BACKGROUND

On the evening of July 17, 2019, members from the APA-IL Pro Bono Services Program and Proviso Partners for Health (PP4H) hosted an emerging community needs workshop to elicit ideas and visions for a Community Health and Wellness Hub in Maywood, Illinois. This community-driven Hub would offer a variety of businesses, services, nonprofit programs, and entrepreneurial opportunities centered on health and wellness and grounded in the goal of economic equity. Thirty-five Maywood residents and community stakeholders attended the three-hour visioning workshop. The workshop program included a review and discussion of health hub case studies and facilitated breakout sessions inviting participants’ ideas on local business and entrepreneurship, mixed use development, and criteria for possible locations for the Health Hub in Maywood.

The APA-IL Pro Bono Services Committee launched a Call for Projects in February 2019. The Committee received 15 applications for projects throughout Illinois. Using a 4-part evaluation and scoring guide, the Committee rated project proposals based on:

1. Pro Bono Planning Committee capacity
2. Agency Staff or Elected Official support
3. Stakeholder/Community support
4. Equity

Based on evaluation scores and discussion within the Committee, Proviso Partners for Health (PP4H), was chosen as the 2019 APA-IL Spring Pro Bono Project.

About the APA-IL Pro Bono Committee  www.ilapa.org/probono
The American Planning Association - Illinois Chapter (APA-IL) is the official membership association for practicing urban planners in the State of Illinois, and in 2019 the organization relaunched its Pro Bono Planning Services Program. The mission of the APA-IL Pro-Bono Planning Service Program is to provide urban planning services on a pro bono basis by APA Illinois members, to assist eligible organizations in the initiation, organizing, and fine tuning of early stage planning projects.

Through the APA Illinois Pro Bono Services Program, organizations walk away with a clear understanding of their goals and vision for their city/community/neighborhood. This can be used to prioritize projects or apply for grant funding. We work to build capacity by leveraging the skills, resources, and social capital of a community or organization to create solutions that improve the physical, economic, and cultural environments of that community.

About Proviso Partners for Health  www.provisopartners.com
Proviso Partners for Health (PP4H) is a community-driven, multi-sector coalition that promotes health equity, economic development, and food justice in the Proviso Township communities of Maywood, Bellwood, Broadview, and Melrose Park located in west suburban Cook County. Growing out of trusted relationships with African American and Latinx residents, PP4H’s participatory model focuses on policy, systems, and environmental change. This collective impact model is driven by evidence-based solutions and quality evaluation. PP4H coalition members include over 30 individual residents and organizations, including over 30 community nonprofits, businesses, churches, governmental agencies, educational institutions and other stakeholders.

Workshop Co-Design – APA-IL and PP4H Teams
The APA Pro Bono Services team and PP4H team came together for several weeks in May and June to co-design a public engagement process and participatory workshop that would build community stakeholder interest and facilitate inclusive decision making for a proposed Health Hub in Maywood. Following the July 17 collaborative design workshop, PP4H will continue to facilitate future workshops where community members share their ideas on specific criteria, programs, and mixed uses as part of a larger envisioned co-designed plan for a community-driven Health Hub. As with all its work, the PP4H coalition places equity at the center of the Health Hub idea where equitable development benefits local residents and the local economy. This public planning process will guide the overall concept, feasibility, and uses of the Health Hub in Maywood.
ACKNOWLEDGEMENTS

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This workshop could not have taken place without the hard work and dedication of a number of volunteers.
COMMUNITY HEALTH AND WELLNESS HUB WORKSHOP

EXECUTIVE SUMMARY

A central goal of the Community Health and Wellness Workshop was to convene residents and business owners who live, work, and play in Maywood to envision a community hub of opportunity. Over the last several years many Maywood residents, local groups and organizations, including Proviso Partners for Health (PP4H), have been working together to address the interconnected issues that affect the health of all its people. Economic barriers, lack of access to health services, inaccessible healthy food choices, limited public transportation, deferred infrastructure improvements as well as underfunded public educational institutions present ongoing challenges to resident leaders who are committed to leading from within to create opportunities that significantly improve health equity, economic opportunity, and quality of life in their community.

PP4H drew from its partner database to invite over 300 residents, businesses, and organizational stakeholders. Thirty-five community members attended the workshop (held from 6:00 - 9:00 pm on July 17, 2019) at Maywood Fine Arts. Community members were invited to discuss their vision for a thriving Maywood and local strategies to promote well-being for the entire Village of Maywood.

The purpose of the participatory visioning workshop was three-fold:
- Invite residents to envision sustainable, equitable development in Maywood.
- Explore ideas that could integrate a priority focus on health and well-being with opportunities for local entrepreneurship, local retail, restaurants and food-related businesses, and a thriving local arts economy in Maywood.
- Gather community input on criteria for ideal sites according to specific uses. An exact location for one or multiple sites remains undetermined.

Case Studies
The first workshop component explored case studies of other models in Chicago and across the country with health-focused business hubs, small enterprise incubators, food hubs, wellness hubs, community gathering places and event spaces. Participants reviewed the case examples, which sparked discussions for envisioning economic development in Maywood. Many participants spoke about focusing attention on supporting and incubating local entrepreneurs within the Hub. They also supported a variety of community-driven wellness programs that inspire and empower residents.

Workshop participants confirmed the tremendous potential of a Community Health and Wellness Hub in Maywood. Many in the group voiced strong support about the importance of creating a Health Hub that is centrally located, welcoming, aesthetically pleasing, and a place of community pride. Among workshop participants, there was a resounding sentiment that Maywood needs a “big win” – a galvanizing initiative that provides positive momentum for both residents and businesses. Many participants agreed that a Health Hub could have this positive impact.

Key themes that emerged in this interactive visioning workshop:
- Participants generated numerous ideas for integrating health and wellness uses alongside small businesses, local retail and services, community gathering places, and public amenities.
- Participants expressed strong interest in a Health Hub in Maywood and agreed on the need for a Hub that benefits diverse residents.
- Workshop participants want to see positive change in Maywood. They agreed a Health Hub anchor development could ignite further growth from within the community.
- A Health Hub can strengthen the local economy through wealth creation for entrepreneurs, job creation for residents, and convenient access to goods and services that residents want in their community.

Deep Dives
The second workshop component invited participants to focus on three “deep dive” topics:
- Local Business and Entrepreneurship
- Mixed Use Development
- Possible Locations and Criteria for Location Decisions
Deep dive workshop teams shared a brief ‘report out’ on themes, insights, and opportunities that emerged during their discussions.

**Local Business and Entrepreneurship** – Several workshop participants emphasized support for local entrepreneurs as a high priority. The Health Hub could serve as a business incubator with shared workspace and resources. Once a viable business is established and grows within the Hub, a business owner would be incentivized to relocate within the community. Workshop participants were sensitive to the need for businesses within the Hub to complement existing area businesses.

Other ideas from participants regarding potential local businesses offered within the Health Hub were maker spaces, workshop, and local marketplaces, which would ideally be centrally located within the Village. Suggestions included partnering with local entrepreneurs experienced with pop-ups and creating a packet of easy-to-understand business development materials for community members interested in starting a business in Maywood.

**Mixed Use Development** – Participants expressed a vision for a Health Hub that provides a mix of uses ranging from small businesses, retail, nonprofit community-based programs, counseling and wellness services, educational programs, entertainment, and gathering places for all residents to use. The community has an especially great need for food-oriented retail, including full-service grocery stores, coffee shops, and sit-down restaurants, preferably locally owned. Other comments centered on the advantages of clustering diverse uses for convenience. Participants supported the idea that co-locating several complementary businesses and services within the same building or block would bring more foot traffic. Many existing businesses in Maywood are on islands along the commercial corridor putting their sustainability at risk.

**Possible Locations and Criteria for Location Decisions** – Participants recognized the importance of a centrally located, transit accessible location that builds on ongoing efforts to revitalize key corridors in Maywood. Participants preferred a location along a bus route, making the Hub accessible to those who do not drive, including youth. They discussed the idea of satellite hubs in quadrants within the Village. Satellite locations, connected by a shuttle bus, could also be added around a centrally located Hub as community interest and investment grows. Once the community better defines the uses of a Health Hub, site locations that fit these criteria would be identified. It should be noted that Maywood has a significant number of vacant properties, including some historically important buildings that could be considered.

**Opportunities from Challenges** – Opportunities and challenges identified by participants centered on the need for a step-by-step business start-up process for working with the Village of Maywood. Other comments:

- Workshop participants felt strongly that the Village of Maywood can do more to attract businesses and homeowners to the community with incentives and marketing strategies to change perceptions of the community’s assets and desirability.
- Many participants pointed to high commercial property taxes in the Village of Maywood as a key hindrance to local development and a deterrent to attracting small local entrepreneurs, and also limits retail shopping options for residents.
- High commercial property taxes may pose challenges to establishing a sustainable Health Hub that incubates local entrepreneurs and helps them grow and remain in Maywood.
- Maywood has a multitude of abandoned buildings and closed storefronts, which further dissuades potential businesses and homebuyers from coming to the community.
- Another opportunity is determining the right mix of uses the community will support within the Hub.

**Next Steps for Action Planning**

At the closing of the workshop, several participants commented that the workshop experience contained the seeds for an emerging vision for a Health Hub in Maywood. Participants expressed interest and enthusiasm in participating in future workshops to co-design plans for the Hub. PP4H and its community partners will continue to convene Maywood residents to get a broader understanding of the community’s needs and to refine a vision and action plan for the Health Hub.

This report can be found on the Proviso Partners for Health website.

[https://www.provisopartners.com/](https://www.provisopartners.com/)
Brief Background and Context
Over the last several years many Maywood residents, local groups and organizations, including Proviso Partners for Health (PP4H), have been working together to address the interconnected issues that affect the health of all its people. Economic barriers, lack of access to health services, inaccessible healthy food choices, limited public transportation, deferred infrastructure improvements as well as underfunded public educational institutions present ongoing challenges to resident leaders who are committed to leading from within to create opportunities that significantly improve health equity, economic opportunity, and quality of life in their community.

Community residents want to preserve the historic value and culture of Maywood without gentrification. There is a bias against too much outside influence, and a fierce desire to promote growth from within. This is why community buy-in for the idea of a Health Hub is essential. Growth from within means a commitment to equitable development that further strengthens Maywood’s assets and equity ownership and builds the local economy as a place where residents, local entrepreneurs and small businesses owners can thrive. PP4H’s community development and health equity strategies are designed to invest in the individuals, families, and organizations already living in Maywood without displacement and gentrification.

An Important Step Toward Promoting Equity in Maywood
PP4H wants its community engagement, and planning process to be as equitable as envisioned outcomes for the community-driven Health Hub. To this end, the Health Hub would advance equity by connecting positive health outcomes to economic opportunity, local entrepreneurship, and community wealth-building strategies. The Health Hub would offer new opportunities for PP4H coalition partners, investors, local stakeholders, and residents to leverage resources and to support one another to accomplish the common goals of community health and economic opportunity.
Figure 1. Study Area Map used at the workshop.
COMMUNITY HEALTH AND WELLNESS HUB WORKSHOP

SUMMARY REPORT

The Community Health and Wellness Hub Workshop, held on July 17, 2019 in Maywood, was designed as a starting point to understand community members' visions and needs for a Health Hub, and to co-design with residents and business stakeholders a locally designed framework for sustainable, equitable development.

By inviting the views of residents and business representatives, PP4H can begin to identify places and spaces for wellness that all community residents and entrepreneurs can share.

The purpose of the participatory visioning workshop was three-fold:
● Invite residents to envision sustainable, equitable development in Maywood.
● Share, explore and discuss ideas that potentially integrate a priority focus on health and well-being with opportunities for local entrepreneurship, local food system development, and a thriving local arts economy in Maywood.
● Gather community input on criteria for ideal sites according to specific uses. An exact location for one or multiple sites remains undetermined.

The workshop also aimed to build interest and momentum to keep a visioning discussion moving ahead.

Case Study Discussions
The first component of the Community Health and Wellness Hub Workshop included an exploration of eight other communities in Chicago and across the country with health-focused business hubs, small enterprise incubators, food hubs, wellness hubs, community gathering places and event spaces.

Given PP4H's deep connection to Maywood and its residents, the PP4H team researched and identified case examples that exemplify the kind of possible uses in a Maywood Health Hub. The PP4H team also wrote short summaries highlighting case example features that might appeal to Maywood residents. At the workshop, case studies were shared with participants in poster-size formats with photos of exteriors and interiors and short descriptions of organizations, their missions, services, small businesses and amenities.

Case study discussions were intended to help participants think about what they liked and didn't like about a case example and how to augment, modify, or tailor a case example to Maywood's unique opportunities and assets. To gain an understanding of similar health and wellness hubs, community gathering spaces, and small business incubation spaces, participants worked in six small groups to review and discuss two of the following case studies:

● Lawndale Christian Health Center, Chicago, IL
● The Plant Chicago, Chicago, IL
● Sarah Garland Jones Center for Healthy Living, Richmond, VA
● Convivium Urban Farmstead, Dubuque, IA
● Hub City Farmers Market, Spartanburg, SC
● Avanti Food Business and Restaurant Incubator, Denver, CO
● Dryhootch Veterans Peer Support Coffee House, Milwaukee, WI
● Juxtaposition Arts, Minneapolis, MN

After reviewing and discussing case studies for 45 minutes, each group shared a brief 'report out' on themes and insights that emerged during their discussion with the entire workshop group.

Deep Dive Discussions
The second component of the workshop invited participants to focus on “deep dives” into three topics around Health Hub design. Participants worked in groups of 6-10 to review, analyze, and brainstorm ideas on the below topics. After reviewing and discussing for 45 minutes, each group shared a brief 'report out' on themes, insights, and opportunities that emerged during their discussion with the entire workshop group.

● Local Business and Entrepreneurship
● Mixed Use Development
● Possible Locations and Criteria for Location Decisions
CASE STUDY DISCUSSIONS

Lawndale Christian Health Center
Chicago, Illinois

Model Summary
This health-focused community center in Chicago’s Lawndale neighborhood offers a range of programs, including children's and women’s health services and urban farming classes. The center has an on-site fitness center, half-court basketball, and a community room available for hosting events. The Center’s rooftop garden serves as a location and testing site for urban gardening. A cafe with outdoor patio offers sandwiches, soup, and coffee using ingredients grown on-site.

Workshop Participants’ Comments
- Workshop participants enjoyed the range of services offered on-site
- Participants liked the rooftop garden offering views of the city.
- The safe space for exercise was also identified as a plus.
- Participants liked the focus on women’s and children’s health
- If this concept was brought to Maywood, participants would want it to focus on young men’s and aging men’s health as well.

The Plant
Chicago, Illinois

Model Summary
The Plant is a non-profit based in former meatpacking plant in Chicago’s Back of the Yards neighborhood. Its mission is to teach people and businesses to live more sustainably by creating and sharing innovative methods for sustainable food production, energy conservation and material reuse. The Plant provides the opportunity to grow food on site, provides local businesses with incubator space, and classes for people interested in renewable energy and sustainable food production. The converted building is designed to be a net-zero, closed loop system.

Workshop Participants’ Comments
- Participants found the Plant’s accessibility and scale appealing. Having a program that spans the full spectrum of food production was a strength mentioned by multiple community members.
- Participants liked the idea of establishing a dedicated incubator space for new businesses and entrepreneurs.
- Participants also brought up the idea of pop up spaces for new businesses and artists
- Participants were also especially interested in the self-sustaining nature of the program, which is in part funded by public workshops, event space rentals and farmers market sales.
Sarah Garland Jones Center for Healthy Living  
Richmond, Virginia

**Model Summary**
The Sarah Garland Jones Center for Healthy Living is located in the East End community of Richmond. The Center provides a variety of health programming and opportunities for workforce development, youth enrichment, and neighborhood engagement. The Center was conceived as a transforming place for health, healing, hope, and well-being in Richmond's East End, and a learning place for residents' personal growth. The Front Porch Cafe, located within the Center, equips young people with valuable job skills and work experience. A community kitchen offers hands-on cooking classes and nutrition education to help community members with chronic disease prevention and management. Additional program offerings include group-based therapy sessions for community health issues, including adolescent mental health and substance abuse and wellness therapies for hypertension, diabetes, and cardiac conditions. The Center also features a state-of-the-art meeting room for community events and training programs.

**Workshop Participants' Comments**
- Participants discussing the Center were impressed with how many services are provided on-site, and appreciated that it is an aesthetically pleasing development. Programs the Center provided such as healthy cooking classes
- Participants appreciated the full spectrum of workforce training opportunities the Center provides, both for youth and adults.
- Participants mentioned that Maywood is also a food desert, and the need for a comparable program in Maywood to improve access to healthy food.
- There was discussion about the need for therapy/wellness programs in Maywood similar to those provided at the Center.
- Participants felt that the Hub could have a stronger impact on the community by providing a safe space for fitness and wellness classes, and workshops.

Convivium Urban Farmstead  
Dubuque, Iowa

**Model Summary**
Convivium Urban Farmstead is an adaptive reuse site contributes to Dubuque's local food economy by offering an on-site restaurant with grab-and-go food options, a community kitchen, and urban garden. The location offers free community garden space for those interested in growing their own food, and the centralized location offers a sense of security for those wanting to garden but lacking space of their own. Supplemental Nutrition Assistance Program (SNAP) coupons are worth double their value when food is purchased on-site. Convivium offers classes on cooking, gardening, and woodworking. The site used to be a commercial greenhouse and is located along a busy street, making the location highly visible to passing traffic.
Workshop Participants' Comments
- Workshop participants appreciated the on-site cafe offering ready-made meals and on-site classes, especially woodworking which they found to be unique.
- Participants noted that the organization offers part-time and full-time jobs, which makes employment opportunities more flexible for those interested in working at a similar location.
- Participants liked the idea of a commercial kitchen that could be rented.
- Participants loved the look of the building and outdoor spaces.
- There was a lot of positive support about the site being adaptive reuse and located along a busy street with convenient access.

Hub City Farmers Market
Spartanburg, South Carolina

Model Summary
Hub City Farmers Market is a holistic approach to create a food system that helps residents access the food they need to be healthy. A grounding idea is that a community working together can connect all residents with the food they need to live a healthy life. The Market has four main components: Monarch Cafe and Food Store which offers sells produce freshly prepared meals; a mobile produce market; a year-round weekly farmers' market; and a half-acre urban farm that enhances the local food system.

Workshop Participants' Comments
- Participant shared their positive responses to the multi-purpose facility.
- Participants shared their concerns about food access in Maywood, which does not have a full-service grocery store. Residents travel to neighboring communities to buy fresh produce.
- They discussed local small farm projects, such as Root Riot in Chicago's Austin neighborhood and Opportunity Knocks urban farm on Madison Street in Maywood, and see an opportunity for more urban-ag related activities – given the abundance of vacant land in the Village of Maywood.
- Participants thought a concept like Hub City Farmers Market in Maywood would boost entrepreneurship and help attract local food/beverage retailers, and build urban agriculture skills among youth and adults. With access to the Chicagoland market, specialty food production has the potential to be an interesting niche for Maywood.

Avanti Food Business and Restaurant Incubator
Denver, Colorado

Model Summary
Avanti Food Business provides incubator kitchen space for food entrepreneurs to pilot new concepts before establishing permanent locations. These start-up restaurant concepts offer an eclectic mix of affordably priced, chef-inspired cuisine to diners. The program provides incubator space for seven rotating restaurants, test kitchens for entrepreneurs, and offers low-risk short-term opportunities to test new food businesses. The space is housed in modified shipping containers and also has expansive outdoor decks. Avanti is also designed as a community gathering space.
Workshop Participants’ Comments
- Participants were enthusiastic about this model for a restaurant and food business incubator space.
- If there were opportunities for local entrepreneurs to test their concepts before seeking permanent space, this would encourage more people who have strong interest, but lacked financing to start a full-scale restaurant.
- Participants expressed a strong need for sit-down restaurants and other food retail options in Maywood.
- Restaurants are needed in Maywood, not only for families, but also for businesses to hold meetings, and host other community gatherings and networking opportunities.
- The idea of a restaurant incubator space with educational programming for youth in the community can serve dual purposes. This facility could also serve as an event space.
- Participants suggested repurposing vacant buildings in Maywood for a model similar to the Avanti food business incubator example.
- Participants also shared their idea to include urban farming with this concept.

Dryhootch Veterans Peer Support Coffee House
Milwaukee, Wisconsin

Model Summary
Dryhootch offers a supportive environment and a social healing space that helps veterans in their recovery. Veterans who work at the coffee shop are trained to offer peer mentoring support to their peers. Counseling topics address Post Traumatic Stress (PTS), addiction, family support, financial readiness, and legal support. Veterans also learn about other local services and programs that can aid in their transition home. In addition, the coffee shop offers a place for veterans with a love for art, music and writing to offer their own classes to engage veteran peers in their healing process.

Workshop Participants’ Comments
- Participants were interested in the model of a coffee shop and social healing space for veterans.
- There are many senior citizens and veterans in the Maywood area who could benefit from similar programs in the community.
- The possibility of veterans bringing their mentoring and counseling experience both to their peers and to Maywood youth was discussed as a win-win.
- Arts and music programs, writing and reading clubs, and other social activities for various age groups with a local coffee shop also appealed to workshop participants.
- Participants agreed there is also a need for youth programs such as after school programs and job training.
- They suggested exploring possible locations for a veteran’s peer support coffee house in one of the abandoned, historically important buildings in the community.
- This case example discussion prompted a discussion about Maywood’s high commercial property tax rates as a key hindrance to local development.
- A multitude of abandoned buildings and closed storefronts further dissuade potential buyers from coming to the community.
- Among participants, there was a strong feeling that the Village of Maywood could do more to attract businesses and homeowners to the community by creating a more appealing and suitable environment.
Juxtaposition Arts
Minneapolis, Minnesota

Model Summary
Juxtaposition Arts (JXTA) engages, trains, and employs young urban artists in hands-on education initiatives that create pathways to self-sufficiency while activating creative power. JXTA's five social-enterprise studios produce high-quality design products and services for sale to local and national customers. JXTA combines art and design education and youth empowerment with a social-enterprise business model. Students begin with Visual Art Literacy Training and have employment opportunities with JXTA that offer on-the-job training in professional design, production and marketing skills.

Comments from Workshop Participants
- Participants mentioned the strong arts presence in Maywood, including Maywood Fine Arts, which began in 1979.
- One workshop participant shared an overview of her newly launched community nonprofit organization in Maywood whose creative arts and youth engagement mission is similar to the Minneapolis example. The mission of Fire House Dream is youth development through the arts. She and her husband purchased and are rehabbing a former firehouse as the permanent home of their community arts organization.
- While there are many good ideas for expanding arts programming and expanding the arts in Maywood, some participants called out the priority of meeting essential needs in Maywood, such as the need for a local grocery store and improved access to public transit.
- Participants also discussed the fact that while Maywood has many positive community activities, a challenge is making all residents aware of these activities and programs. A more centralized way to post and communicate with residents is needed.
Local Business and Entrepreneurship

Local business leaders in this deep dive discussion shared a breadth of ideas and concerns related to the existing business climate in Maywood and the community's future potential. Despite frustrations, they are optimistic about local residents and their ability to band together, support local businesses, and be a force for change.

There was a resounding sentiment that Maywood needs a “big win” – a project that is galvanizing and provides positive momentum for both residents and businesses. Some participants agreed that a Health Hub could have this impact. Several participants emphasized support for local entrepreneurs as a high priority. The Health Hub could serve as a business incubator with shared workspace and resources. Once a viable business is established and grows within the Hub, a business owner would be incentivized to relocate within the community. Workshop participants were sensitive to the need for businesses within the Hub to complement existing area businesses.

Other ideas from participants regarding potential local businesses offered within the Health Hub were maker spaces, workshop, and local marketplaces, which would ideally be centrally located within the Village. Suggestions included partnering with local entrepreneurs experienced with pop-ups and creating a packet of easy-to-understand business development materials for community members interested in starting a business in Maywood.

Opportunities and challenges discussed by participants centered on the need for a step-by-step business start-up process for working with the Village of Maywood. Other related concerns shared were:

- High commercial property taxes, which prevents small businesses from finding affordable space in Maywood and limits retail shopping options for residents
- Local government challenges and instability
- "Not meeting entrepreneurs in the middle - the Village needs to step up" - the tone of the Village Community Development Department, specifically the Code Department, is negative and penalizing rather than positive and supportive
- Difficulty working with Public Works Department
- The Village of Maywood can do more to incentivize the business start-up process
- Poor infrastructure, including the lack of move-in ready office spaces
Mixed Use Development
Participants in this deep dive discussion expressed a vision for a sustainable and resilient community with a Health Hub that provides a mix of uses ranging from small businesses, retail, nonprofit community-based programs, counseling and wellness services, educational programs, entertainment, and gathering places for all residents to use. The community has an especially great need for food-oriented retail, including full-service grocery stores, coffee shops, and sit-down restaurants, preferably locally owned. These uses could be concentrated around the train station at 5th Avenue to support higher density transit-oriented development that is being considered by the Village of Maywood. Other comments centered on the advantages of clustering diverse uses for convenience. Participants supported the idea that co-locating several complementary businesses and services within the same building or block would bring more foot traffic. Many existing businesses in Maywood are on islands along the commercial corridor putting their sustainability at risk.

Potential challenges discussed were finding the right mix of uses that the community would support. Another potential impediment to development in the community were comparatively high property tax rates that deter businesses from being able to afford to locate in Maywood.

Another theme expressed by participants is wanting a local entity to oversee and coordinate a community-driven Health Hub. For example, several models discussed in the first part of the workshop were managed or owned by a community nonprofit. The uses would offer opportunities to local entrepreneurs that serve specific needs, interests, and a range of community members, including youth and older residents.

Site Selection
Participants in this deep dive discussion considered several key criteria that will help guide where the Health Hub could be located:

- What is a reasonable walking distance to and from the Health Hub?
- What facilities/amenities should be located close to the hub?
- Is a single Hub desired, or would the community prefer several “satellite” sites?
- How would on-site offerings complement and or compete with area businesses?
- Potential corridor locations.

Accessibility/Walking Distance
Workshop participants stated convenience and accessibility are key concerns. Most would prefer to drive to a Health Hub and would expect to visit the Hub before or after work. Some participants would prefer to drive for personal security reasons and because they usually drive to work. However, if walking were an option, most participants stated that a two- or three-block walk seems reasonable. Participants also stated that the location of the Health Hub along a bus route is desirable, making the Hub accessible to those who do not drive, including youth.

Facilities/Amenities
A location along a major roadway would help the Health Hub be more visible to the community and convenient to use. Visibility and approachability were listed as important considerations. Participants considered the benefits and drawbacks of locating the Health Hub along the Illinois Prairie Path in Maywood. Potential benefits included the idea that the Prairie Path is well suited and convenient for many outdoor fitness activities. The Prairie Path could serve as the starting point for group walks and exercise classes. Participants stated there should be a clear delineation between the Path and the Health Hub property to
avoid potential conflicts with trail users. Potential drawbacks to locating the Hub along the Prairie Path including the perception that many Maywood residents don’t use the Path. Some thought that people biking through Maywood to reach other destinations use the Prairie Path more Maywood residents.

**Single Hub vs. Multiple Health Hubs**
Among workshop participants, there was a general preference for a single, centrally located hub. The group recognized this would make travel to the Hub more challenging for residents living farther away from the proposed location. They discussed developing a primary Hub in the first phase, with perhaps the addition of smaller, more local satellite locations added in the future. This would allow each location to diversify and specialize in program offerings, perhaps with different classes or activities by location. Participants also suggested that smaller satellite health hubs could be connected via transit routes or shuttles, which would allow a resident to walk to their nearest hub and take this shuttle to other locations, if desired. Some participants felt that transportation corridors such as I-290 informally divide Maywood into smaller districts, and that a resident living south of I-290 would be less likely to visit a Health Hub located north of downtown (north of 1-290, for example.)

**Potential Corridors**
Rather than identifying specific parcels or sites for the Health Hub, workshop participants identified possible corridors. These included 5th Avenue, Main Street, Madison Street, St. Charles Road, and 9th Avenue. Other criteria for the location of the Hub included access to transit. Participants discussed the potential benefits for locating along a Pace bus route. They also discussed how the Hub’s creation could be an opportunity to enhance an existing bus stop with additional amenities, such as a warming shelter, Ventra fare card vending machine, and “next bus arrival time” display.