



Ogden Ave/North Lawndale Community Roundtable

March 22, 2021

Agenda

1. Introductions
2. Announcement: Urban Main Street Conference (Dionne Baux, Urban Main)
3. NLCCC Quality of Life Plan – Meeting Recap (Rodney Brown, Jesse Green)
4. NOF Open for Applications (Sophia Carey, DPD)
5. Lawndale Line Plan (Ethan Lassiter, DPD)
6. Roosevelt/Kostner RFP Evaluation (Ethan Lassiter, DPD)



MONDAY

APRIL 12

TUESDAY

APRIL 13

WEDNESDAY

APRIL 14

THURSDAY

APRIL 15

Time	Monday (April 12)	Tuesday (April 13)	Wednesday (April 14)	Thursday (April 15)
10:00 AM		WELLNESS ACTIVITIES 10:00 - 11:00 AM		
11:00	EXPO HALL - 11:00 - 11:30 AM	EXPO HALL - 11:00 - 11:30 AM	EXPO HALL - 11:00 - 11:30 AM	
NOON	OPENING PLENARY 12:00 - 12:50 PM	GENERAL SESSION 12:00 - 12:50 PM	GENERAL SESSION 12:00 - 12:50 PM	
1:00 PM	SESSION BLOCK 1 1:15 - 2:00 PM	SESSION BLOCK 1 1:15 - 2:00 PM	SESSION BLOCK 1 1:00 - 1:45 PM	SPECIAL WORKSHOP 11:30 AM - 4:30 PM
2:00		EXPO HALL - 2:00 - 2:30 PM	SESSION BLOCK 2 2:00 - 3:00 PM	
3:00	SESSION BLOCK 2 2:30 - 3:30 PM	SESSION BLOCK 2 2:30 - 3:30 PM	EXPO HALL - 3:00 - 3:30 PM	
	EXPO HALL - 3:30 - 4:00 PM		SESSION BLOCK 3 3:30 - 4:30 PM	
4:00	MAIN STREET FORWARD AWARDS - 4:00 - 5:00 PM	SESSION BLOCK 3 - 3:45 - 4:15		
5:00		SPECIAL SESSION - 4:30 - 5:15	CLOSING PLENARY 5:00 - 6:00 PM	
6:00	RECEPTION 5:30 - 6:30 PM	RECEPTION 5:30 - 6:30 PM		

NORTH LAWNDALE

THE NEXT CHAPTER



NLCCC



North Lawndale Community
Coordinating Council



CMAP

LISC
Chicago



Neighborhood Opportunity Fund

Small Grants Program

A colorful graphic for the Neighborhood Opportunity Fund. At the top, the text "NEIGHBORHOOD OPPORTUNITY FUND" is written in white on a green background. Below this is a grid of six stylized buildings: a yellow building, a purple coffee shop with a "COFFEE" sign and a coffee cup icon, a red house, a green building with an "OPEN" sign, an orange building, and a teal building with a window display. At the bottom of the graphic, the website address "www.NeighborhoodOpportunityFund.com" is written in white on a purple background, and four red stars are arranged in a row on a light blue background.

NEIGHBORHOOD OPPORTUNITY FUND

www.NeighborhoodOpportunityFund.com





NOF Open Application Period | March 8 to April 9

What is the Neighborhood Opportunity Fund?



1) Small Business Grant Up to \$250,000

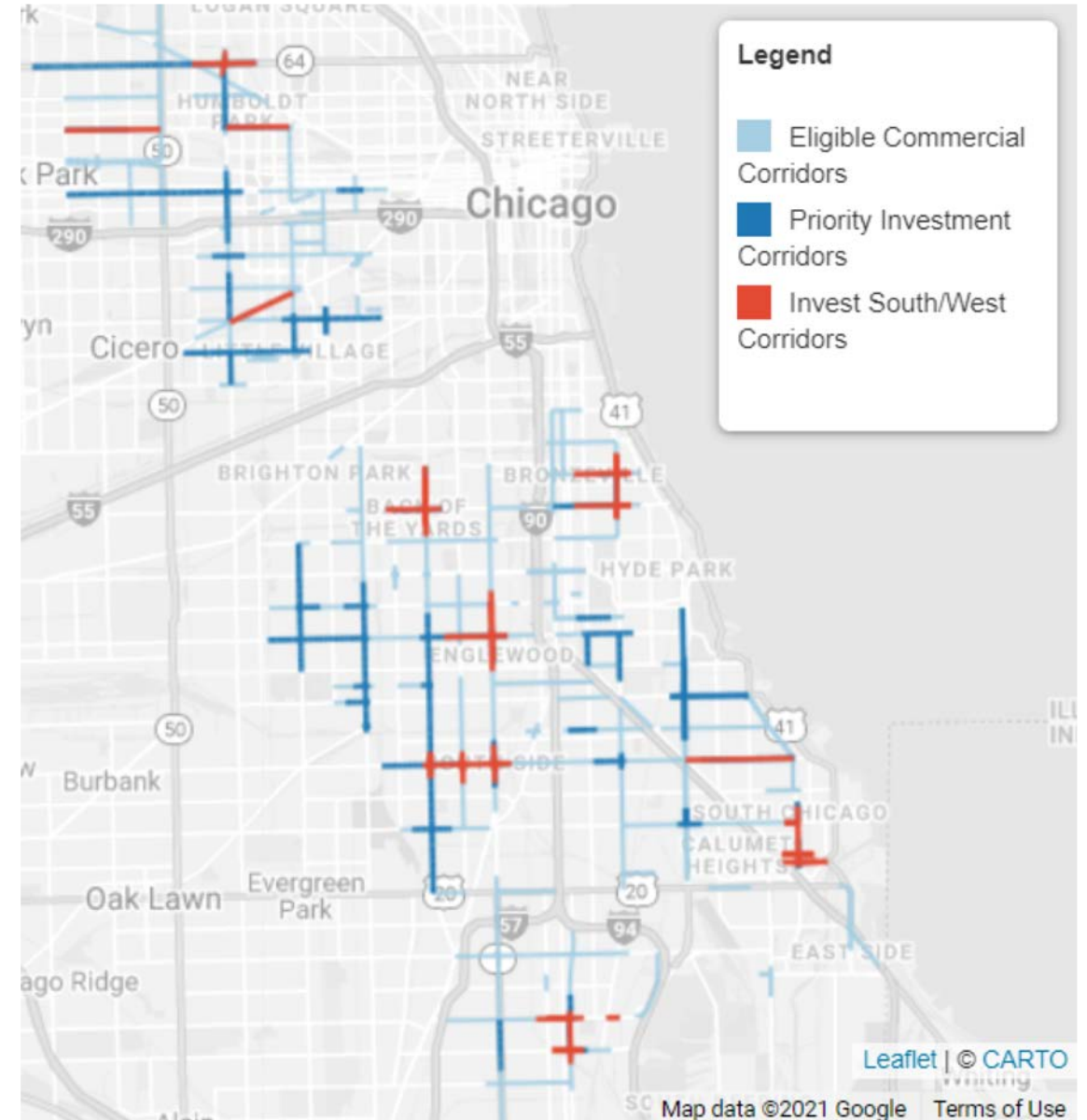
2) Technical Assistance Program Designed to Assist Applicants

- Support** Local entrepreneurs and small businesses
- Attract** Commercial businesses and cultural amenities
- Provide** Resources to ongoing economic development



Eligible, Priority and Invest South/West Corridors

- NOF Small Grant projects must be located on an eligible, priority or Invest South/West corridors.
- These corridors provide a strategic focus on location and ensure collective impact on commercial corridors.
- To verify whether a project is on one of these corridors, visit <http://Chicago.gov/nof>





Eligible NOF Applicants

- ✓ Commercial Property Owners
- ✓ Commercial Business Tenants
- ✓ Non-Profit organizations
- ✓ Located qualified investment area (QIA)



Shawn Michelle's Homemade Ice Cream, 46 E. 47th St., in Bronzeville, Feb. 11, 2021. (E. Jason Wambsgans / Chicago Tribune)



Types of Eligible Activity

- **Expansion or Renovation** of existing businesses
- **New locations** for start-up businesses of existing businesses
- **New construction**

Small Grants Track

- Grants up to \$250,000
- Competitive selection process based on application details
- Grantees are expected to complete their projects within 2 years

Large Grants Track

- Grants greater than \$250,000
- City Council approval required
- Grantees must meet M/WBE construction requirements as well as other conditions as stated in the project's redevelopment agreement (RDA)

What can NOF pay For?



Allowed

- ✓ improvements as part of a larger renovation
- ✓ Building acquisition*, demolition and environmental remediation
- ✓ Security measures
- ✓ Roofing, façade and mechanical system repairs
- ✓ Architectural and engineering fees
- ✓ HVAC, plumbing and electrical

Not Allowed

- ✗ Small Improvements (painting)
- ✗ Residential units or the residential portion of a mixed-use building
- ✗ Resolve code Violations City of Chicago's Building Code
- ✗ Operating expenses

Grantees are supported throughout the program



Technical Assistance Program – Lending coaches, architects, and construction managers have been marshalled to help support our awardees

Concierge Support – Our staff are poised to walk finalist through processes like building permits, city inspections, business licensing, etc.

Business Marketing – City recognition for completed projects via social media marketing, grand openings and ribbon cuttings

How To Apply



City of Chicago – City Hall
121 N. La Salle Street, 10th FL
Chicago, IL 60602
<https://Chicago.gov/dpd>

nof@cityofchicago.org (Small Grants Track)
NOF-Large@cityofchicago.org (Large Grants Track)



601 South LaSalle Street, Ste 510
Chicago, IL 60605
P: (312) 360 3300
F: (312) 757 4370
<https://somercor.com/>

<http://Chicago.gov/NOF>

Questions

<http://Chicago.gov/NOF>

2021 Round 1 - March 8th to April 9th
Finalist announcement anticipated in
June





Lawndale Line Plan Update

ROOSEVELT & KOSTNER RFP SHORTLIST

CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT (DPD)

March 22, 2021

Why A Shortlist?

- This is a large, complex site
- Currently, City must address all comments to all RFP proposals
- With a shortlist, can provide project-specific feedback and recommendations
- Adjustments needed & “getting this right is important”

Respondent Teams

Tuesday, Feb 23 | 5:30-7:30pm

**548
Development
& Related
Midwest**



**Lawndale United
(MK Asset
Mgmt, CNI
Group, East Lake
Mgmt)**



**Cubs Charities &
Pritzker Realty**



Wednesday, Feb 24 | 5:30-7:30pm



**McCaffery,
KMA Companies,
A Safe Haven**



**Matanky
Development
& Safeway
Construction**



**RK5
(McLaurin, JGMA
BOWA, Mckenzie
Mgmt, Art West,
& partners)**

Roosevelt & Kostner Shortlist

March 22, 2021

Evaluation Criteria

1 Does the proposal build Community Wealth?

30% of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2 Is the proposal a great example of Professional Competence?

40% of total score

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

3 Is the proposal Economically Feasible?

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



Community Presentation Feedback / Online Survey Results

Roosevelt & Kostner Shortlist

March 22, 2021

Preliminary Summary

Community Evaluation:

- Overall survey scores (114 responses)
 - Scores among North Lawndale residents only
- Among detailed comments specific to project, what proportion are positive?
 - Excludes general “good/bad” comments, nonfactual comments, and those applying to all proposals or the City (parking, environmental concerns, displacement)

City Evaluation:

- | | |
|----------------|--|
| • DPD Planning | Community wealth building, connection to RFP & community |
| • DPD Design | Design quality, professional competence |
| • DPD Finance | City assistance request, economic viability |
| • AIS | Land & environmental strategy |

Preliminary Evaluation Summary

	548 Development / Related Midwest	Lawndale United / CNI Group / MK	Cubs/Pritzker	KMA/McCaffery	Matanky/Safeway /NLEN	RK5 (Mclaurin)
Community Survey						
Overall Score (out of 5)	3.25	2.78	2.92	3.92	2.82	3.60
<i>NL Residents Only Scores</i>	3.25	2.62	2.96	3.77	2.77	3.58
Ratio Positive/Negative Comments	1.12	1.00	0.32	1.50	1.42	1.64
Community Average Score	2.19	1.89	1.62	2.71	2.12	2.62

Roosevelt & Kostner Shortlist

March 22, 2021

Preliminary Evaluation Summary

	548 Development / Related Midwest	Lawndale United / CNI Group / MK	Cubs/Pritzker	KMA/McCaffery	Matanky/Safeway /NLEN	RK5 (Mclaurin)
Community Survey						
Overall Score (out of 5)	3.25	2.78	2.92	3.92	2.82	3.60
<i>NL Residents Only Scores</i>	3.25	2.62	2.96	3.77	2.77	3.58
Ratio Positive/Negative Comments	1.12	1.00	0.32	1.50	1.42	1.64
Community Average Score	2.19	1.89	1.62	2.71	2.12	2.62
City Evaluation (out of 3)						
DPD Planning	2.2	2.3	1.2	2.5	2.8	3
DPD Design	1.75	1.5	1.5	3	2.5	2.75
AIS – Land & Environmental	2	2	3	1	3	1
DPD Financial Incentives	2.5	2.3	3	1.8	2	1.8
City Average Score	2.10	2.04	2.17	2.08	2.58	2.15

548 DEVELOPMENT & RELATED MIDWEST

Roosevelt & Kostner Shortlist

March 22, 2021

548 Development & Related Midwest

Proposed Uses:

- 153,400 SF industrial building on north property
- 174,152 SF industrial building on the south property
 - 10,000 SF within south property will be donated to create the *Lawndale Innovation Center*

Development Team:

Related Midwest
548 Development (MBE)

Design Team:

Ware Malcomb
TNS Studio (MWBE)

Construction Team:

Related Midwest in-house
Milhouse (MBE)
Engage Civil (MBE)



Roosevelt & Kostner Shortlist

March 22, 2021



Department of Planning
and Development

548 Development & Related Midwest

Evaluation Takeaways - Community

3.3/5 stars

Community Survey Score

3.3/5 stars

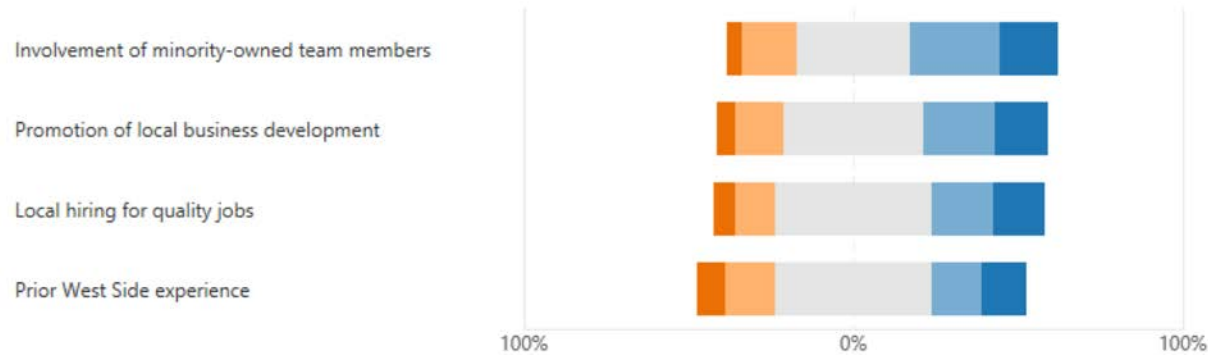
Resident-Only Survey Score

53%

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

■ Not at all
 ■ Poorly
 ■ Somewhat well
 ■ Very well
 ■ Extremely well



Community Comments

What excites you?

- Low/limited amount of City financial assistance requested
- "A practical and realistic proposal"
- Great community partners
- Solar panels and sustainability goals
- Innovation Center - small business support
- Minority participation within development team

What concerns you?

- Design lacks creativity, doesn't connect with surrounding area
- Less green/open space compared to other proposals or connection to rail line
- Uses overly focused on industrial
- Comparatively fewer community spaces / uses
- Lack of specifics on community wealth building
- Not enough minority representation within development team

Roosevelt & Kostner Shortlist

March 22, 2021

LAWNDALE UNITED

(MIK ASSET MANAGEMENT,
CNI GROUP, &
EAST LAKE MANAGEMENT)

Lawndale United

Proposed Uses:

- One 155,000 SF industrial building
- Two additional 88,000 SF industrial buildings
- The two main user groups who will be attracted to this location are e-commerce/fulfillment/last mile distribution and food/beverage distribution and production
 - Reduced rent will be applied on 10% of the total industrial space to attract small businesses.
 - 4,000 square feet will be set aside for an employment training program and an entrepreneurs' support center.



PROPOSED FACILITIES
4300 W. ROOSEVELT ROAD, CHICAGO, IL 60624

DECEMBER 24, 2020 #20304

©CORNERSTONE ARCHITECTS LTD. 2020
Cornerstone
Architects Ltd.

Development Team:

CNI Group
East Lake Management (MBE)
MK Asset Management

Design Team:

Cornerstone Architects
Roderick/Ardmore (MBE)

Construction Team:

Burling Builders (MBE)
Spaceco Inc

Community Partners:

Black Men United
CEDA
Trinal
Westside American Job Center

Roosevelt & Kostner Shortlist

March 22, 2021

Lawndale United

Evaluation Takeaways - Community

2.8/5 stars

Community Survey Score

2.6/5 stars

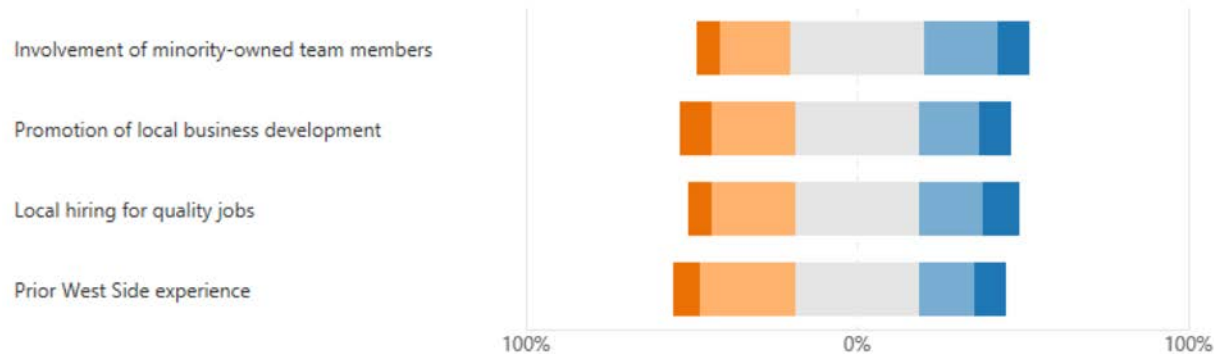
Resident-Only Survey Score

50%

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

■ Not at all
 ■ Poorly
 ■ Somewhat well
 ■ Very well
 ■ Extremely well



Community Comments

What excites you?

- Black senior leadership or ownership in development team
- Reduced rent can help local small businesses
- Entrepreneurial support center & training center
- Partnership with local organizations
- “Realistic and achievable project”

What concerns you?

- Design lacks creativity, doesn't connect with surrounding area
- Unclear connection to rail line greenway
- Uses overly focused on industrial
- Comparatively fewer community spaces / uses

Roosevelt & Kostner Shortlist

March 22, 2021

CUBS CHARITIES & PRITZKER REALTY GROUP

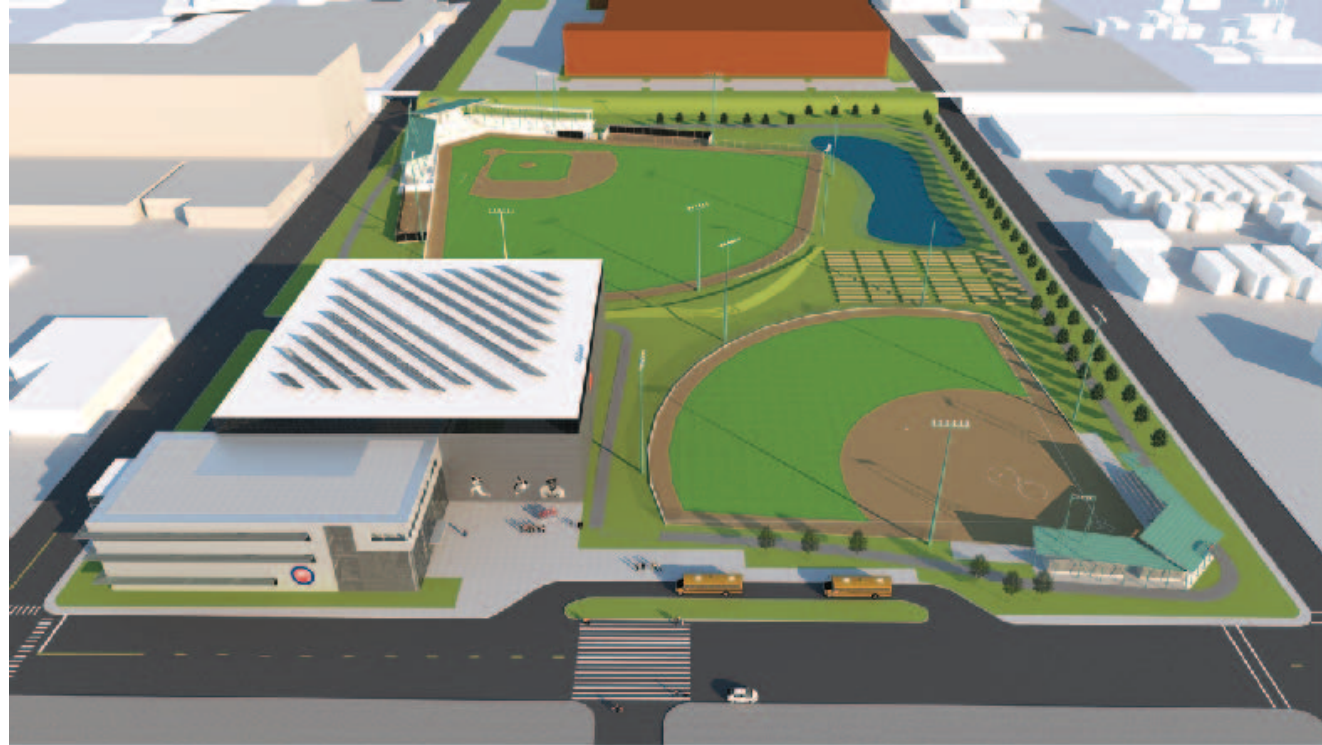
Roosevelt & Kostner Shortlist

March 22, 2021

Cubs Charities & Pritzker Realty Group

Proposed Uses:

- 194,540 SF industrial warehouse or cold storage facility on north property
- 86,080 SF multi-purpose facility, outdoor fields, and community space on south property



WEISS
Architects - Planners - Design
nia architects
A DIVISION OF HOK



CUBS URBAN YOUTH ACADEMY
4300 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS



December 24, 2020
© 2020 HOK Inc. All Rights Reserved

Development Team:

Cubs Charities
Pritzker Realty Group
Prim Lawrence Group
(MWBE)

Design Team:

Nia Architects (MBE)
WEISS Architects
Cornerstone Architects

Construction Team:

SpaceCo, Inc
Carlson Environmental
ABC Electrical & Design

Roosevelt & Kostner Shortlist

March 22, 2021



Department of Planning
and Development

Cubs Charities & Priztker Realty Group

Evaluation Takeaways - Community

2.9/5 stars

3.0/5 stars

24%

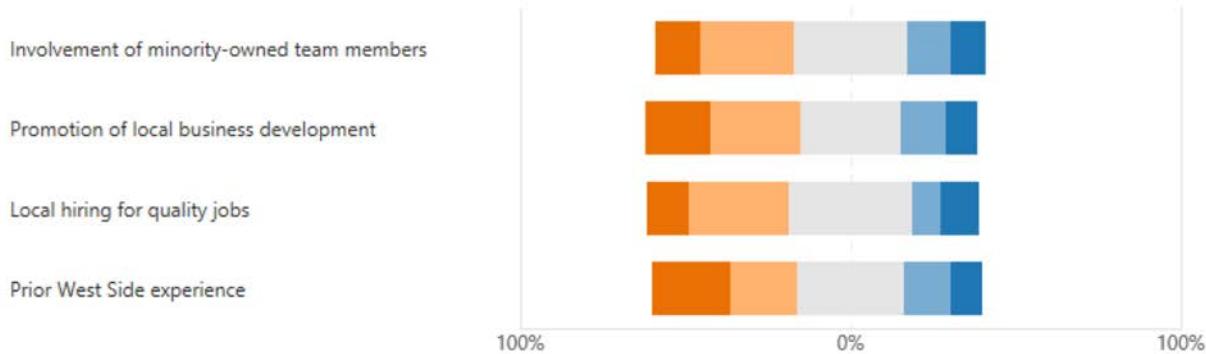
Community Survey Score

Resident-Only Survey Score

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

Not at all Poorly Somewhat well Very well Extremely well



Community Comments

What excites you?

- New amenities for community
- Youth engagement
- Low/no City assistance request
- Development team has experience to get the project done

What concerns you?

- Comparatively limited local / minority involvement in development team
- Disconnect with jobs creation focus of RFP / community
- Industry & commerce needed more than recreation at this site
- How does this connect to economic development / create wealth locally?

Roosevelt & Kostner Shortlist

March 22, 2021

MCCAFFERY, KMA COMPANIES, & A SAFE HAVEN

Roosevelt & Kostner Shortlist

March 22, 2021

McCaffery & KMA Companies

Proposed Uses:

- 105,000 SF last-mile distribution facility designed for use by a large retailer and shipper
- 71,000 SF cold storage facility
- 34,000 SF workforce development and vocational training at landscaping and welding businesses
- North Lawndale Wealth Engine, a co-op coffee shop and community marketplace with adjacent meeting space for entrepreneurial support



Development Team:

McCaffery
KMA Companies
A Safe Haven

Design Team:

Nelson
UrbanWorks (WBE)

Construction Team:

WE O'Neil
GMA Construction (MBE)

Roosevelt & Kostner Shortlist

March 22, 2021

McCaffery & KMA Companies

Evaluation Takeaways - Community

3.9/5 stars

Community Survey Score

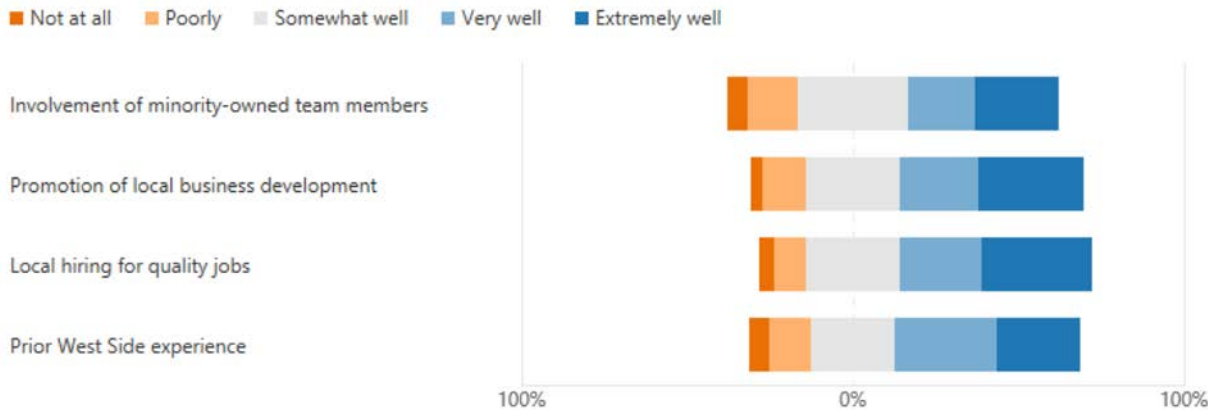
3.8/5 stars

Resident-Only Survey Score

60%

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Community service providers with existing connection to North Lawndale
- Highest (estimated) job numbers
- Housing, commercial, industrial uses
- North Lawndale Wealth Engine – entrepreneurial support, café
- Specific mention of second-chance citizens hiring
- Quality design work and connection to greenway
- Diverse development team has experience to get the project done

What concerns you?

- Relative lack of Black / local involvement in leadership
- Large financial ask from City
- Too many different uses
- Lawndale is already affordable, housing on-site isn't the priority

Roosevelt & Kostner Shortlist

March 22, 2021

WESTSIDE WORKS INDUSTRIAL PARK

(MATANKY REALTY,
SAFEWAY CONSTRUCTION, &
WBS EQUITIES)

Westside Works (Matanky & Safeway)

Proposed Uses:

- Mechanic training facility for union auto mechanics
- Convenience retail on Roosevelt Road
- Industrial users of many different sizes and/or an “incubator”
- Two additional buildings with maximum flexibility for modern industrial users. Food production and distribution, cold storage



Development Team:

Matanky Realty
Safeway Construction (MBE)
WBS Equities

Design Team:

Ridgeland Associates
JAQ Corp (MBE)

Construction Team:

Safeway Construction (MBE)
MRG Construction
Terracon Engineers

Community Partners:

North Lawndale Employment
Network

Roosevelt & Kostner Shortlist

March 22, 2021

Westside Works (Matanky & Safeway)

Evaluation Takeaways - Community

2.8/5 stars

Community Survey Score

2.8/5 stars

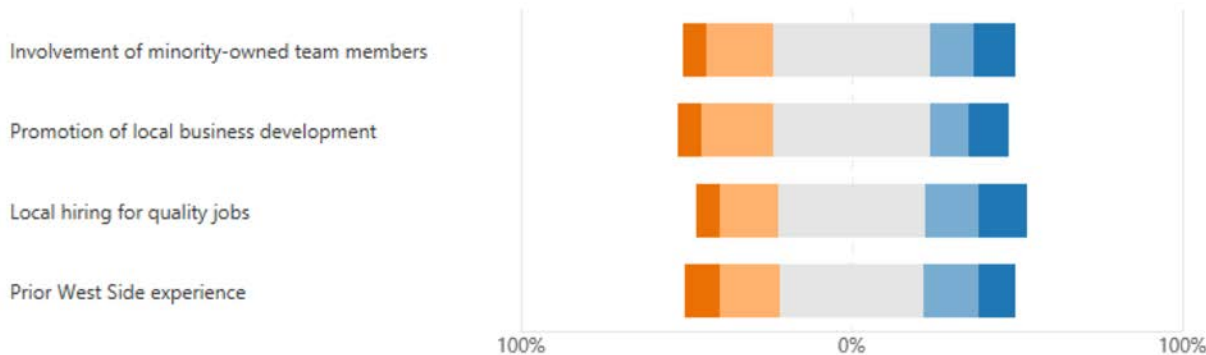
Resident-Only Score

59%

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?

■ Not at all
 ■ Poorly
 ■ Somewhat well
 ■ Very well
 ■ Extremely well



Community Comments

What excites you?

- Community service providers with existing connection to Austin
- Connection to retail along Roosevelt Rd
- Partnership with North Lawndale Employment Network, Union Auto Mechanics
- Job training and job quality
- Development team has experience to get the project done

What concerns you?

- Design could improve – concern about overall layout
- Rooftop baseball feels novel if both challenging and tacked-on
- Trying to do too many things on one site?
- Ability to do retail projects within community

Roosevelt & Kostner Shortlist

March 22, 2021

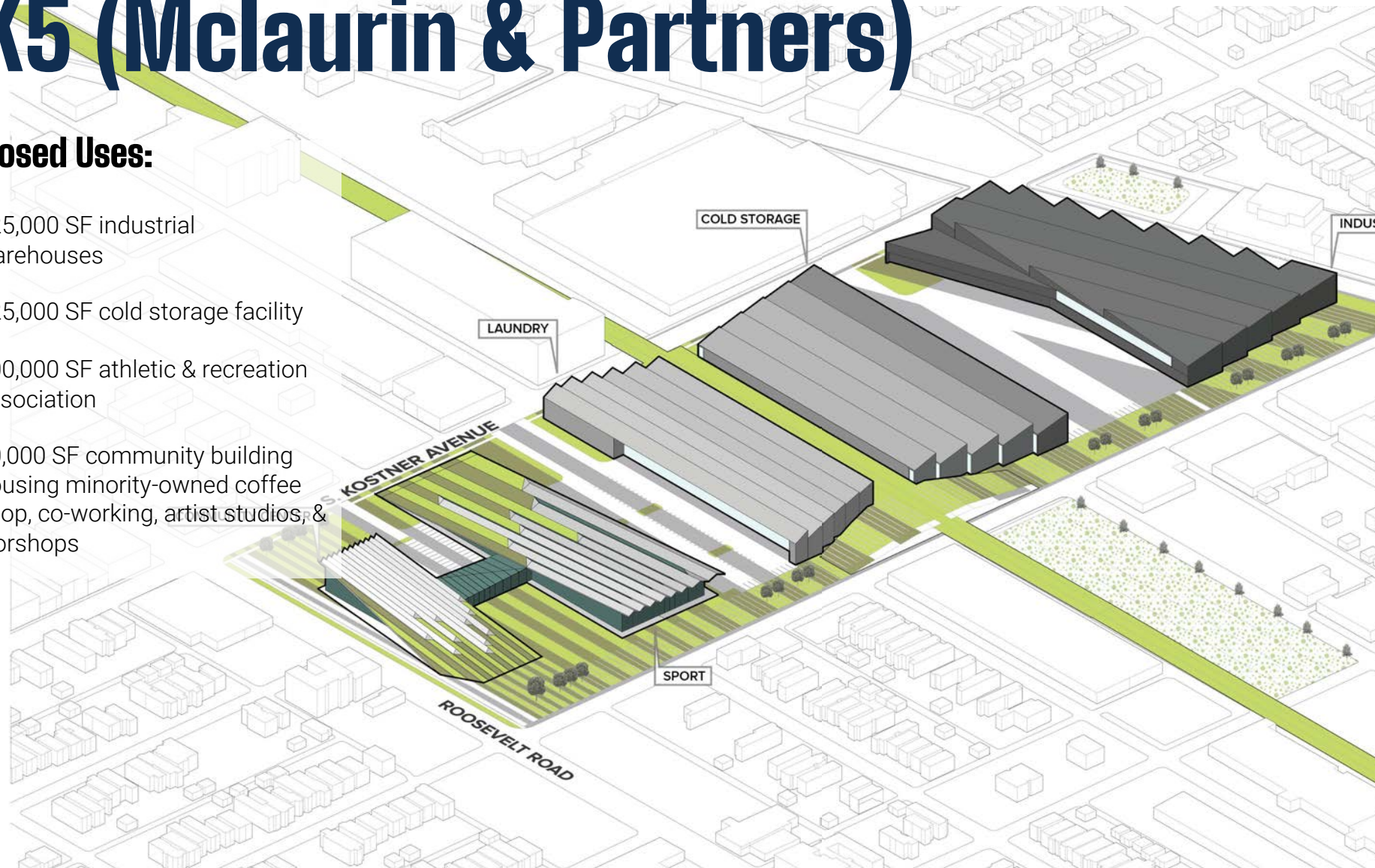
RK5

(MCLAURIN, JGMA, & PARTNERS)

RK5 (McLaurin & Partners)

Proposed Uses:

- 125,000 SF industrial warehouses
- 125,000 SF cold storage facility
- 100,000 SF athletic & recreation association
- 30,000 SF community building housing minority-owned coffee shop, co-working, artist studios, & workshops



Development Team:

McLaurin
JGMA (MBE)
Beehyve (MBE)
McKenzie Mgmt (MBE)
BOWA (MBE)
Art West Chicago
Nation Builders (MBE)
Project Forward

Design Team:

JGMA (MBE)
Beehyve (MBE)
Site Design (MBE)

Construction Team:

BOWA Construction (MBE)
Nation Builders (MBE)
Engage Civil (MBE)
Thornton Tomasetti

Community Partners:

Project Forward
Art West Chicago
UCAN NLARA

Roosevelt & Kostner Shortlist

March 22, 2021



Department of Planning
and Development

RK5 (McLaurin & Partners)

Evaluation Takeaways - Community

3.6/5 stars

Community Survey Score

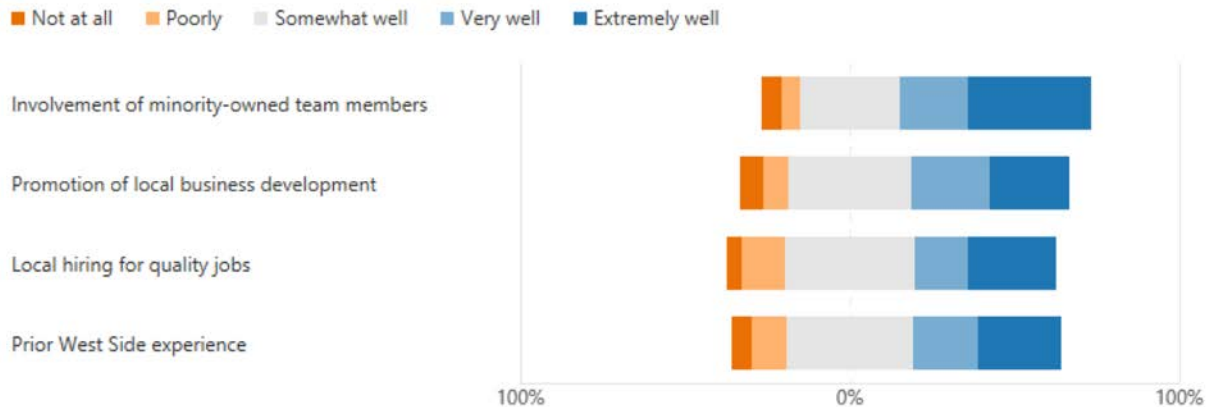
3.6/5 stars

Resident-Only Survey Score

62%

% Positive Detailed Comments

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Engages with all parts of the community
- People of color throughout development team
- Quality of design
- Partner organizations
- Proposal incorporates local community services and job uses

What concerns you?

- Overly ambitious
- Large City assistance request
- Feasibility to proposal
- Usability of oddly-shaped industrial buildings
- Not as connected to greenway project as expected

NEXT STEPS

Roosevelt & Kostner Shortlist

March 22, 2021

Preliminary Evaluation Summary

	548 Development / Related Midwest	Lawndale United / CNI Group / MK	Cubs/Pritzker	KMA/McCaffery	Matanky/Safeway /NLEN	RK5 (Mclaurin)
Community Survey						
Overall Score (out of 5)	3.25	2.78	2.92	3.92	2.82	3.60
<i>NL Residents Only Scores</i>	3.25	2.62	2.96	3.77	2.77	3.58
Ratio Positive/Negative Comments	1.12	1.00	0.32	1.50	1.42	1.64
Community Average Score	2.19	1.89	1.62	2.71	2.12	2.62
City Evaluation (out of 3)						
DPD Planning	2.2	2.3	1.2	2.5	2.8	3
DPD Design	1.75	1.5	1.5	3	2.5	2.75
AIS – Land & Environmental	2	2	3	1	3	1
DPD Financial Incentives	2.5	2.3	3	1.8	2	1.8
City Average Score	2.10	2.04	2.17	2.08	2.58	2.15

RFP Shortlist

Discuss Proposed Shortlist:

- **KMA/McCaffery, RK5 (Mclaurin), Matanky/NLEN/Safeway, Related Midwest/548 Development**
- 2 aspirational proposals that were well-reviewed but need to be more feasible (KMA/McCaffery and RK5 Mclaurin)
- 2 simpler/less expensive proposals that could better emphasize design quality & community benefits (Matanky and Related/548)
- Collectively, these 4 need to “meet in the middle” of design, feasibility, cost, and community benefits

Question for Roundtable:

- Does this reflect what you’ve seen and heard thus-far?

Next Steps

March:

Confirm shortlisted developers, provide comments

April:

Check-in on shortlisted firms' adjustments

May:

Round 2 development review

(at roundtable and/or public meetings.)



Ogden Ave/North Lawndale Community Roundtable

March 22, 2021