

Technical Assistance Panels 2025



Why ULI Technical Assistance Panels?

Holistic Approach

• Multi-disciplinary panels provide expertise in all aspects of development by including developers, lenders, designers, engineers, market analysts & other experts

Implementable, Market-Based Solutions

• Near-term actions and longer-term strategies grounded in market realities

Unbiased Advice

• Panelists volunteer their time and sign no-conflict statements

Global Perspective

• ULI members and ULI research draw on best practices from across the country and the globe



The Technical Assistance Panel (TAP) Process

Initial Discussion

- Sponsor requests ULI Technical Assistance
- Review land-use/ development challenge, determine appropriate assistance format

Pre-Panel 2-3 months

- Confirm scope of work, identify 3-4 key questions to be answered
- Recruit panel Chair and panelists with relevant expertise and experience
- Identify key stakeholders, complete pre-panel conversations, schedule interviews
- Compile briefing book containing pertinent background information and research

Technical Assistance Panel 2 Full Days

Day 1: Info Gathering

- Panel convenes
- Sponsor briefing for the panel: discuss goals & priorities and lead study area tour
- Panel conducts stakeholder interviews (daytime) & community roundtable (evening)

Day 2: Panel Deliberations

- Panel working session
- Panel presents recommendations to sponsor

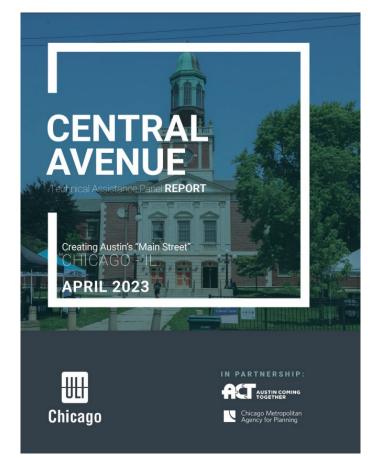
Post-Panel 6-8 weeks

- 2 weeks after TAP: Public presentation of recommendations
- 4-6 weeks after public presentation: Publish TAP report

Key Features of ULI Technical Assistance Panels

- Volunteer panel of 10-12 industry experts from the Chicago region
 - Local knowledge, global perspective
 - Panelists cannot have "direct interest" in the study area, all panelists sign a "no-conflict" statement
- Access to national/global ULI resources
- In-person panel conducted over 2 days (7:30 am-6 pm)
- Post-panel follow up at 1 month, 6-month and 12-month intervals
- Lead Time: Approx. 3 months

Examples of Local Panels in Chicago

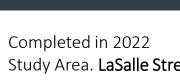


- Completed in 2023 ٠
- Study Area. Central Avenue, Chicago Ave. to I-290

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- Completed in 2022
- Study Area. LaSalle Street in downtown Chicago





- Completed in 2021 ٠
- Study Area. North Michigan Avenue

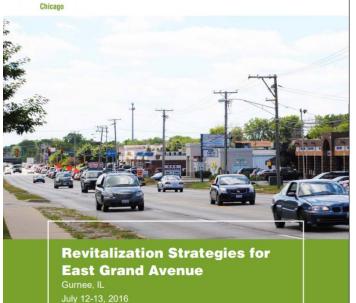
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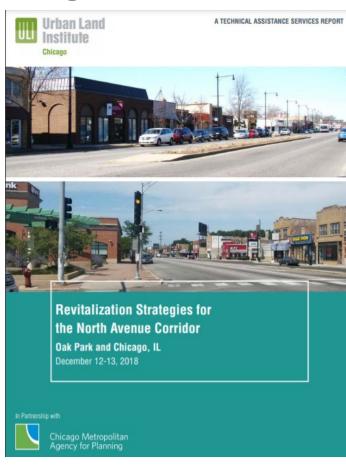
Examples of Local Panels in Chicago



A TECHNICAL ASSISTANCE PANEL REPORT



- Completed in 2016
- Study Area. ½ mile stretch of East Grand Avenue (IL Route 132) between U.S. Route 41 and the City of Waukegan



- Completed in 2018
- Study Area. 1.6 mile stretch of North Avenue from Harlem Avenue to Austin Boulevard







Redevelopment Strategies for the Southside Corridor Mundelein, IL April 3-4, 2018

- Completed in 2018
- Study Area. 1.2 mile stretch of Townline Road (IL Route 60) between Butterfield Road and IL Route 83

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