

PLACE Consulting

PEOPLE, LIVABILITY, ACCESSIBILITY,
COMMUNITY AND ECONOMIC DEVELOPMENT

Improving communities through business district revitalization



www.placeconsulting.net



PLACE Consulting believes in tangible results and designing plans that can be implemented.

PLACE offers a combination of skills and extensive experience in community-based development and technical expertise that results in solid community processes that deliver the tangible positive outcomes you want for your community.

Because of our low overhead and commitment to working in underserved neighborhoods, *our project budgets are up to 40% lower than many other consulting firms.*

We believe that every community is unique, and that all communities have assets that can be built upon.

Our Work

We are dedicated to encouraging and supporting the revitalization of neighborhoods and communities through the implementation of redevelopment plans and tools aimed at enhancing business districts and local economies, including:

- **Special Service Area creation, Management, Reconstitution and Expansion**
- **Comprehensive Neighborhood Planning**
- **Compelling Retail Market Analysis**
- **Strategic Planning, Management, Financing Strategies and Capacity Building**
- **Developing Tools for Business Districts**

PLACE Consulting is committed to providing plans and revitalization strategies that contribute to the development of people, livability, accessibility, community, and economic development. Our strategies provide the framework from which to actively pursue businesses and design strategies that both enhance business districts and contribute to a sustainable, locally supportive economy.

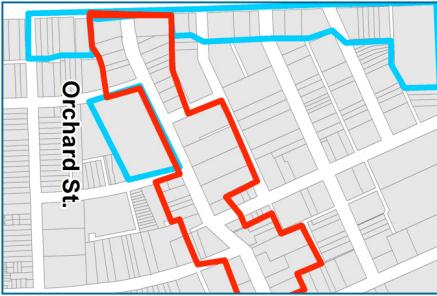
About Us

PLACE Consulting is a private consulting firm associated with the Rogers Park Business Alliance (formerly DevCorp North), a nonprofit community development organization. PLACE was founded to assist local chambers of commerce, community development corporations, mission-oriented individuals, and other non-profits in developing and revitalizing neighborhoods and commercial districts through strategic planning, market analysis, redevelopment tools, business attraction and retention practices, and capacity-building of local leadership.

PLACE Consulting has worked in many Chicago communities, including Marquette Park, Rogers Park, Roseland, Lincoln Park, Lakeview East, Michigan Avenue, Little Village, West Town and Old Town neighborhoods.

Our Philosophy

We understand the importance of developing community input processes that are transparent, credible and results-oriented. PLACE Consulting seeks to increase local capacity through a holistic approach to consulting, recognizing that all communities have assets that can be built upon to create improved community economics that benefit all.



SSA Establishment & Reconstitution

Special Service Areas are increasingly becoming an invaluable tool in locally-led economic development. SSAs provide communities with a stable funding source to provide programs and services not otherwise offered or to augment those that exist.

PLACE Consulting is uniquely positioned as Chicago's leading authority in the establishment and operation of SSAs. PLACE team members have had experience managing two SSAs successfully for nearly ten years and have led the process to establish or reconstitute eight other SSAs.



Commercial District Planning

Commercial districts are the public heart of every community. Recognizing that each community is different, PLACE Consulting helps to identify the unique assets and key areas of opportunity that gives each place its distinct feel. PLACE relies on a mix of on-the-ground information through shopper, property or business owner surveys and interviews, balanced with more objective data from a variety of sources.

PLACE uses its experience to identify the appropriate steps to revitalize or take a district "to the next level." Our analysis gets at the foundation of how a district works, so that communities are equipped to help their districts thrive.



Organizational and Financial Management

With over 20 years of non-profit experience and nearly ten years of Special Service Area management,

PLACE Consulting has been a valuable resource to many non-profits by providing budgetary guidance, leadership development, organizational capacity building and strategic planning.

PLACE guides and mentors the leadership of organizations, generating focus, efficiency and enhanced effectiveness. Having led various non-profits, we are intimately familiar uniquely and qualified to address the complex issues organizations face.

Developing Tools For Business Districts

Innovative strategies, best practices, creative thinking - this is what PLACE brings to traditional retail economic development.

PLACE helps communities identify their best opportunities to retain, expand or attract the right businesses for a district, rooted in a deep knowledge of who lives and shops in a community. PLACE uses a variety of sources to paint a picture of a community, serving as a vital tool for community organizations to strategically plan their work.

Using a series of innovative tools and knowledge of best practices, PLACE has developed resources or materials to:

1. Identify and leverage retail clusters.
2. Develop targeted materials to recruit the businesses that best fit a particular area.
3. Support existing businesses with the best of proven, pioneering and innovative strategies.



Kimberly Bares, President

has 20 years' experience in nonprofit organizations. She has served as Executive Director of four organizations in Chicago, Berwyn and Baltimore and has experience working in diverse communities with varying constituencies. Her professional background has provided her with expertise in affordable housing development, community organizing, TIFs, SSAs, commercial district planning, strategic planning, Board development and fundraising. Specifically, Kimberly has had direct involvement and accountability for the creation, management and administration of seven Special Service Areas and four Tax Increment Financing districts. She has had extensive experience in community outreach, leading two community TIF processes in conjunction with Loyola University Chicago and a community-wide planning process with the Northeastern Illinois Planning Commission, UIC's City Design Center and Northwestern University's Asset-Based Community Development Institute. She holds a Master's degree in Urban Planning and Policy from the University of Illinois at Chicago.

Dan Butt, Sr. Consultant

applies creative analysis and inspiration from his extensive international travel to all his work. He has a Bachelor's degree in Engineering Management and a Master's degree in Urban Planning and Policy from the University of Illinois at Chicago with a concentration in physical planning. His work experience includes analyzing business and industrial districts with University of Illinois at Chicago's Center for Urban Economic Development, sustainable development program research for the Northeastern Illinois Planning Commission and the development of innovative tools and programs for neighborhood economic development at the Rogers Park Business Alliance. Dan also has experience facilitating the creation and implementation of a commercial corridor revitalization plan for Rogers Park, and commercial corridor analyses in the West Town neighborhood, Lakeview East and Clark Street area of Lincoln Park; he has developed market analyses for Marquette Park, Roseland, Lakeview East, Rogers Park, Lincoln Park and Little Village.

Rene Camargo, Sr. Advisor

has more than 30 years of community development experience working in diverse fields that include community organizing, public relations, political engagement, advocacy and economic development. He has a Master's Degree from the University of Bogota, Colombia. Rene has led initiatives to create industrial TIFs and Special Service Areas in commercial districts. He has also provided training and technical assistance to hundreds of small business owners throughout Chicago, especially as a speaker/presenter with the City of Chicago's Department of Business Affairs and Consumer Protection. Most recently, Rene has managed the Clark/Morse/Glenwood Special Service Area in the Rogers Park neighborhood.

Ben Teresa, Associate

has a Master's degree in Urban Planning from the University of Illinois at Chicago and has worked on SSA and commercial corridor projects in Chicago for the past two years. Ben is currently pursuing his PhD in Economic Development.

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