

CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Revolution Workshop for redevelopment of the property located at 3410 W. Lake Street in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Revolution Workshop as Developer.

Emily Kish

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION __ -CDC- __

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH REVOLUTION WORKSHOP**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF REVOLUTION WORKSHOP
AS DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 01-CDC-113 and pursuant to the Act, enacted three ordinances on February 27, 2002 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Chicago/Central Park Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Revolution Workshop, together with its affiliates, (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the rehabilitation of the current 14,704 SF structure with new, state-of-the-art learning spaces for new career pathways; renovated staff offices; expanded Social Enterprise facilities; new lobby areas; and upgraded MEP systems (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 2024

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Chicago/Central Park Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by W. GRAND AVENUE on the north, N. KEDZIE AVENUE on the east, W. LAKE STREET on the south, and N. PULASKI ROAD on the west.

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
JUNE 11, 2024**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	REVOLUTION WORKSHOP
Applicant Name:	REVOLUTION WORKSHOP
Project Address:	3410 W. LAKE STREET
Ward and Alderman:	28 - ERVIN
Community Area:	EAST GARFIELD PARK
Redevelopment Project Area:	CHICAGO/CENTRAL PARK
Requested Action:	TIF Developer Designation
Proposed Project:	Office and Social Services
Goal of Project:	The Project will serve more than 100 alumni, and 45 additional individuals each year and assist in launching the Construction Professional Pre-Apprenticeship Program, which will prepare graduates for drafting and project manager careers, as well as Rcontracting, which will allow Revolution Workshop to partner with organizations like Habitat for Humanity to build/renovate homes that are sold to low-income residents.
TIF Assistance:	\$2,513,783

II. PROPERTY DESCRIPTION

Address:	3410 W. Lake Street
Location:	The project area is generally bounded by W. GRAND AVENUE on the north, N. KEDZIE AVENUE on the east, W. LAKE STREET on the south, and N. PULASKI ROAD on the west.

Tax Parcel Numbers: 16-11-410-036-0000; 16-11-410-037-0000

Land Area: Approximately 18,265 SF

Current Use: The current office and social services will not change with the Project, which proposes to rehab the existing 14,704 SF structure with new, state-of-the-art learning spaces for new career pathways; renovated staff offices; expanded Social Enterprise facilities; new lobby areas; and upgraded MEP systems. Revolution Workshop currently operates in the space and will continue operating in the space.

Current Zoning: M1-3: Limited Manufacturing/Business Park District, 3.0 FAR

Environmental Condition: No remediation needed.

III. BACKGROUND

Founded in 2017, Revolution Workshop (RW) was inspired by a small group of skilled trades employers and workforce development leaders who were outraged by the lack of opportunity for communities of color and the acute talent shortage in the construction sector, and created a bold incubator that serves as a pipeline to the construction industry. Today, this nonprofit, social enterprise provides free, pre-apprenticeship construction training for unemployed or underemployed people, ages 18-40, in partnership with area businesses. They have owned and operated the property at 3410 W. Lake Street since 2021, and have grown from serving nine people in 2018, to over 300 in 2023. A second workshop in Roseland serves the Greater Pullman and Roseland communities.

RW's Pre-Apprenticeship Construction Job Training program is a free, 12-week program that encompasses a range of foundational construction skills (e.g. safety, hand and power tools, materials handling, construction math and blueprint reading, carpentry, etc.), employability skills (e.g. job search, interviewing, worksite conflict management, time management, etc.), and financial literacy skills (e.g. budgeting, saving, banking, taxes, etc.). RW also offers a range of supportive services to reduce trainees' barriers to employment, like coaching/counseling, linkages to external service providers (e.g. mental health, legal services, etc.), and more. Additionally, trainees obtain two, industry-recognized and nationally portable credentials, the National Center for Construction Education and Research's Core and the OSHA-10 Safety certificates, giving them greater leverage in the job market upon graduation. Graduates are placed into full-time union and non-union jobs with one of RW's 115+ employer partners, earning an average of \$18/hour. RW maintains engagement with graduates through its Career Growth Services initiative, which assists graduates in retaining and advancing their careers through ongoing coaching, in-house upskilling/continuing education workshops, networking opportunities, and support entering union and non-union apprenticeships. Graduates who engage with our Alumni Services initiative benefit from wage increases of roughly \$2-4/hour within the first year, post-placement. RW also provides transitional employment to graduates as part of its Social Enterprise, which operates out of the organization's warehouse space, providing members opportunity to craft fine, custom furniture and

home goods, such as cutting boards, plant stands, and more.

The Project will allow RW to launch a new Construction Professional Pre-Apprenticeship Program, leading to careers like Drafter and Project Manager with salaries of \$50,000 - \$80,000, and its new social enterprise, RContracting. This venture will allow RW to partner with community cornerstones like Habitat for Humanity and the Community Economic Development Agency of Cook County to build and/or renovate homes that are sold to low-income neighborhood residents. With Neighborhood Housing Services (NHS), this expanded social enterprise will make renovations and improvements and provide basic maintenance services to existing NHS properties.

RW was selected as a TIF grant finalist during the second round of competitive 2023 Large Community Development Grant funding. The Project will serve over 100 alumni and more than 45 additional individuals each year, as well as launch the Construction Professional Pre-Apprenticeship Program, which will prepare graduates for drafting and project manager careers, and *Rcontracting*, which will partner RW with organizations like Habitat for Humanity to build/renovate homes sold to low-income residents.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: RW is a nonprofit entity, led by Manuel (Manny) Rodriguez. Board members include Shahara Byford and Cristinia De La Rosa. As a pre-apprenticeship construction training organization, they are uniquely positioned to undertake this Project.

Consultants: RW retained the architecture firm, Future Firm, a local, award-winning woman- and minority-owned practice founded by Ann Lui and Craig Reschke, for the design work.

V. PROPOSED PROJECT

Project Overview: The Project combines occupied 7,000SF with an adjacent, vacant space of approximately 5,000SF, in two, long-span bow-truss buildings, formerly used as a soda factory. The design aims to create a flagship location that serves as a headquarters for the organization's activities and showcases the breadth and impact of the RW's work.

The design includes an expanded and flexible shop space with a main shop, social enterprise shop, finishing room, storage; improved, dedicated learning spaces with classrooms, a trainee kitchen and lunch area, and private meeting areas; expanded office space with open offices, private offices, conference rooms, and breakout rooms; and a new entry with a dedicated lobby and entrance area. Building-wide upgrades are included to meet the needs of the new design, including upgraded HVAC, expanded toilets and plumbing as required by building code and functional needs, electrical distribution for lighting and shop use, and structural maintenance as needed.

The spaces are designed with RW's preference for functional, welcoming aesthetics in mind: industrial materials mix with pops of color to create a unique palette. By re-organizing the building's floor plan and organization to run east-west, the main shop becomes larger and more flexible, and provides direct access to the sidewalk dock doors. New openings in the building's exterior west wall and skylights allow for natural light in the building, and new mezzanines take advantage of the building's height and spacious structure, creating unique overlooks for trainee community-building and office breakouts.

RW understands that its presence on this block of Lake Street provides a beacon of hope for residents of the surrounding community. We sought to enhance the block with an impressive, colorful, and uplifting mural on the façade of the warehouse in 2019, which will be maintained.

Environmental Features: The Project will comply with the City’s Sustainable Development Policy requirements for rehabilitation projects.

VI. FINANCIAL STRUCTURE

The Project will be financed with a permanent loan of \$1,000,000 from the Illinois Facilities Fund, owner equity of \$90,603 associated with predevelopment expenses, and a TIF grant of \$2,513,783 awarded during the competitive 2023 Large Community Development Grant Round 2.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

SOURCES OF FUNDS	AMOUNT	% TOTAL
Equity	\$90,603	2%
Debt (IFF)	\$1,000,000	28%
Other (City of Chicago TIF)	\$2,513,783	70%
Total Sources	\$3,604,386	100%

USES OF FUNDS	AMOUNT	\$SF of BUILDING
Land Acquisition	\$0	\$0
Site Clearance & Preparation	\$0	\$0
Hard Costs	\$2,930,094	\$199.27
FF+E	\$177,199	\$12.05
Soft Costs	\$674,292	\$45.86
Architect Fee (2.5% hard costs)	\$72,265	\$4.91
Construction Management (0.7% of total costs)	\$26,720	\$1.82
Total Soft Costs	\$674,292	\$45.86
Total Uses	\$3,604,386	

**Gross Building Area 14,704 SF*

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Construction Jobs: The estimated number of construction jobs will be determined when the general contractor is hired.

Affirmative Action: The developer will comply with the requirements of Chicago’s affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

Alderspersons Ervin, Burnett and Beale all endorse the Project and have provided letters of support (see exhibits for copy).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area will satisfy the following goals of the area's redevelopment plan:

- Provide for expansion of institutional uses and recreational opportunities, where appropriate, to better serve Area residents.
- Design or encourage improvements to revitalize the commercial corridors of the Area and promote the Area as a place to do business.
- Promote reuse of underutilized commercial and residential buildings and preserve and promote use of buildings with historic and architectural value where appropriate.
- Assist private developers and property owners in facilitating residential and commercial redevelopment projects.
- Encourage job training and job readiness programs through projects within the Area that focus on Area residents and women-owned and minority-owned businesses.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of COMMERCIAL/INSTITUTIONAL/INDUSTRIAL. The proposed project also conforms to the plan's land use map, which calls for MIXED-USE RESIDENTIAL/COMMERCIAL/INSTITUTIONAL development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Revolution Workshop as Developer for the rehabilitation of its 14,704 SF structure with new, state-of-the-art learning spaces for new career pathways; renovated staff offices; expanded Social Enterprise facilities; new lobby areas; and upgraded MEP systems at 3410 W. Lake Street.

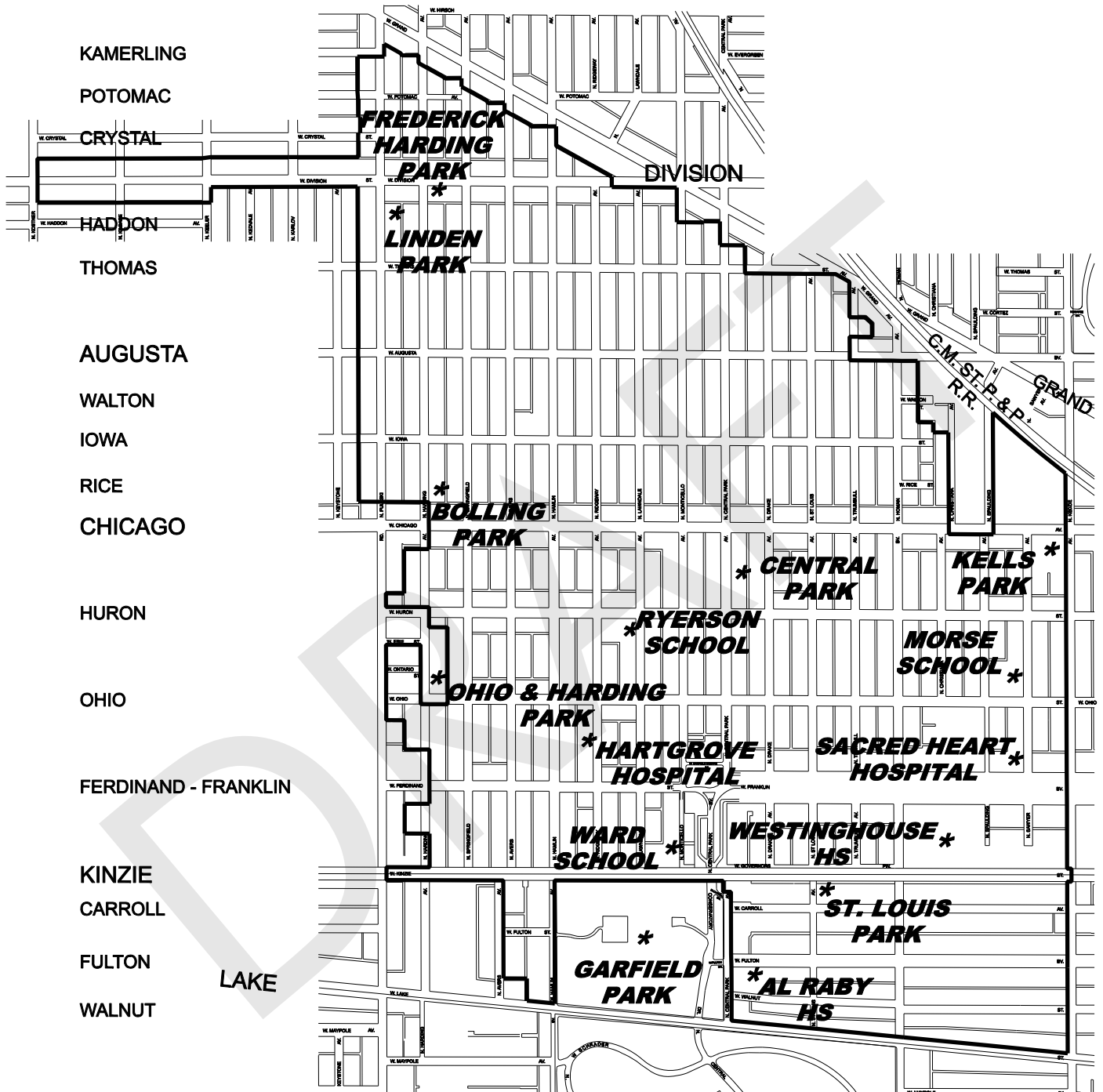
EXHIBITS

Redevelopment Area Map
Neighborhood Map or Aerial
Floor Plan
Elevations
Developer EDS
Alderman's Letter of Support
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts

Exhibit A
 Boundary Map of TIF Area
 Chicago / Central Park Redevelopment Area
 City of Chicago, Illinois

LEGEND

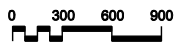
Chicago / Central Park
 Redevelopment Area Boundary



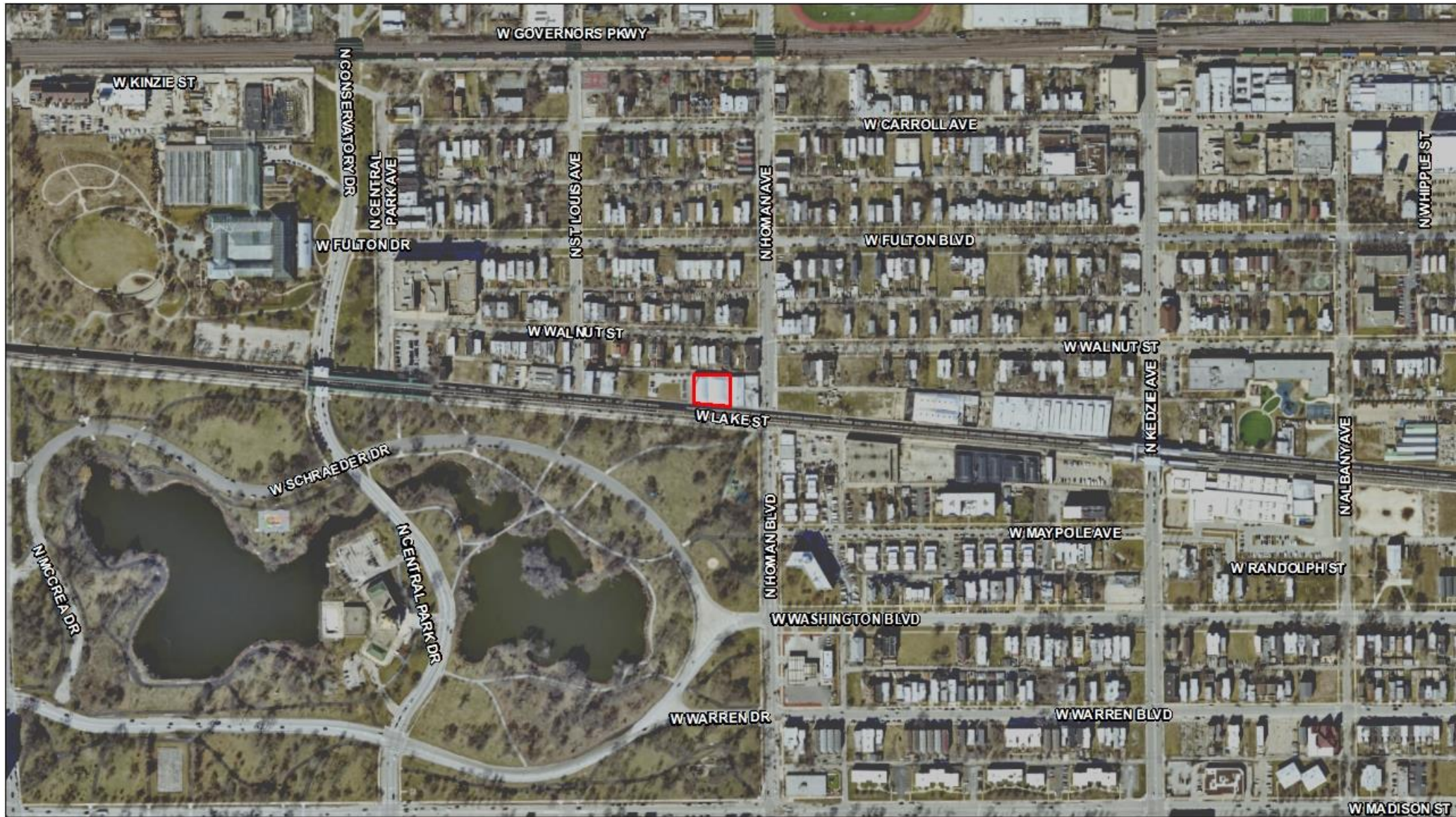
KAMERLING
 POTOMAC
 CRYSTAL
 HADDON
 THOMAS
 AUGUSTA
 WALTON
 IOWA
 RICE
 CHICAGO
 HURON
 OHIO
 FERDINAND - FRANKLIN
 KINZIE
 CARROLL
 FULTON
 WALNUT

KOSTNER
 KILDARE
 KEELER
 KEDVALE
 KARLOV
 KEYSTONE
 PULASKI
 HARDING
 SPRINGFIELD
 AVERS
 HAMLIN
 RIDGEWAY
 LAWDALE
 MONTICELLO
 CENTRAL PARK
 DRAKE
 ST. LOUIS
 TRUMBULL
 HOMAN
 CHRISTIANA
 SPAULDING
 SAWYER
 KEDZIE

APRIL 20, 2001



PGAVPLANNERS



W GOVERNORS PKWY

W KINZIE ST

N CONSERVATORY DR

N CENTRAL PARK AVE

W FULTON DR

N ST LOUIS AVE

N HOMAN AVE

W CARROLL AVE

W FULTON BLVD

W WALNUT ST

W LAKE ST

W WALNUT ST

N KEDZIE AVE

N WHIPPLE ST

W SCHRAEDER DR

N MC CREA DR

N CENTRAL PARK DR

N HOMAN BLVD

W MAYPOLE AVE

N ALBANY AVE

W RANDOLPH ST

W WASHINGTON BLVD

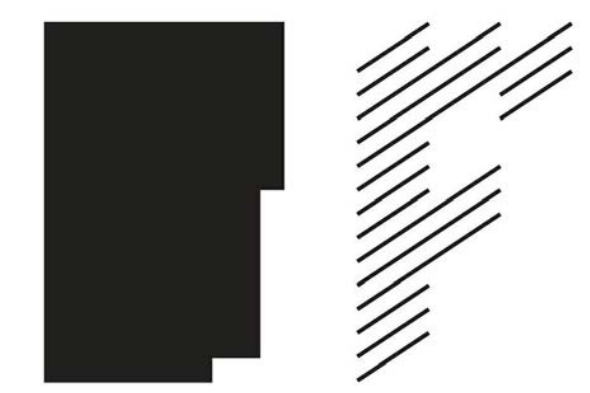
W WARREN DR

W WARREN BLVD

W MADISON ST

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CITY APPROVAL



ARCHITECT

FUTURE FIRM
226 S. WABASH AVE. STE 500
CHICAGO, IL 60608
312.598.1567 INFO@FUTURE-FIRM.ORG

STRUCTURAL

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312.462.1007 CROCKEY@ROCKEYSTRUCTURES.COM

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321 N. CLARK STREET, SUITE 500
CHICAGO ILLINOIS 60654
312.210.0765 KEVIN@MINTROPY.COM

PROJECT

REVOLUTION WORKSHOP

PROJECT ADDRESS

3410 W LAKE STREET
CHICAGO, IL 60624

OWNER

REVOLUTION WORKSHOP

BUILD PLAN - GROUND FLOOR

SEAL

Signature:
Date:
Expires:

- 1 PERMIT COMMENTS - ZONING
- 3 PERMIT COMMENTS - BUILDINGS
- 4 20240304 - PLAN UPDATES
- 5 20240322 - PLAN UPDATES



1A BUILD PLAN - GROUND FLOOR
1/8" = 1'-0"

BUILD PLAN GENERAL NOTES

1. ALL WALLS WITHOUT A WALL TAG TO BE WALL TYPE W1.
2. READ THIS SHEET IN CONJUNCTION WITH ASSEMBLY TYPES (SHEET A60) TO LOCATE EXTENT OF INSULATION IN WALLS.
3. READ THIS SHEET IN CONJUNCTION WITH CODE ANALYSIS (SHEET G01).

PLAN LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- STAINED CONCRETE FINISH, SEE A15

BUILD PLAN REFERENCE NOTES

- | | |
|--|--|
| <ul style="list-style-type: none"> A MULTI SCREEN DYNAMIC WALL, PROVIDED BY OWNER AND INSTALLED BY GC BB CUSTOM BUILT-IN MILLWORK, SEE SHEET A56 B DRIVEWAY GATE W/ SLIDE KIT, AUTOMATIC ACCESS; PAINTED BLACK C CONTEMPLATION LIGHTWELL SEAT, FURNISHING BY OWNER D INFILL DOOR OPENING. PATCH AND REPAIR MASONRY TO MATCH EXISTING E LINE OF FLOOR ASSEMBLY OR STRUCTURE ABOVE, TYP. F LINE OF ROLL-UP DOOR EXTENT ABOVE AND EXTENT OF VEHICULAR USE AREA BELOW FOR LOADING / UNLOADING ONLY. G FIRE HOSE CABINET, SEE FIRE PROTECTION DRAWINGS J EX TO REMAIN N OUTDOOR MECH EQUIPMENT, SEE MEP O NEW CONCRETE CURB P BICYCLE RACK, 4 BICYCLE PARKING SPOTS, 2'X6" MIN CLEAR PER 17-10-0300 | <ul style="list-style-type: none"> Q RECONFIGURE EXISTING FENCE AND VEHICULAR GATE AS REQ.; REPAIR, CLEAN, AND PAINT BLACK R NEW EXT BOLLARD, FACTORY PAINTED BLACK S ENTRANCE CANOPY; SEE STRUCTURAL AND ARCHITECTURAL, A47 T PERMEABLE VEHICULAR AND PEDESTRIAN PAVERS, SEE A01 LANDSCAPE PLAN FOR SPECIFICATIONS U STL LANDSCAPE EDGING BETWEEN PAVING SURFACES, TYP.; BLACK V COMMERCIAL VINYL TILE FLOORING, HIGH GLOSS FINISH, TYP. W DEMISING WALL TO UNDERSIDE OF ROOF, TYP. X EX MASONRY CHIMNEY TO REMAIN, UNO. PATCH AND REPAIR MASONRY AS NEEDED. Y CUSTOM FLOATING MTL CEILING, SEE RCP A15 Z EXISTING FENCE TO BE REPAIRED, CLEANED, AND PAINTED BLACK |
|--|--|

A12

A

B

C

D

E

EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTORS TO REPORT ALL DISCREPANCIES OR DIMENSIONAL QUESTION TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
2. READ IN CONJUNCTION WITH OUTLINE SPECIFICATIONS (G SERIES) FOR TAGS AND ASSOCIATED PRODUCT DATA.
3. ALL MEP COMPONENTS IN ARCH SHEETS ARE FOR REFERENCE ONLY. REFER TO MEP SHEETS.

[DRAWING SET IS INVALID WITHOUT CITY APPROVAL STAMP]

BUILD ELEVATION REFERENCE NOTES

- A STEEL CHIMNEY CAP, PAINTED BLACK, WATERPROOF AND SLOPE TO EAST
- B ALIGN TOP EDGE OF MEP TRIM WITH TOP EDGE OF STOREFRONT WINDOW, TYP.
- C HVAC TRIMS AND REGISTERS, PAINTED BLACK, SEE MEP
- D EX ROOF TO REMAIN, PATCH & REPAIR TO MATCH AS NEEDED
- E NEW SKYLIGHT, SEE A13
- F EX ROOF TO REMAIN, PATCH & REPAIR TO MATCH AS NEEDED
- G REMOVE NON-REMOVE NON-PERMITTED BUSINESS-RELATED MURAL, BUSINESS-RELATED MURAL
- H LINE OF BASEMENT EXTENT
- J EX BASKETBALL HOOP TO REMAIN & BE PROTECTED
- K NEW BOLLARD, TYP., PTD BLACK
- L NEW STOREFRONT ENTRANCE & SIDELIGHT, SEE A53
- M CANTILEVERED MTL CANOPY, POWDER COATED BLACK, SEE A48
- O EX MASONRY, PTD BLACK
- P EX FENCE TO REMAIN, PTD BLACK, AUTOMATED VEHICULAR GATE TO BE RETROFITTED
- Q NOT USED
- R NEW WINDOWS WITH PERFORATED METAL SCREENS

CITY APPROVAL



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BUILDING ELEVATIONS

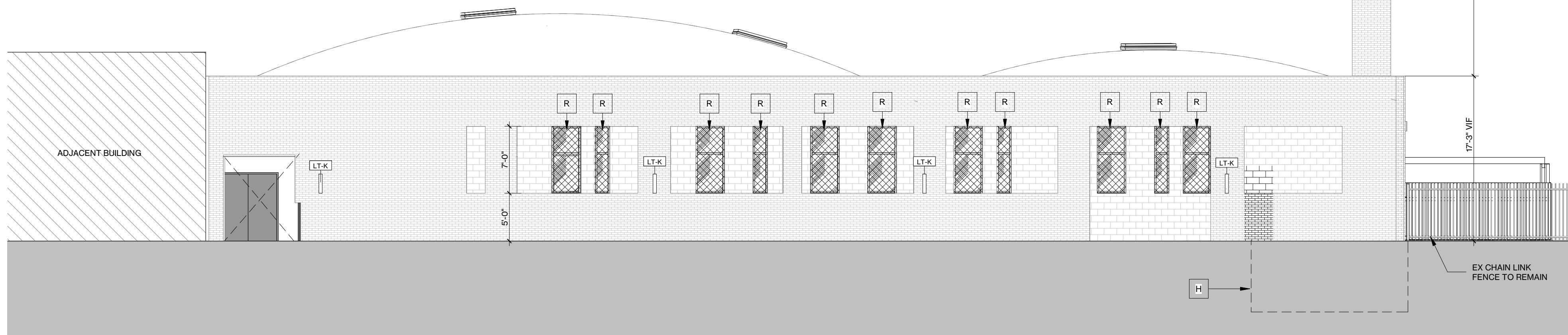
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Signature:
Date:
Expires:

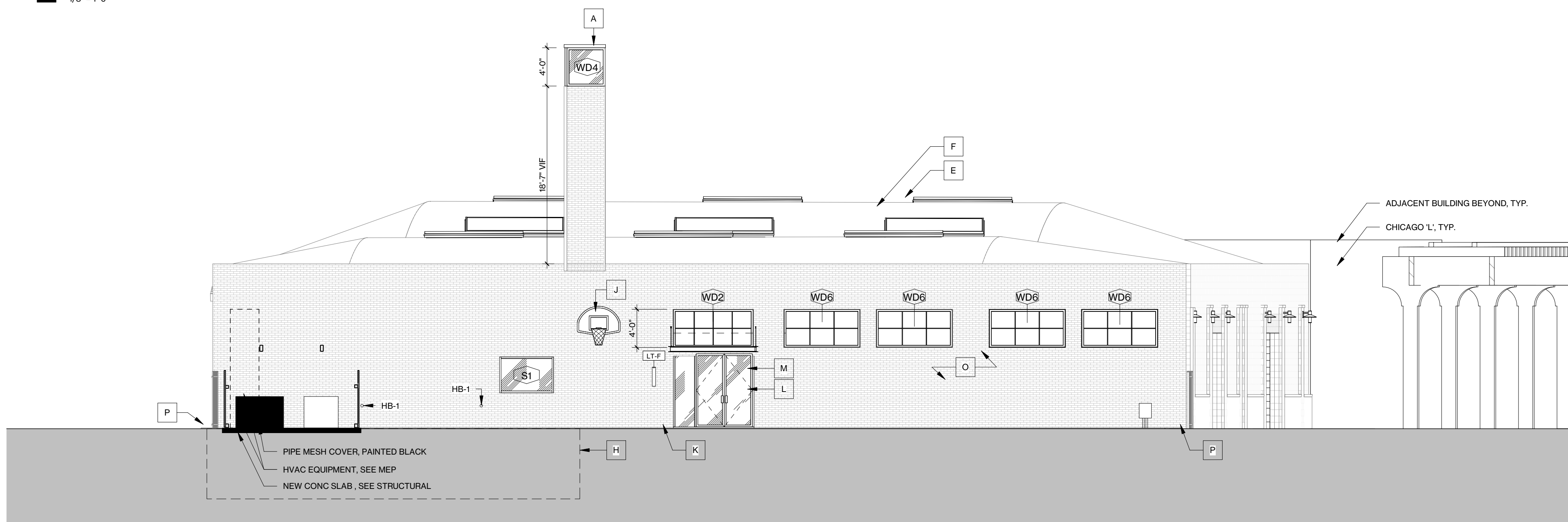
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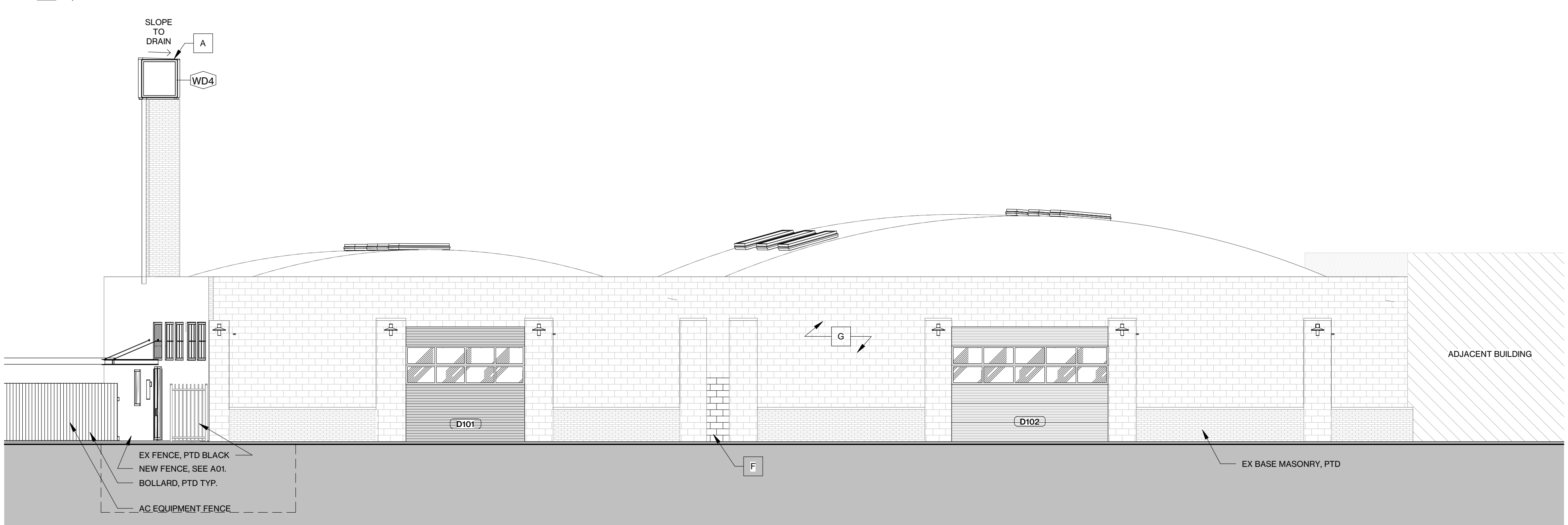
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3A BUILD ELEVATION - NORTH
1/8" = 1'-0"



2A BUILD ELEVATION - WEST
1/8" = 1'-0"



1A BUILD ELEVATION - SOUTH
1/8" = 1'-0"

B/ TRUSS
12' - 0"

B/ MEZZANINE
10' - 0"

B/ LEVEL 1
0' - 0"

B/ TRUSS
12' - 0"

B/ MEZZANINE
10' - 0"

B/ LEVEL 1
0' - 0"

EXISTING PLAN -
BASEMENT
-6' - 5"

B/ TRUSS
12' - 0"

B/ MEZZANINE
10' - 0"

B/ LEVEL 1
0' - 0"

EXISTING PLAN -
BASEMENT
-6' - 5"

ELEVATION LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Revolution Workshop

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party:

3410 W. Lake St.

Chicago, IL 60624

C. Telephone: **7739343014** Fax: _____ Email: mrodriguez@revolutionworkshop.org

D. Name of contact person: **Manuel Rodriguez**

E. Federal Employer Identification No. (if you have one): **822354651**

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

The Developer is proposing to rehab the current the development (14,704 SF of office and social services) with new, state-of-the-art learning spaces for new career pathways.

G. Which City agency or department is requesting this EDS? Department of Planning and Development

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation
(Is the not-for-profit corporation also a 501(c)(3))?
 Yes No
- Other (please specify)

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
Manuel Rodriguez	Executive Director
Shahara Byford	Board Secretary
Cristina De La Rosa	Board Treasurer

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state ANone.©

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
None		

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If Ayes© to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party=s knowledge after reasonable inquiry, any City elected official=s spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago (AMCC©)) in the Disclosing Party?

Yes No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: A hourly rate or At.b.d. is not an acceptable response.
--	------------------	--	---

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract=s term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If A Yes, has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City=s Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

§ the Disclosing Party;

§ any AContractor@ (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, ADisclosure of Subcontractors and Other Retained Parties@);

§ any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;

§ any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
 - b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
 - c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
 - d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).
6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.
7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.
8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any Controlling person@ [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any Sister agency@; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.
9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management (ASAM@).
10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired

or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

12. To the best of the Disclosing Party=s knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with AN/A@ or Anone@).

N/A

13. To the best of the Disclosing Party=s knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a Agift@ does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with AN/A@ or Anone@). As to any gift listed below, please also list the name of the City recipient.

N/A

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is is not

a "financial institution" as defined in MCC Section 2-32-455(b).

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in

MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes

No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name

Business Address

Nature of Financial Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI – CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay

any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(1) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes

No

If AYes,@ answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked ANo@ to question (1) or (2) above, please provide an explanation:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and all applicable Appendices, on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and all applicable Appendices, are true, accurate and complete as of the date furnished to the City.

Revolution Workshop
(Print or type exact legal name of Disclosing Party)

By: 
(Sign here)

Manuel Rodriguez
(Print or type name of person signing)

Executive Director
(Print or type title of person signing)

Signed and sworn to before me on (date) March 11, 2024.

at Cook County, Illinois (state).

Gloria Hernandez
Notary Public

Commission expires: 12/16/2026.



**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any **Applicable Party** or any Spouse or Domestic Partner thereof currently has a **familial relationship** with any elected city official or department head. A **familial relationship** exists if, as of the date this EDS is signed, the Disclosing Party or any **Applicable Party** or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

Applicable Party means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. **Principal officers** means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any **Applicable Party** or any Spouse or Domestic Partner thereof currently have a **familial relationship** with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes No The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.



Feb 27, 2024

Revolution Workshop Board Officers

Mary Person, Board Chair

Scott Simpson, Board Vice Chair

Sincerely,

A handwritten signature in black ink, appearing to read 'Manny Rodriguez', is positioned below the word 'Sincerely,'.

Manny Rodriguez, Executive Director
Revolution Workshop
mrodriguez@revolutionworkshop.org



34 EAST 112TH PLACE
CHICAGO, ILLINOIS 60628
TELEPHONE: 773-785-1100
FAX: 773-785-2790
EMAIL: WARD09@CITYOFCHICAGO.ORG

CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

SECOND FLOOR - CITY HALL
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6838

ANTHONY A. BEALE
ALDERMAN, NINTH WARD

COMMITTEE MEMBERSHIPS

- COMMITTEES AND RULES
- EDUCATION AND CHILD DEVELOPMENT
- FINANCE
- WORKFORCE DEVELOPMENT
- ZONING, LANDMARKS AND BUILDING STANDARDS

August 18, 2023

RE: Chicago Recovery Grant

To Whom It May Concern,

As Alderman of the 9th Ward, I am in support Revolution Workshop (RW) in their application for the Chicago Recovery Grant. RW is applying for the grant to update the physical plant at their headquarters in East Garfield Park.

Revolution Workshop is a nonprofit that builds skills, hope, and resilience in marginalized and underserved communities by providing construction job training, job placement, and career growth services. Since 2018, they have trained nearly 300 individuals with a completion rate of 83% and a placement rate of 92% with average starting wages of \$18.45. Over 80% of RW's participants come from Chicago's West and South side neighborhoods. 100% of participants are low-income, and over 50% are justice involved. With two locations in East Garfield Park and Pullman, RW's is in the business of providing young women and men of color with skills in the construction trade so they can earn a livable and sustainable wage.

In the past 18 months, RW has graduated over 5 cohorts (20 per class=100 alumni) from the Pullman location. This equals over a 100 young adults that can support themselves and help their families by making a living wage. We are counting on the graduates from RW Pullman to assist in making our communities of the 9th Ward a richer community. Although this grant is for the East Garfield Park location, the students from the Pullman site are often attending specialized classes at both locations. Because of this program, underserved people are able to develop skills that can lead to future growth within the ever-growing construction industry.

Sincerely,

Alderman Anthony A. Beale
AB/ej



WALTER BURNETT, JR.

ALDERMAN, 27TH WARD •
4 N. WESTERN AVENUE, 1C
CHICAGO, ILLINOIS 60612
TELEPHONE: 312-432-1995
FAX: 312-432-1049

E-MAIL: wburnett@cityofchicago.org

August 10, 2023

**CITY COUNCIL
CITY OF CHICAGO**
COUNCIL CHAMBER

CITY HALL, ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6124
FAX: 312-742-8489

COMMITTEE MEMBERSHIPS

VICE MAYOR OF THE CITY OF CHICAGO
COMMITTEE ON AVIATION
COMMITTEE ON BUDGET AND GOVERNMENT OPERATIONS
COMMITTEE ON COMMITTEES AND RULES
COMMITTEE ON CONTRACTING OVERSIGHT AND EQUITY
COMMITTEE ON FINANCE
COMMITTEE ON HOUSING AND REAL ESTATE
COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY
COMMITTEE ON ZONING, LANDMARKS AND
BUILDING STANDARDS

Chicago Department of Planning
City Hall, 121 N. LaSalle St, Room 1000
Chicago, IL 60602

RE: Chicago Recovery Plan

Dear DPD

As the Alderman of the 27th Ward I'm writing a letter on behalf of Revolution Workshop's (RW) pursuit of a Chicago Recovery Grant in East Garfield Park. This grant will allow RW to expand its physical plant to serve their current and future trainees and will serve as a community space to share with other East Garfield Park organizations.

RW's program is a non-profit social enterprise and workforce development program that provides a free 12 week pre-apprenticeship in construction job training and career advancement. They provide support to under and unemployed people from Chicago's west and south sides. These are areas of the city that experience extreme poverty and lack of access to opportunities that break the cycle of poverty. Over 90% of the trainees are people of color, women ages 18-40 and reside on the westside of the community,


Since the beginning of the fall of 2018, including the years of the pandemic, RW has trained over 300 individuals with an 86% graduation rate. Over 87% of graduates have been placed into construction careers with an average hourly wage of \$18. Also 85% of our graduates retain employment at the three year mark. The focus of RW is to provide skills for their trainees to make a living and sustainable wage that will allow them to create a secure environment for their families.

RW has been a solid community partner and we have worked with them in placing many of our young constituents that have been justice involved. They have supported our young people with wrap-around support with partner agencies. For many of our 27th ward young people this may be their only chance to live above the poverty level. Their solid track record of uplifting our community

members to be able to compete in the construction industry makes them a pillar in our community. We support them 100% to be a recipient of the Chicago Recovery Grant.

If you have any questions or concerns, please do not hesitate to contact my office (312)432-1995

Sincerely,

A handwritten signature in cursive script that reads "Walter Burnett, Jr." with a small flourish at the end.

Walter Burnett, Jr.
Alderman 27th Ward



City Council

City Hall – Room 200
121 North La Salle Street
Chicago, Illinois 60602

JASON C. ERVIN

City of Chicago

Alderman, 28th Ward
2622 W. Jackson Boulevard, Suite 200A
Chicago, Illinois 60612
Telephone: (773) 533-0900
Fax: (773) 522-9842
Jason.Ervin@CityOfChicago.org
www.AldermanErvin.com

August 14, 2023

Committee Memberships

- Budget & Government Operations, Chairman
-
- Aviation
-
- Committees & Rules
-
- Contracting Oversight & Equity
-
- Finance
-
- Pedestrian & Traffic Safety
-
- Police & Fire
-
- Transportation
-

Maurice Cox, Commissioner
Department of Planning & Development
121 N. LaSalle, Rm. 1000
Chicago, IL 60602

Dear Commissioner Cox:

As the Alderman of the 28th Ward I'm writing a letter on behalf of Revolution Workshop's (RW) pursuit of a Chicago Recovery Grant in East Garfield Park. This grant will allow RW to expand its physical plant to serve their current and future trainees and will serve as a community space to share with other East Garfield Park organizations.

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Sincerely,

Jason C. Ervin
Alderman, 28th Ward

"Standing Tall for the 28th Ward"



April 29, 2024

Omar Shareef
African American Contractors Association
7445 S. Chicago Ave.
P.O. Box 19670
Chicago, IL 60619

BY CERTIFIED MAIL

Re: 3410 W. Lake St.

Dear Omar Shareef,

Revolution Workshop is excited to announce the renovation of our headquarters located at 3410 W. Lake St. Chicago, IL 60624. The property consists of a 12,500-square-foot building that will be renovated to include a state-of-the-art construction training facility and office space.

The project will require the participation of trades such as carpentry, electrical, mechanical, plumbing, and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of six percent. The attachment also includes the estimated project schedule.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

Revolution Workshop is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Manny Rodriguez, Executive Director
Revolution Workshop
mrodriguez@revolutionworkshop.org

Cc: Emily Kish, DPD

Building Skills, Hope, and Resilience
3410 West Lake Street Chicago, IL 60624
www.revolutionworkshop.org



MARY ALICE HENRY
 4222 W MADISON ST
 CHICAGO, IL 60624-9998
 (800)275-8777

05/08/2024 05:03 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.68
Chicago, IL 60661			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059023			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60641			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059030			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60619			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059047			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60603			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059054			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Niles, IL 60714			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059061			

Total \$5.08

First-Class Mail® 1 \$0.68
 Letter

Chicago, IL 60654
 Weight: 0 lb 0.90 oz
 Estimated Delivery Date
 Fri 05/10/2024

Certified Mail® \$4.40
 Tracking #: 70201290000048059078

Total \$5.08

First-Class Mail® 1 \$0.68
 Letter

Riverdale, IL 60827
 Weight: 0 lb 0.80 oz
 Estimated Delivery Date
 Sat 05/11/2024

Certified Mail® \$4.40
 Tracking #: 70201290000048059085

Total \$5.08

Grand Total: \$35.56

Credit Card Remit \$35.56

Card Name: VISA
 Account #: XXXXXXXXXXXX4379
 Approval #: 964397
 Transaction #: 616
 AID: A0000000031010 Chip
 AL: VISA CREDIT
 PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 161563-0241
 Receipt #: 840-56060030-2-4570054-2
 Clerk: 63



MARY ALICE HENRY
 4222 W MADISON ST
 CHICAGO, IL 60624-9998
 (800)275-8777

05/08/2024 05:03 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.68
Chicago, IL 60661			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059023			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60641			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059030			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60619			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059047			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Chicago, IL 60603			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059054			

Total \$5.08

First-Class Mail® Letter	1		\$0.68
Niles, IL 60714			
Weight: 0 lb 0.90 oz			
Estimated Delivery Date			
Fri 05/10/2024			
Certified Mail®			\$4.40
Tracking #: 70201290000048059061			

Total \$5.08

First-Class Mail® Letter \$0.68

Chicago, IL 60654
 Weight: 0 lb 0.90 oz
 Estimated Delivery Date
 Fri 05/10/2024
 Certified Mail® \$4.40
 Tracking #: 70201290000048059078

Total \$5.08

First-Class Mail® Letter \$0.68

Riverdale, IL 60827
 Weight: 0 lb 0.80 oz
 Estimated Delivery Date
 Sat 05/11/2024
 Certified Mail® \$4.40
 Tracking #: 70201290000048059085

Total \$5.08

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Card Name: VISA
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 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 161563-0241
 Receipt #: 840-56060030-2-4570054-2
 Clerk: 63

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0241
63
Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

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Chicago, IL 60661

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

05/08/2024

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Chicago, IL 60603

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0241
63
Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

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Niles, IL 60714

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Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

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Chicago, IL 60641

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0241
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Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark
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Postage	\$0.68
Total Postage and Fees	\$5.08

05/08/2024

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Chicago, IL 60654

OFFICIAL USE

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage
\$0.68

Total Postage and Fees
\$5.08

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COMMUNITY DEVELOPMENT COMMISSION

REVOLUTION WORKSHOP

DEVELOPER DESIGNATION

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

JUNE 11, 2024



Project Location

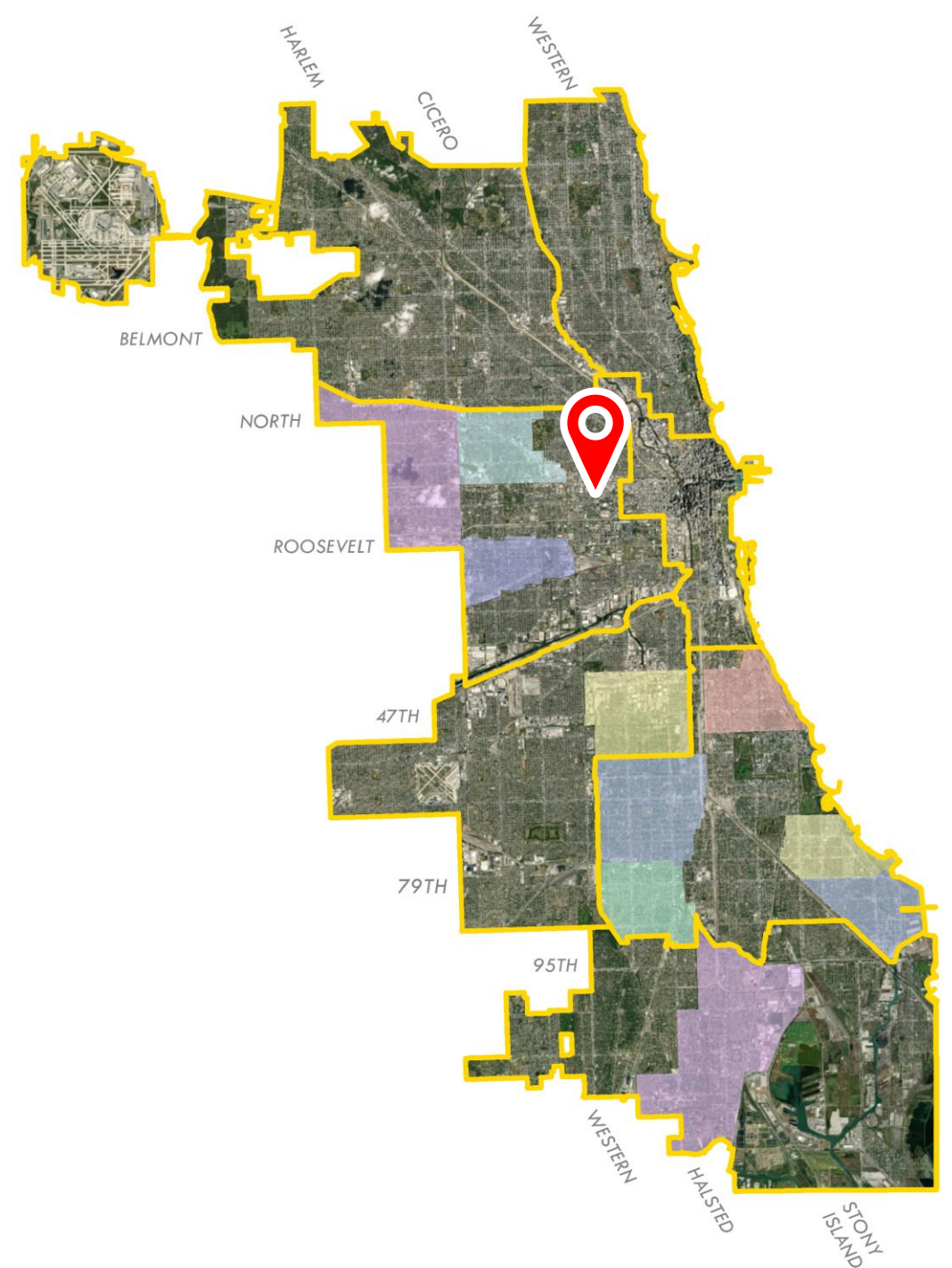
3410 W. Lake Street

28th Ward – Ald. Ervin

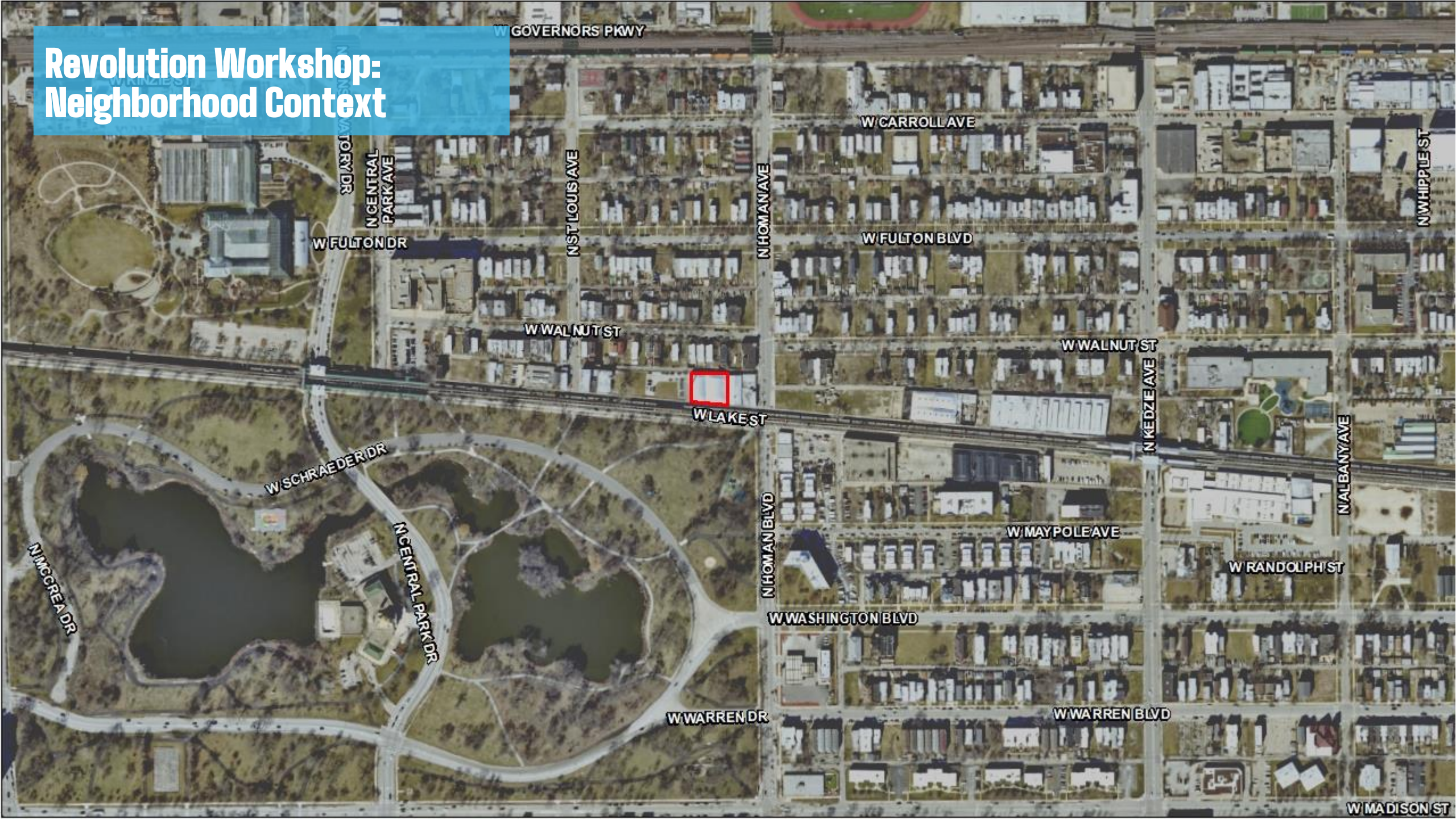
East Garfield Park Community Area

Chicago/Central Park TIF District

West Planning Area



Revolution Workshop: Neighborhood Context



W GOVERNORS PKWY

W CARROLL AVE

N CENTRAL PARK AVE

N ST LOUIS AVE

N HOMAN AVE

N WHIPPLE ST

W FULTON DR

W FULTON BLVD

W WALNUT ST

W WALNUT ST

W LAKE ST

N KEDZIE AVE

W SCHRAEDER DR

N CENTRAL PARK DR

N ALBANY AVE

N MCGREA DR

W MAYPOLE AVE

W RANDOLPH ST

N HOMAN BLVD

W WASHINGTON BLVD

W WARREN DR

W WARREN BLVD

W MADISON ST

3410 W. Lake Street: Current Conditions



3410 W. Lake Street: Current Conditions



Project Overview

APPLICANT	Revolution Workshop
PROJECT SUMMARY	<p>Revolution Workshop is a nonprofit, social enterprise providing free, pre-apprenticeship construction training for unemployed or underemployed people, ages 18-40, in partnership with area businesses.</p> <p>They are proposing to rehab their 14,704 SF building on Lake Street to accommodate new learning spaces for new career pathways; renovated staff offices; expanded Social Enterprise facilities; new lobby areas; and upgraded MEP systems.</p>
FUNDING REQUEST	\$2,513,783 (TIF)
TOTAL PROJECT COST	\$3,604,386
PROJECT TIMELINE	Construction Start: Fall 2024 Project Completion: Fall 2025

Development Team

- Architect: Future Firm
- GC: TBD early May

Project Budget

SOURCES	AMOUNT	PERCENT
Equity	\$90,603	2%
Loans	\$1,000,000	28%
TIF	\$2,513,783	70%
TOTAL SOURCES	\$3,604,386	100%

USES	AMOUNT	PERCENT
Acquisition	\$0	0%
Env. Remediation	\$0	0%
Site Prep	\$0	0%
Hard Costs	\$2,930,094	81%
Soft Costs	\$674,292	19%
TOTAL USES	\$3,604,386	100%

Structure and Requirements of City Funds

- TIF funds will be placed in an escrow account and disbursed at 30%/60%/90% construction completion milestones.
- The final 10% will be released upon issuance of the Certificate of Completion.
- Typical construction compliance requirements for prevailing wage, M/WBE and City residency.

Revolution Workshop: Proposed Renderings



Recommendation Rationale

Expanded Institutional Uses

Additional program offerings and augmented space to better serve graduates and accommodate more trainees.

Preserve and Promote Reuse/Redevelopment

Rehabilitation of existing structure currently housing organizations.

Job Training

Increases availability of job training and readiness programs that focus on residents in the surrounding communities.

COMMUNITY DEVELOPMENT COMMISSION

REVOLUTION WORKSHOP

DEVELOPER DESIGNATION

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

JUNE 11, 2024

