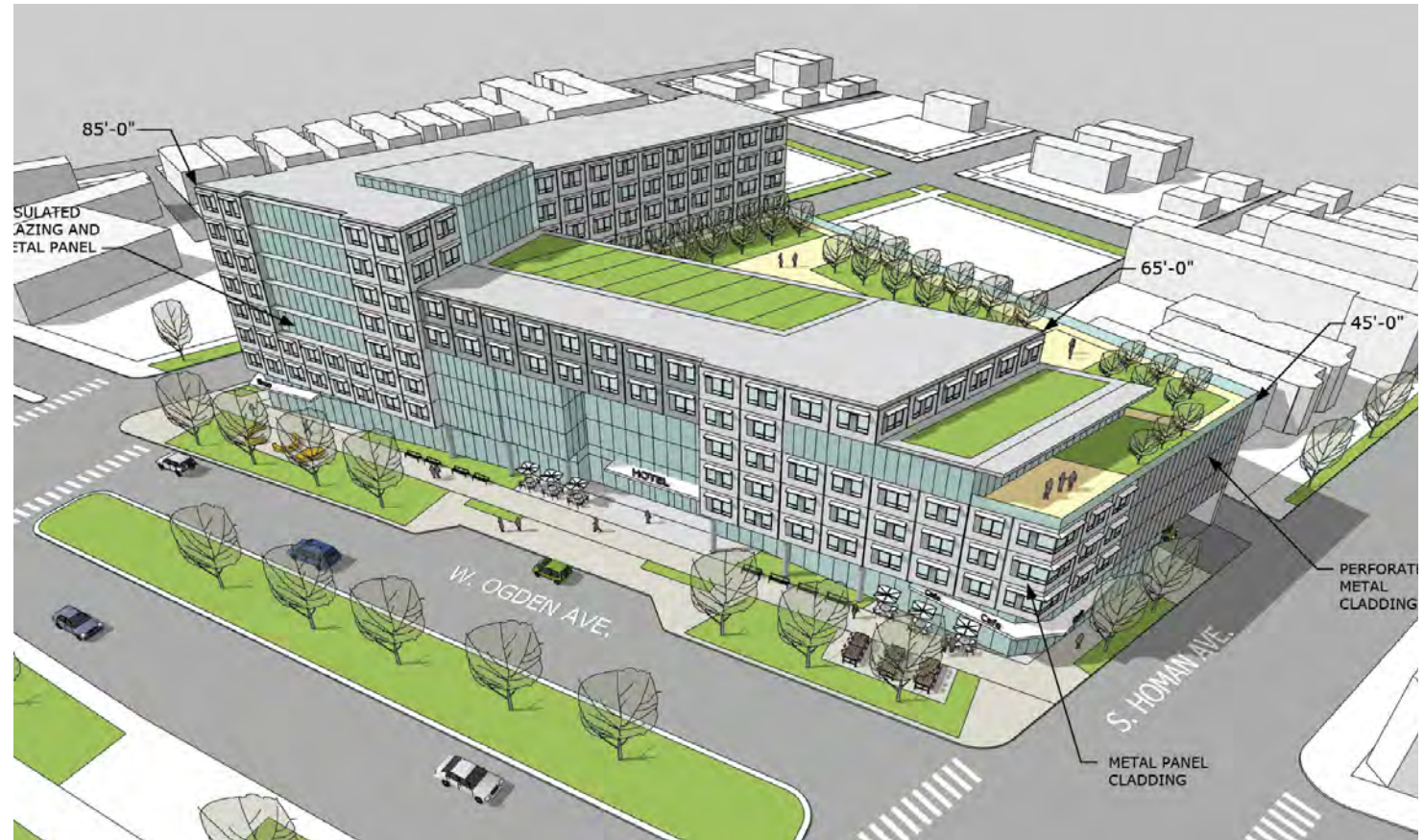
Hutton and Hutton

Construction Team

AshLaur Construction (MBE), Skender Construction,

Community Advisors

Kazmi Advisors (MBE), North Lawndale Employment Network



PROXIMA HOTEL

Total Project Cost: \$48.8 million

City Incentives Requested: \$0

Jobs Generated: 150+ construction / 30 permanent

Proposed Uses

200 Overnight and extended stay hotel rooms.

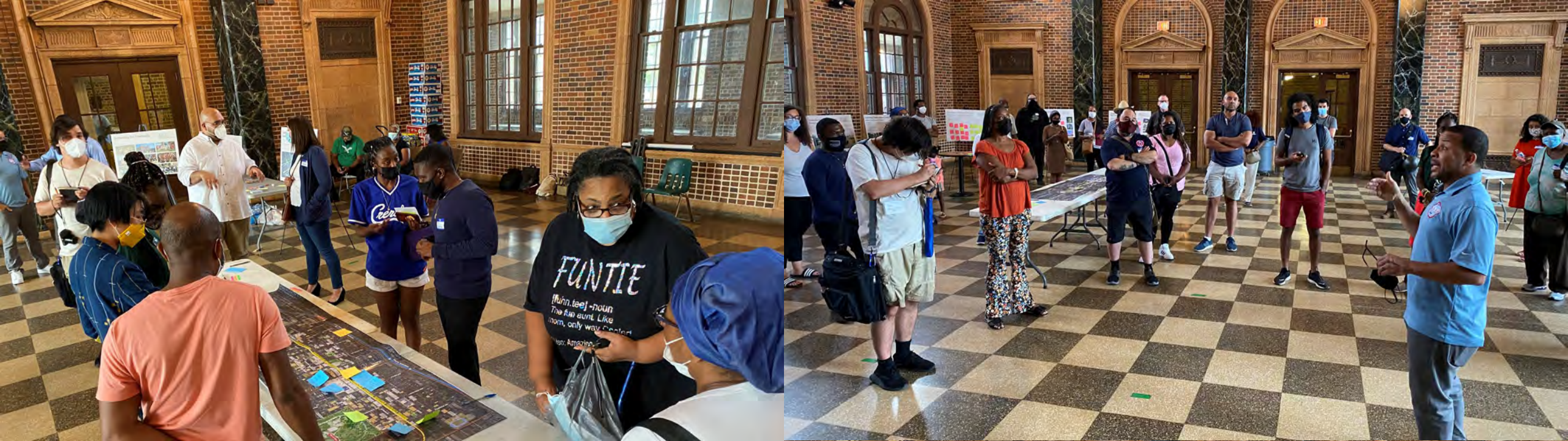
Two restaurant/retail spaces with outdoor seating.

Structured parking with drop-off lane in rear.

Rooftop terrace connected to fitness amenity and lounge.



Altenheim Line Planning Study Update



Altenheim Line Development Framework Plan



The Study

This project is exploring recreational opportunities for an over two-mile section of elevated rail that lies between Taylor Street and Filmore Street from Washtenaw Avenue to Cicero Avenue.

Our process is driven by community and is focused on creating equitable growth for residents.

Objectives

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

Why this Plan is important

- Developing principles and priorities for how the rail line can be potentially reused
- Leveraging investment in the rail line for community benefit
- Setting direction for future investment in the community
- Building agreement amongst residents, businesses, institutions, the City and other government agencies on future investment in the community

Phases & Milestones



Learning from North Lawndale Quality of Life Plan



Housing- We will invest in our community by promoting homeownership, empowering homeowners, preserving historic architecture, and providing a safe and affordable apartments

Economic & Workforce development This will help local entrepreneurs establish successful businesses and improve pathways to middle wage job opportunities and connect residents to local employers.

Greening & Open Space- greening efforts that beautify our neighborhood and expand opportunities

Transportation, Infrastructure & Technology- Laying the groundwork for North Lawndale by expanding access to safe, well designed, multimodal transportation and infrastructure and harnessing innovative green technology.

Arts & Culture- We will increase awareness, participation and expression in the arts including hosting annual events and building a network of artists.

Health and Wellness- Address health inequities in North Lawndale to improve health and wellness.

Public Safety- We will create and maintain trustful relationships within the community to properly engage those who are in need of support to increase peace and safety.

Youth Education and Recreation- North Lawndale will be a community where all children have the opportunity to learn and play in a safe and nurturing environment. We will ensure access to high-quality that equips youth to become leaders in our community



Neighborhood Investment Residential Objectives



5,162
CURRENT HOUSEHOLDS

62%
HOUSEHOLDS EARN UNDER \$35K ANNUALLY

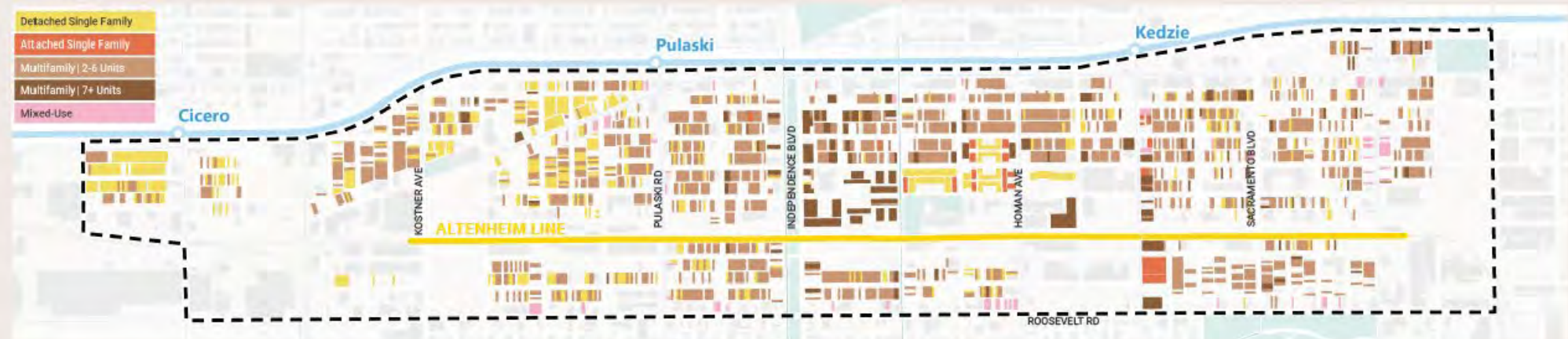
2.92
AVERAGE HOUSEHOLD SIZE

32.2
MEDIAN HOUSEHOLDER AGE

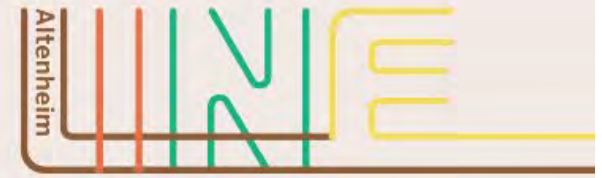
What type of housing would you like to see more of in the neighborhood?



Existing housing stock



Neighborhood Investment Commercial Objectives



What kinds of commercial **buildings** would you want to see more of along the line?



BIG BOX COMMERCIAL



STRIP RETAIL



STANDALONE RETAIL



MIXED-USE COMMERCIAL

What kinds of commercial **uses** would you want to see more of along the line?



SMALL-FORMAT GROCERY



COMMUNITY KITCHEN/INCUBATOR



POP-UP SPACE



MEDICAL OFFICE

What commercial space do you currently use in the neighborhood?



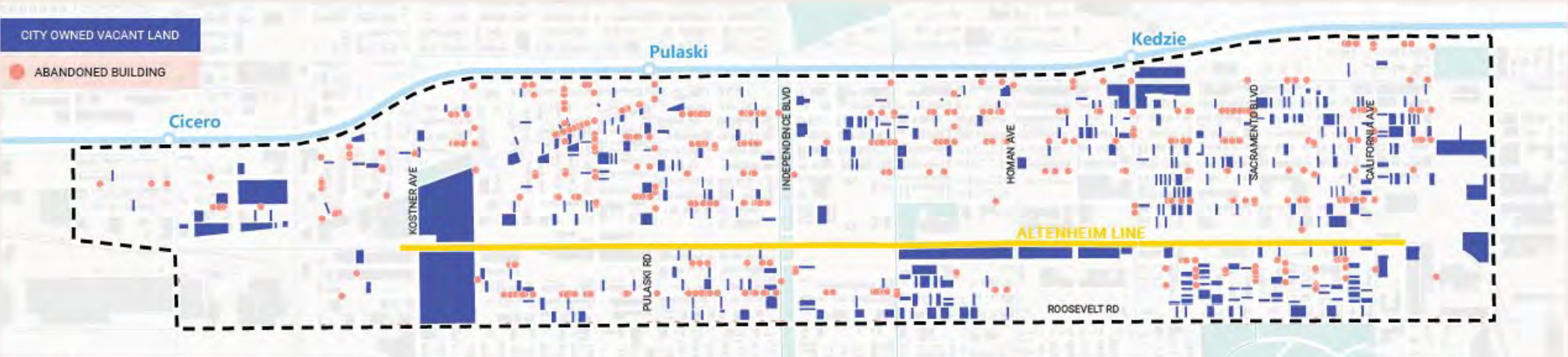
Neighborhood Investment Vacant Land Priorities



How do you want to see vacant properties used in the study area?



IMAGE SOURCE: NORTH LAWDALE QUALITY OF LIFE PLAN



aborate with
munity and the

What vision do you have for how the line will impact the community?

Please involve CPS Students let them design part of trail Elizabeth Taylor

Totally Useful to Community

Public Safety

FUN
USEFUL
BRING WEST SIDE TOGETHER
BRING OTHERS TO WESTSIDE

Useful for Schools to Take A Field Trip Walk through LAUNDAL

Encourage more (exercise), increased time with family, increased water safety (swimmers in the water)

Create a sense of ownership + a partnership + a "Friends of the Trail"

Encourage a New Way to go through LAUNDAL

Put a trail on rails like New Orleans and have events shops etc.

Create a mobility hub through truck, bike, ped walkways. History field trips Entertainment Ctr. Transportation programs

Increase of Black Homeownership Places and Businesses

How can the trail spark positive economic growth in the community?

Just like the 606 this project can stimulate growth + economic development shop housing

It will be nice so people will want to move here and shop here

Attract Homeowners Restaurants, Bars, Businesses

It will attract entertainment industry/create spaces for adult entertainment concerts, comedy shows

We need attractors except like this to develop NL Build it + they will come

Development is nice. The community needs protection from higher taxes + rent.

The trail assistants will support with bringing trees and community connection

Potential Activities on the Trail

Checker boards
Chess boards
Outdoor games
Cards, Spades
Dominoes

Recreation and Activity

What type of activities would you like to see along the trail

Fitness area for DRW College Prep students + ask them what they want

Health and Fitness area

Sound Garden
Quiet area

Story walk along the path with a page of a book on each post

Little free lending libraries

Culturally responsive of North LAundale + paid for African dance zumba yoga free for the public

Skate Park!!

Community Centers

HIP-HOP LOUNES Poetry Reading area

Info about our rich history along the trail (N. LAundale History)

Trails of Flowers

Treat the trail like a museum event

Partner w/ Chicago Children's Museum for installations

Neighborhood Investment Residential Objectives



What type of housing would you like to see more of in the neighborhood?

5,162
CURRENT HOUSEHOLDS

62%
HOUSEHOLDS EARN UNDER \$35K ANNUALLY

2.92
AVERAGE HOUSEHOLD SIZE

32.2
MEDIAN HOUSEHOLDER AGE



Existing housing stock

Detached Single Family
Attached Single Family
Multi-family (2-6 Units)
Multi-family (7+ Units)
Mixed Use



Neighborhood Investment Commercial Objectives



What kinds of commercial buildings would you want to see more of along the line?

Target
nicer hotels
shops like
BLAKE OWENS
COFFEE

Nice bars like
sit down
restaurants



What kinds of commercial uses would you want to see more of along the line?

grocery store
Book store
Toy store

Restaurants
bars
coffee vendors

REOPEN
the
Central
Park
Theater

Bike
shop



What commercial space do you currently use in the neighborhood?



Neighborhood Investment Vacant Land Priorities

How do you want to see vacant properties used in the study area?

Rent &
Property tax
Control?
Policies

INCENTIVES TO
SAFETY & REPAIRS
AND DEMO FEES
TO REMOVE DUMP
HOMES

\$1 lots
Ready to build

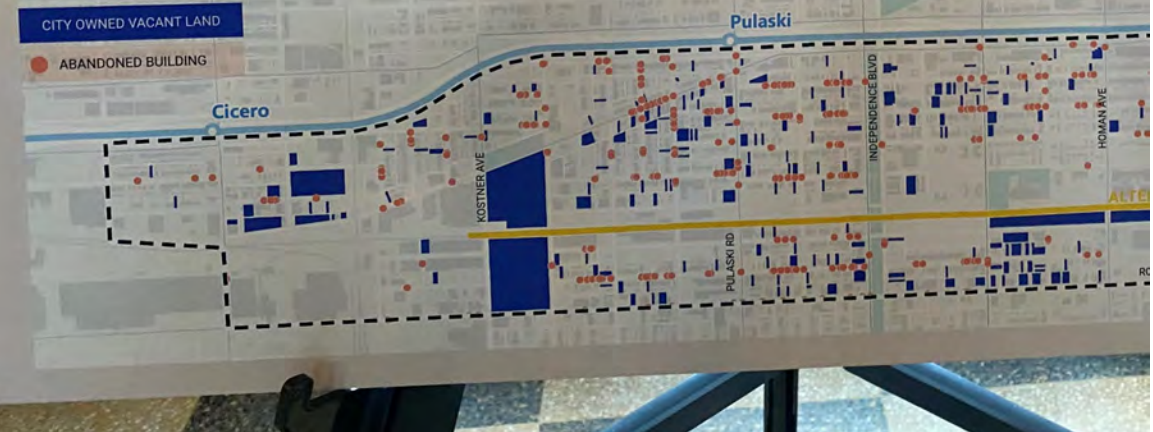
Housing and program
help (understand that
DON'T LOOK
NEGATIVELY ON
IMPACT OF LAND
(JOB LOSS, LOW COST
etc)

City has been willing
to sell 11 acres for
i.e. to developers.
How about 18 lots
to long-term renters
and various of
Redlining?

Systemic inequality
has prevented
generational
wealth.
What policies can
address those?

more
Gardens and
green spaces for
relaxation.

Food options
restaurants,
stores Quality
at least a
Target





Ogden Ave/North Lawndale Community Roundtable

August 30th, 2021