



LASALLE STREET REIMAGINED

@ THE INTERSECTION
OF HISTORY, INNOVATION,
AND EQUITY

INVITATION FOR PROPOSALS
SEPTEMBER 26, 2022







A LETTER FROM THE COMMISSIONER

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) is pleased to present this Invitation for Proposals (IFP) to adaptively reuse underutilized office buildings along LaSalle Street to create a more resilient mixed-use neighborhood in the heart of the Loop.

The IFP is part of a comprehensive initiative involving multiple City agencies and private partners to strategically revitalize LaSalle Street corridor buildings and streetscapes between Jackson Boulevard and Washington Street. Based on multiple reports and studies that identify LaSalle's strengths and challenges, the IFP is intended to help the owners of historic high-rises support the corridor's growth as one of the most innovative, equitable and sustainable in the country.

The IFP's goals include the creation of affordable housing within underutilized office spaces, the reactivation of vacant storefronts with neighborhood-serving retail, and the creation of new cultural, dining and entertainment amenities that leverage LaSalle's potential on behalf of the entire City.

DPD appreciates your interest in the IFP and looks forward to collaborating on a stronger, more vibrant LaSalle Street corridor.

Sincerely,

Maurice D. Cox
Commissioner

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01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION

The Chicago Department of Planning and Development (DPD) and the Department of Housing (DOH) are pleased to issue this Invitation for Proposals (IFP) for the adaptive reuse of underutilized office buildings in the LaSalle Street corridor in the Loop. Responses to the IFP should build on the recommendations of related area plans, including the Urban Land Institute Technical Assistance Panel (ULI TAP) for LaSalle Street 2022, the Central City Recovery Roadmap (2021), the Central Area Plans (2009 and 2003) and the "We Will Chicago" Citywide framework plan (2022).

In addition, responses should follow all relevant housing affordability, historic rehabilitation and other requirements and priorities outlined in the IFP. Owners of properties located on or adjacent to LaSalle between Washington Street and Jackson Boulevard are eligible to respond. Up to three proposed projects are expected to be selected by DPD and DOH for assistance, subject to the review and approval of City Council and other entities.

LAND ACKNOWLEDGEMENT

The City of Chicago is located on land that is and has long been a center for Native peoples. The area is the traditional homelands of the Anishinaabe, or the Council of the Three Fires: the Ojibwe, Odawa and Potawatomi Nations. Many other Nations consider this area their traditional homeland, including the Myaamia, Ho-Chunk, Menominee, Sac and Fox, Peoria, Kaskaskia, Wea, Kickapoo and Mascouten.

*Adopted by the City of Chicago,
November 17th, 2021*

THE OPPORTUNITY

LaSalle Street is the historic heart of Chicago's central business district with a spectacular urban canyon that extends between Wacker Drive and Jackson Boulevard. While downtown Chicago has been the fastest growing downtown in the country since the 1990s, LaSalle has experienced significant office and retail vacancy rates, exacerbated by the COVID-19 pandemic and ongoing market trends. The district's commercial core has steadily shifted west in recent years towards the West Loop, leaving many buildings along LaSalle underutilized.

This summer's announcement that the James R. Thompson Center at LaSalle and Randolph Street will be renovated as a headquarters for Google was welcome news for the struggling corridor. Well before that announcement, the City had been studying how to support strategic private and public investments that will help the corridor become part of an innovative and vibrant live, work, play neighborhood. A key component of the initiative is the creation of affordable housing along the corridor, which is a primary goal of the IFP.



"THE THOMPSON CENTER GIVES US PRESENCE IN THE CENTRAL BUSINESS DISTRICT, ENABLING US TO GET IN ON THE GROUND FLOOR OF REVITALIZING THE LOOP WITH ITS UNPARALLELED ACCESS TO PUBLIC TRANSIT, WHICH IS SO IMPORTANT TO TODAY'S HYBRID WORKFORCE."

Karen Sauder, President of Global Clients and Agency Solutions, Google





EXECUTIVE SUMMARY

THE VISION

Based on recent studies and reports, LaSalle's future can be maximized on behalf of the entire City by revitalizing the current monoculture of offices with a mix of uses and activities that extend beyond the typical 9-to-5 commercial workday. The initiative has five main themes:



PUBLIC REALM ENHANCEMENTS



Photo by Torque/Eric Masi

NEIGHBORHOOD-ORIENTED BUSINESS GROWTH



Photo by Jose M. Osorio/Chicago Tribune

HISTORIC BUILDING SUSTAINABILITY



EXECUTIVE SUMMARY

LaSalle Street Reimagined was developed by the City through an analysis of data, market trends, economic feasibility studies, and real estate assessments provided by AECOM, Koo LLC, Johnson Research Group Inc., Gensler, Applied Real Estate Analysis, Inc. (AREA), and URBAN ReSOLVE. The City also considered input from property owners and the recommendations from industry experts and public feedback gathered from the ULI's LaSalle Street TAP, as well as the 90 action items outlined in the Central City Recovery Roadmap.

As a key component of the overall initiative, the IFP process and implementation will require coordination with impacted aldermen, property owners, businesses, community and business organizations, and the development community. Stakeholder engagement is underway and is expected to continue over the next two to five years.

The City encourages private negotiations between property owners and interested adaptive reuse developers. IFP respondents must provide a Purchase and Sale Agreement (with conditions and contingencies) or a legally binding agreement with subject property owners that confirm consent to participate in the IFP. Submissions should include plans to accommodate tenants that remain in place or to relocate them elsewhere downtown.

IFP FACTS & PRIORITIES

Eligible Geography: Buildings should be located on LaSalle between Washington and Jackson or within one block to the east or west. *Refer to map pg 14.*

Priority Properties: Buildings with high retail and office vacancy rates that are also designated Chicago Landmarks, rated "orange" by the Chicago Historic Resources Survey, contributing structures to the West Loop-LaSalle Street National Register District, or are eligible to be designated as Chicago Landmarks.

ZONING:
DC-16 Downtown Core

COMMUNITY AREA:
Loop

WARD:
42nd (Ald. Brendan Reilly)

TAX INCREMENT FINANCING (TIF) DISTRICT:
LaSalle Central Redevelopment Project Area



DEVELOPMENT REQUIREMENTS

Projects proposed must comply with all City program priorities. Respondents should meet with relevant City departments and incorporate staff feedback prior to submitting proposals. Submissions should also include a letter or affidavit to confirm the 42nd Ward aldermanic office has been informed of the proposal and incorporated any relevant feedback.

Selected projects will require the review and approval of the Community Development Commission and City Council prior to execution of a redevelopment agreement.

Affordable Housing

Housing proposals must provide at least 30% of the total units as on-site affordable units. The affordable units must be affordable to households earning up to 60% of Area Median Income (AMI), as updated annually, provided that (a) the maximum income level for any affordable unit may not exceed 80% of the AMI, (b) at least one-third must be affordable to households at or below 50% of the AMI, of which one-sixth must be affordable to households at or below 40% of the AMI, and (c) all income levels must be multiples of 10% of the AMI.

A selected developer can sell or lease the affordable units to an authorized agency, provided the rental subsidy by the authorized agency to the landlord combined with the rent paid by the eligible household may not exceed an amount affordable to households at 100% of the AMI, unless otherwise permitted by federal or state law. The authorized agency must sign a 30-year lease, Housing Assistance Payments (HAP) contract or similar instrument. Or, if the unit is purchased, record of a 30-year deed restriction or similar instrument guaranteeing that all affordable units will be leased to households that meet the income eligibility requirements for rental housing under this section for a minimum period of 30 years, and prohibiting the authorized agency from selling, transferring, or otherwise disposing of the affordable units during the affordability period.

Project proposals that receive other forms of City financial assistance, such as Low-Income Housing Tax Credits (LIHTCs), will be monitored according to the more restrictive requirements of such programs, rather than the City's Affordable Requirements Ordinance (ARO). Affordable units must be comparable to the market rate units in terms of unit type, number of bedrooms and bathrooms, quality of interior and exterior appearance, energy efficiency, and overall quality of construction. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO. Developers must give preference in leasing accessible units to people with disabilities, and affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules.



EXECUTIVE SUMMARY



Historic Preservation

IFP priorities include the activation of unique interior spaces that may include lobbies, former banking floors, and other areas that reflect LaSalle's unique architectural legacy. The IFP encourages their adaptive reuse as grocery stores, cultural attractions, restaurants or similar uses.

The City expects proposals to include Federal Historic Rehabilitation Tax Credits as part of their financial stacks. Respondents should meet with DPD's Historic Preservation Division and the Illinois State Preservation Office (SHPO) and incorporate their feedback prior to submission.

Minority and Women Business Enterprise [M/WBE]

Proposed projects must comply with municipal code requirements involving the hiring of Minority- and Women-Owned Business Enterprises (M/WBE), currently 26/6%. The requirements are considered the minimum, and applicants are expected to exceed the respective percentages.

INVITATION FOR PROPOSALS

The IFP is available for download at www.chicago.gov/lasalleifp.

KEY MILESTONES

Pre-Submission Conference

A virtual informational conference will be held at 12:30 p.m. C.S.T. on October 18th. Meeting invites will be sent to respondents who register through the IFP website: www.chicago.gov/lasalleifp. Attendance is not required but is encouraged. All questions received prior to and during the Pre-Submission Conference, as well as the list of attendees, will be posted to the website as soon as possible. Department staff will be available to answer questions regarding the goals and objectives of the IFP as well as the submission requirements.

Submission Deadline

The original and five copies of the proposal and a USB drive with the same files must be delivered to the location below in a sealed envelope no later than 12 p.m. C.S.T. on December 23, 2022. See Section VI for more submission requirement details.

Submit proposals to the following address:

City of Chicago
Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602
Attention: Cindy Roubik, Deputy Commissioner



02

DOWNTOWN
CONTEXT

DOWNTOWN CONTEXT

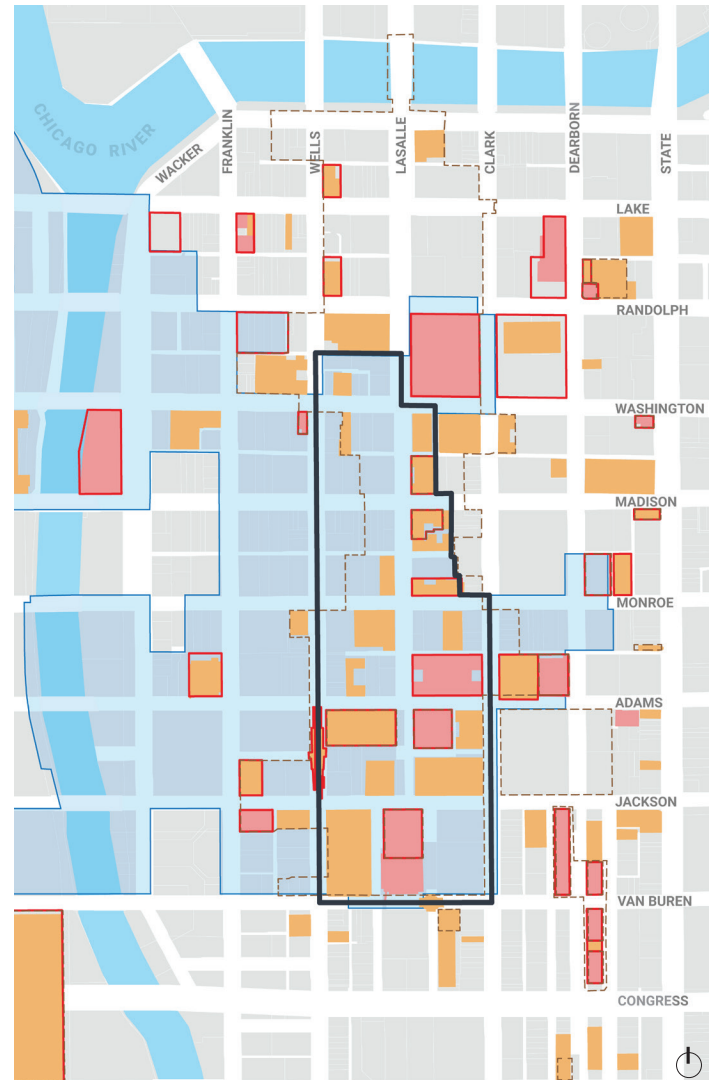
Chicago's central business district evolved along LaSalle and adjacent blocks after the Great Chicago Fire of 1871. Today, LaSalle is an iconic canyon of historic buildings that spans from the main branch of the Chicago River on the north and terminates at the landmark Chicago Board of Trade Building on the south.

The corridor has historically been a financial, banking, legal, and government office district with Classical and Art Deco styled buildings, many of which have grand interior lobbies and banking halls. Most of the corridor is on the National Register, part of the West Loop-LaSalle Street Historic District, and seven of the buildings are designated Chicago Landmarks. The district is in close proximity to multiple commuter rail lines, including the CTA elevated tracks that give the Loop community area its name.

In recent decades, the commercial core of the central business district has shifted west to newer buildings along the Chicago River, the West Loop and Fulton Market. The shift to work-from-home during the COVID-19 pandemic reduced office and hotel occupancy and increased retail vacancy throughout the City but especially along the LaSalle corridor.

There are no affordable housing units on the corridor. Within the Loop, a one-bedroom rental unit is approximately 50% more expensive than citywide averages¹, and only eight affordable units required by the ARO are either completed or under construction, according to DOH.

¹ Zumper Average Rental Prices (accessed August 2022): <https://www.zumper.com/rent-research/chicago-il/loop>



- LaSalle Street Reimagined - Invitation for Proposals Boundary
- CHRS Red-Rated Buildings
- CHRS Orange-Rated Buildings
- Chicago Landmarks
- LaSalle Central TIF District
- West Loop-LaSalle Street National Register Historic District

★ **59%**
OF THE BUILDINGS ALONG THE
LASALLE CORRIDOR PREDATE 1940²

★ **85%**
(19.5 MILLION SQUARE FEET) OF
CORRIDOR REAL ESTATE IS OFFICE SPACE²

★ **25%**
(4.8 MILLION SQUARE FEET) OF
CORRIDOR OFFICE INVENTORY IS VACANT,
THE HIGHEST OF ANY DOWNTOWN
SUBMARKET²

★ **36%**
OF CORRIDOR RETAIL INVENTORY IS
VACANT, THE HIGHEST OF ANY
DOWNTOWN SUBMARKET²



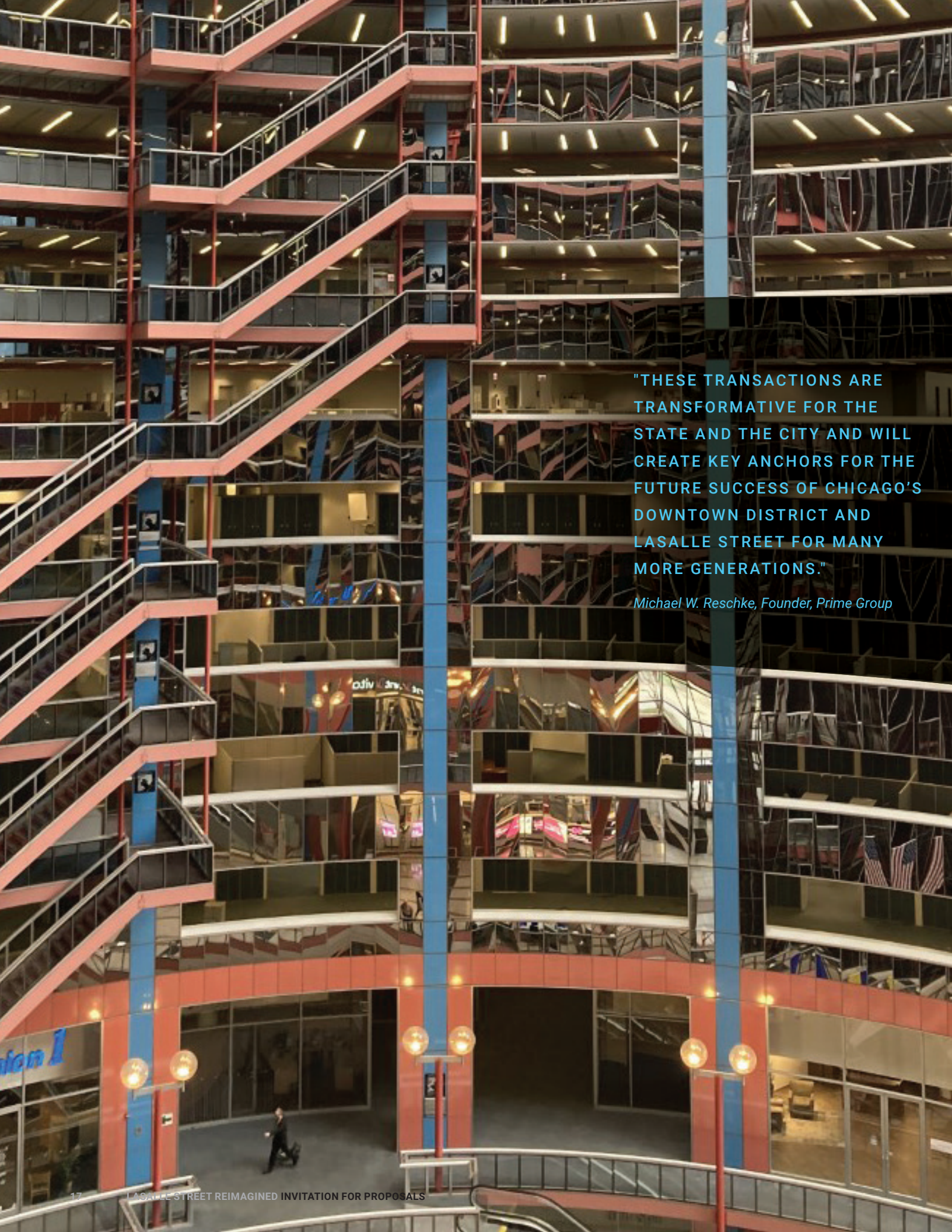
LaSalle's one residential building is The Millenium at 29 S. LaSalle St. The 13-story structure was built in 1902 for the National Life Insurance Co. and later became home of the Chicago Bar Association and numerous law firms. It was recently converted by DLC Residential into 207 upscale apartments with studios, one-, and two-bedroom units. Featuring ground-floor retail and rooftop tenant amenities, the project was made possible through a Federal Rehabilitation Tax Credit incentive.

² LaSalle Street Corridor Business Support Study. Prepared by AECOM August 2022

DOWNTOWN CONTEXT

Two major LaSalle Street properties were recently announced for commercial improvement projects by Prime Group. The 1.2 million-square-foot James R. Thompson Center, at Randolph Street, will become a headquarters for Google employees in 2026, following its 2022 sale by the State of Illinois. The State is also relocating approximately 1,700 employees to the 591,000-square-foot 115 S. LaSalle building, which it intends to partially occupy by early 2024.





"THESE TRANSACTIONS ARE TRANSFORMATIVE FOR THE STATE AND THE CITY AND WILL CREATE KEY ANCHORS FOR THE FUTURE SUCCESS OF CHICAGO'S DOWNTOWN DISTRICT AND LASALLE STREET FOR MANY MORE GENERATIONS."

Michael W. Reschke, Founder, Prime Group

DOWNTOWN CONTEXT


LASALLE AND CHICAGO'S ORIGINS

LaSalle Street first appeared on a plat of Chicago in 1830, when the Illinois and Michigan Canal Commission mapped more than 50 city blocks on what was then prairie and swampland near the mouth of the Chicago River. Using names that largely remain in use today, the streets were plotted to be 80 feet wide with alleys bisecting every block. Chicago was incorporated as a city seven years later.

Over time, the platted blocks were improved with homesteads, mercantile buildings, taverns, inns, and other structures as Chicago grew to become the second largest city in America's West after St. Louis. After the Great Chicago Fire of 1871, LaSalle helped fuel Chicago's exponential growth, giving rise to the world's first steel-framed skyscraper with the Home Insurance building, the home of the world's oldest options exchange with the Board of Trade, the state's longest running hotel operation with the Sherman House, a federal reserve bank, and other notable buildings.

Unlike other downtown streets that honor U.S. presidents and military heroes, LaSalle is named for noted French explorer René-Robert Cavelier, who's title, sieur de la salle (loosely translated to mean "lord of the manor"), became his mononym in history books. In 1680, LaSalle passed through Chicago with indigenous guides while traveling between Lake Michigan and the Mississippi River. Following a route used by the Rev. Jacques Marquette and Louis Joliet nearly a decade earlier, LaSalle portaged between the Chicago and Des Plaines rivers where, in 1848, a portion of the Illinois and Michigan Canal was built, helping establish Chicago as a leading trade center for the United States. A statue of the explorer near LaSalle and Clark Streets commemorates his role in Chicago's history.





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PLANNING FRAMEWORK

PLANNING FRAMEWORK

Long-term central area planning work being led by DPD will continue, potentially including the creation of Business Improvement Districts (BID) and updates to the Central Area Plan, both of which will impact the success of the LaSalle corridor. Illinois is one of five states that do not have BIDs, which are funded by an additional tax levy on the district's property owners and can help pay for streetscape improvements and maintenance, activation programming, and public safety investments. Legislation to authorize their creation by Illinois municipalities was pending in Springfield as of September 2022. DPD's Central Area Plan update will identify implementation status from prior plans, existing conditions, a new downtown vision, and focus areas. Through community input, the Central Area Plan update will establish updated goals, objectives, and strategies that also align with the citywide "We Will Chicago" framework, currently published in a draft form for public input.

In addition to "We Will Chicago", several recent planning studies sponsored by DPD were used to develop the LaSalle IFP and overall corridor initiative. These studies are summarized below and are available for public review online. Links to additional planning resources are provided in the Appendix, such as the 2003 Central Area Plan, the 2008 Central Area Action Plan, and published data reports from the Chicago Loop Alliance (CLA) and World Business Chicago (WBC).

CENTRAL CITY RECOVERY ROADMAP

In June 2021, the City released the Central City Recovery Roadmap in response to the COVID-19 pandemic's impact to the central area. Developed in coordination with more than 150 stakeholders from business associations, large and small companies, neighborhood organizations, and special interest groups, the roadmap identifies 90 strategic actions to foster a more vibrant, safe, prosperous, and attractive downtown area.

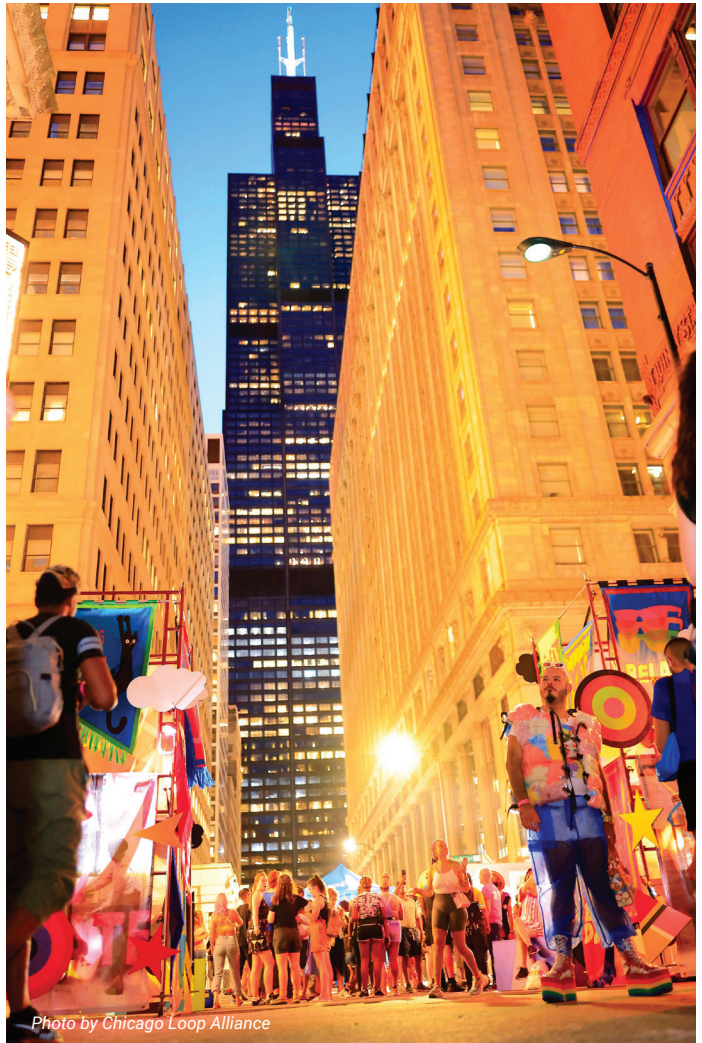


Photo by Chicago Loop Alliance

ULI CHICAGO TAP REPORT FOR LASALLE STREET

In early 2022, the Urban Land Institute (ULI) Chicago with support from DPD and the Chicago Loop Alliance convened a multi-disciplinary Technical Assistance Panel (TAP) of real estate professionals to develop recommendations to reposition LaSalle from Wacker to Jackson as a thriving, work-play-live corridor. Nearly 70 stakeholders were interviewed and TAP members developed recommendations published in a report that were presented at a community meeting. The TAP recommends to:

- Repurpose obsolete office spaces to accommodate new uses such as residential and neighborhood service uses to create a true mixed-use district, pedestrianizing the streetscape, and activating the historic spaces within buildings and street-level spaces.
- Use TIF resources to accelerate investment projects that achieve public goals and benefits beyond what the private market can deliver on its own.

LASALLE STREET BUSINESS SUPPORT STUDY AND ADAPTIVE REUSE ASSESSMENTS

In 2022, DPD procured AECOM, in collaboration with KOO Architecture and Johnson Research Group (JRG), and Gensler, in collaboration with Applied Real Estate Analysis, Inc. (AREA), and URBAN ReSOLVE, to provide a market analysis and to better understand adaptive reuse feasibility and compatibility of office buildings in the LaSalle Central Redevelopment Project Area. The market analysis study supports investments for multi-unit residential, dining/entertainment, and tourism/cultural uses. The assessments indicate:

- The redevelopment of three historic building types with at least 30% on-site affordable housing at 60% AMI would create funding gaps that require public funding to address.
- The City will experience decreased tax revenues if commercial office vacancy rates continue.
- Multiple office buildings along LaSalle would be good candidates for adaptive reuse based on site context, building forms and envelopes, floor plates, and other attributes.



PLANNING FRAMEWORK

LASALLE CENTRAL TAX INCREMENT FINANCING (TIF) DISTRICT

Completed in 2006, the eligibility study and redevelopment plan for the LaSalle Central redevelopment area was eligible for a TIF district designation because 50% or more of the structures in the area are 35 years in age or older, and because six eligibility factors were present and reasonably distributed throughout: lack of growth in equalized assessed values, inadequate utilities, excessive vacancies, presence of structures below minimum code standards, deterioration, and obsolescence. As a “conservation area,” the district designed to:

- Provide resources for the rehabilitation and modernization of existing structures, particularly historically and architecturally significant buildings.
- Encourage high-quality commercial and retail development which enhances the architectural character of the area, promotes a lively pedestrian environment, and attracts unique retailers to the area.
- Improve the quality of the existing open space and provide additional public open space through streetscaping and provision of new plazas, parks, and gathering spaces.
- Promote a pedestrian-friendly environment, particularly along streets designated as Pedestrian and Mobility Streets in the Chicago Zoning Ordinance, and improve connections in the underground pedway system.
- Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges and viaducts.
- Encourage environmentally-sensitive development, including development that incorporates green roofs and achieves LEED certifications.
- Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the LaSalle Central RPA, particularly in the design and construction industries.





04

REGULATORY AND DEVELOPMENT REQUIREMENTS

REGULATORY AND DEVELOPMENT REQUIREMENTS



Development in Chicago is regulated by the Chicago Zoning Ordinance and other portions of the City's municipal code. Chicago Landmarks or properties located in Landmark Districts are governed by the Chicago Landmark Ordinance. The following sections describe the zoning regulations, landmark requirements, and other codes and policies that affect the redevelopment of property as part of this IFP.

PUBLIC REALM AND CONNECTIVITY

As part of the overall LaSalle Street Reimagined initiative, the Chicago Department of Transportation (CDOT) will conduct an engineering assessment of existing physical and structural conditions on LaSalle Street to inform the procurement of a world-class team to design a safe, inviting, and innovative public realm. Based on the feedback gathered as part of the Central City Recovery Roadmap and ULI's TAP for LaSalle Street, the City will look to stitch together significant civic and cultural assets along the corridor such as the Riverwalk, City Hall, and help connect the public realm to grand lobbies and halls inside historic buildings. Selected respondents of the IFP will be expected to coordinate their efforts, particularly those impacting the public way, with CDOT, CTA, and other public agencies to ensure the coordinated and consistent implementation of public realm improvements in line with the City's design vision for LaSalle Street. Future improvements described above are subject to the availability of funds and may require City Council approval.

HISTORIC PRESERVATION

Projects submitted as part of this IFP must be located on or within the blocks fronting LaSalle and within the LaSalle Central TIF district. Priority consideration will be given for projects that rehabilitate a historic building, defined as either a designated or eligible Chicago Landmark, a building rated "orange" by the Chicago Historic Resources Survey, or a contributing building in the West Loop-LaSalle Street National Register District. Activation of any historic grand interior spaces will be considered in the evaluation criteria. Prior to submissions for this IFP, Respondents are required to meet with the Historic Preservation Division and the Illinois SHPO office to gather feedback on their proposals. Respondents shall include meeting minutes outlining the discussion and feedback received by these two groups as part of their IFP submission. As part of the terms of a redevelopment agreement for selected projects, the City expects that Respondents will consent to have any historic buildings that are not already designated Chicago Landmarks to be designated in the future based on a designation report to be provided and funded by the selected Respondent(s). Contact information for both the Historic Preservation Division and the Illinois SHPO office is provided in the Appendix.



AFFORDABLE HOUSING AND DESIRED PROGRAM

The City seeks to provide funding assistance for up to three adaptive reuse proposals. Each proposal must provide a minimum of 30% of the units in the residential development as on-site affordable units. The affordable units must be affordable to households with a range of incomes averaging 60% of the AMI. The affordable units mix is to include a range of sizes from studios to 3-bedroom units reflecting the proportional unit mix of the market rate or unrestricted units. Other program priorities for City funding assistance include providing a grocery store, and locally owned cultural and dining businesses. Upon selection, applicants seeking resources other than TIF may be required to submit their funding applications through DOH's funding round, which is scheduled to open in the summer of 2023. Given the timeline of the IFP, in addition to private debt, applicants are encouraged to use the DOH Proforma to show in their funding stack the following potential sources: Tax Exempt Bonds and 4% LIHTC, TIF, State of Illinois HB2621 Tax Credits, and Federal Historic Rehabilitation Tax Credits, any available grants such as ComEd or FHLB, and all other State or Federal resources contemplated, including IHDA or HUD. A copy of the DOH proforma can be found here: <https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/multi-family-assistance.html>. Respondents should include meeting minutes as part of their IFP submission outlining the discussion and feedback received.



ZONING

The LaSalle Street corridor is located within the DC-16 Downtown Core District, ARO Downtown Area, and is included in the recently passed Connected Communities ordinance. The DC-16 designation permits development projects that reflect the guidelines and requirements of this IFP. The entire LaSalle Street corridor qualifies as a Transit Served Location (TSL). Therefore, any parking requirements can be reduced to zero through an Administrative Adjustment. The expansion or change of use in any existing building will be governed by the applicable portions of Section 17-8-0515.

CONSTRUCTION LABOR REQUIREMENTS

For any project that requests City assistance, the selected respondent must comply with the City of Chicago's construction hiring requirements. At least 26 percent of qualified project costs must be paid to City-certified Minority-Owned Business Enterprises (MBEs) and at least 6 percent must be paid to City-certified Woman-Owned Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive City assistance must pay prevailing wage rates for all construction jobs. The City desires for teams to exceed these minimum requirements and will consider this as part of the evaluation of selected projects. DOH requirements for rehabilitation and construction can be found in the Architectural Standards Manual, available online and updated every two years.

SUSTAINABILITY

The City expects that all proposals employ strategies that maximize the environmental, social, and economic value of the project and improve the resiliency of the LaSalle Street corridor. Projects that seek TIF assistance, DOH financial incentives, or Class L tax credits will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page: https://www.chicago.gov/City/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html.

REGULATORY AND DEVELOPMENT REQUIREMENTS

SITE PREPARATION

Selected respondent(s) will assume the cost of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. Selected respondent(s) will be responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities. Selected respondent(s) will also be responsible for reconstructing sidewalks and relocating street lighting standards, fire hydrants, or other facilities within the public way if such work is necessitated by the redevelopment project. Any construction in the public way must be performed according to the City's specifications, and the work must be fully bonded.

ENVIRONMENTAL CONDITIONS

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition. Based on the results of the Phase I ESA, a Phase II ESA must be conducted. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation letter that meets applicable future use (in this case, residential) obtained prior to occupancy. A Hazardous Building Material Survey of the Site is required prior to conducting any building rehabilitation work. The Hazardous Building Material Survey shall include (but is not limited to) asbestos and lead-based paint survey, visually inspecting the Site to determine the presence and location of polychlorinated-biphenyl (PCB)-containing equipment and materials (such as lighting ballasts, switchgears, transformers, and hydraulic fluids), mercury-containing equipment and materials (mercury lamps, thermostats, switches, thermometers, regulators, and gauges), radioactive material-containing equipment and/or waste, medical wastes (such as biological or infectious wastes, hazardous chemicals, and/or wastes), refrigerants such as chlorofluorocarbons (CFCs), large appliances or equipment, mold, or any other materials that may require special handling or disposal during or after demolition or rehabilitation. A report documenting the Hazardous Building Material Survey results and an

abatement plan shall be submitted to the City for review prior to beginning any rehabilitation work. The results of the Hazardous Building Material Survey must be incorporated into rehabilitation documents and abatement and/or removal must be performed as part of the rehabilitation of the Site in accordance with all local, state and federal regulations. A report documenting the completion of the abatement and/or removal shall be submitted to the City prior to occupancy. Any underground storage tanks (USTs) discovered during the redevelopment activities must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734. If soil must be removed from the site, it must be characterized, containerized and disposed of at a facility properly permitted to accept the soil in accordance with all applicable municipal, county, state, federal or other statutes and laws regarding the disposal of said soil. The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) as an authorized user must be provided by the environmental professional. The City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

PROPERTY OWNERSHIP

The City is in contact with select property owners that are already considering adaptive reuse proposals, selling, or are willing sellers, or looking for development partnerships. The City of Chicago will not seek acquisition authority for privately owned properties and expects that any selected proposals from the IFP either already own the subject property or will purchase the subject property of interest through private negotiations.



05

**FINANCE
AND DEVELOPMENT
INCENTIVES**

FINANCE & DEVELOPMENT INCENTIVES

Financial incentives for priority buildings are summarized below. After the IFP evaluation process, selected projects will need to present before the Community Development Commission and City Council for approval of any City financing and project deal terms prior to execution of a redevelopment agreement. A letter confirming that the respondent has provided information to the 42nd Ward office on the proposal with an outline of any feedback received should also be provided in the submission.

FEDERAL INCENTIVES

Rehabilitation Tax Credits

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation: <https://www.nps.gov/tps/standards/rehabilitation.htm>. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Learn more about this credit here: <https://www.nps.gov/tps/tax-incentives/before-you-apply.htm>.

STATE INCENTIVES

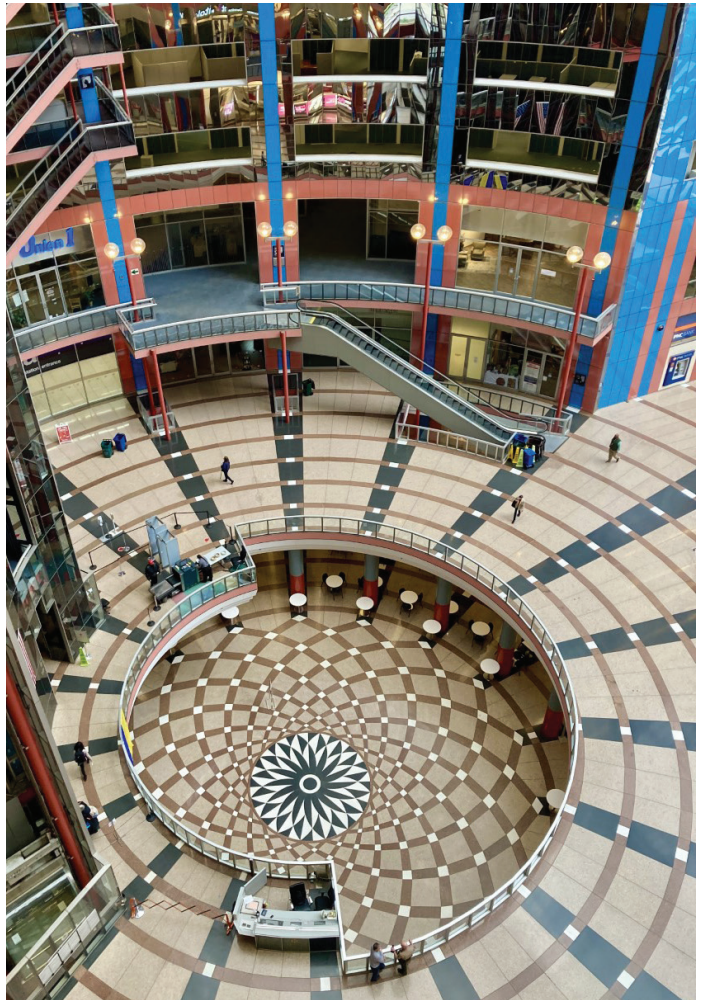
Affordable Illinois (HB2621)

In May 2021, the Illinois General Assembly passed Affordable Illinois (HB2621), which included several provisions on affordable housing. Among other provisions, this bill creates three tiers of property tax incentives for new construction and rehabbed residential buildings with seven or more units that set aside between 15% and 35% of their units as affordable. For example, for a project at the 35% tier of affordability, for 60% AMI, the tax incentive provided is for 35% of the assessed value over 10 years, with two renewable 10-year periods for a total of 30 years.

COOK COUNTY INCENTIVES

Class L Property Tax Incentive Classification

The Class L Property Tax Incentive Classification (Class L) was created by the Cook County Board of Commissioners to encourage the preservation and rehabilitation of historically and architecturally significant buildings. In Cook County, commercial properties are assessed at an assessment level of 25 percent. Properties classified as Class L receive a reduced assessment level of 10 percent for a period of ten years, 15 percent in year eleven, and 20 percent in year twelve.



CITY OF CHICAGO INCENTIVES

Low Income Housing Tax Credits (LIHTC)

There are two types of Low Income Housing Tax Credits (LIHTC) available: 9% LIHTC and 4% LIHTC. The Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. The LIHTC program, pronounced “LIE-TEK,” is a public-private partnership in which investors provide equity for affordable rental developments in exchange for federal tax credits. The federal government issues tax credits to state and territorial governments. The City of Chicago receives an allocation of LIHTC from its State housing agency and awards the credits to private developers of affordable rental housing projects through a competitive process. Developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service (essentially, made available to tenants), investors can claim the LIHTC over a 10-year period.

To be eligible for a LIHTC allocation, developers of proposals receiving LIHTC are required to meet certain tests that restrict both the amount of rent that may be charged and the income of eligible tenants. There are three ways to meet this requirement:

- At least 20 percent of the project’s units are occupied by tenants with an income of 50 percent or less of area median income adjusted for family size (AMI).
- At least 40 percent of the units are occupied by tenants with an income of 60 percent or less of AMI.
- At least 40 percent of the units are occupied by tenants with income averaging no more than 60 percent of AMI, and no units are occupied by tenants with income greater than 80 percent of AMI.

All LIHTC projects must comply with the income and rent requirements for 15 years, plus a 15-year extended compliance period (30 years total).



FINANCE & DEVELOPMENT INCENTIVES

To help direct federal affordable housing resources where it is most needed, the City develops a Qualified Allocation Plan (QAP). The QAP explains the process on how the City awards LIHTC and describes the selection criteria and application requirements for receiving these federal tax credits. The most recent QAP was released in June 2021 and the final selected LIHTC proposals were announced in December 2021. The next QAP is expected to be published in the Spring, 2023, with the funding round opening in June 2023. If the Call submission contemplates use of City financing for an affordable housing component, applicants are strongly encouraged to request an intake meeting with the Department of Housing's (DOH) Bureau of Housing Development and Policy & Research Divisions, to incorporate their feedback and to review the department's development goals and architectural standards outlined in DOH's Racial Equity Impact Assessment (REIA), Qualified Allocation Plan (QAP), and Architectural Technical Standards Manual (ATSM). All documents are available at www.chicago.gov/qap.

Tax Increment Financing (TIF)

TIF assists development projects by using incremental property tax recurrent generated by property within a district. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, and professional fees. New construction is not an eligible expense except for development of low-income housing. Residential projects over 10 units in the Downtown, Inclusionary Areas, and Community Preservation Areas, within the meaning of the ARO, that receive TIF assistance must set aside at least 30 percent of the units for owner-occupied projects affordable to households at a weighted average of 100% of the AMI, or at a weighted average of 60% of the AMI for rental projects. For this IFP, the use of TIF should be limited to the cost of development of new residential units and inclusive of any pro-rata share of building-wide improvements that may be necessary such as exterior envelope and building systems. Ground-floor retail construction costs may be additionally considered for locally owned businesses and for the activation of interior large historic grand spaces that would be an amenity and will be reasonably accessible to the general public. Projects that receive TIF financing must pay prevailing wage rates for all construction jobs, employ Chicago residents for half of all construction worker hours, and comply with the City's affirmative action plan for minority- and women-owned business enterprises (MBE/WBE). The amount of TIF assistance provided to a project is a function of the increased tax revenue that will be generated by the project over the remaining life of the TIF district, the demonstrated need for financial assistance, and the existence of eligible development costs.

Chicago PACE

The Chicago PACE program is based on new legislation from Illinois that classifies green upgrades and installations as a public benefit. The program allows energy efficient infrastructure elements and some associated costs to be financed with no money down and then repaid as a benefit assessment on the property tax bill over a term that matches the useful life of improvements. For some projects, that can be as long as 25 years. The program delivers a financial tool that facilitates the City's sustainability efforts while providing economic development opportunities by reducing developer capital costs and driving down operational expenses for existing properties.



06

SUBMISSION REQUIREMENTS

SUBMISSION REQUIREMENTS

Respondents are advised to strictly adhere to the submission requirements described below. Failure to comply with the instructions may be cause for rejection.

PRE-SUBMISSION CONFERENCE

A virtual informational conference will be held at 12:30 p.m. C.S.T. on October 18th. Meeting invites will be sent to respondents who register via this website: www.chicago.gov/lasalleifp. Attendance is not required but is encouraged. All questions received prior to and during the pre-submission conference, as well as the list of attendees, will be posted to the website as soon as practicable. Department staff will be available to answer questions regarding the property, the goals and objectives of the IFP, and the submission requirements.

COMMUNICATION WITH THE DEPARTMENT

Respondents should refer to the LaSalle Street Reimagined website for updates and additional information regarding this IFP. In addition, questions should be directed to Emily Thrun, Central Region Planner / Project Manager - at Emily.Thrun@Cityofchicago.org.

SUBMISSION FORMAT

Submissions must be prepared as 8.5-by-11 inch PDF files. Drawings included with submissions must be formatted as no larger than 11-by-17 inches. If the Respondent considers that certain portions of the submission contain proprietary information, such portions should be clearly marked.

CONFIDENTIALITY

All submittals are subject to the Illinois Freedom of Information Act. One original and three bound color copies of the proposal must be submitted, along with an electronic version on a USB drive. The original must be left unbound, contain original signatures and be marked ORIGINAL. Signed confidentiality agreements are required to be submitted as part of this IFP.



Photo by Chicago Loop Alliance

SUBMISSION CONTENTS

The submission must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided.

01 COVER LETTER

This section must include a cover letter that briefly describes the proposed development project, identifies the parcels proposed for purchase, indicates the offer price negotiated with the property owner, identifies the benefits that the project will create for the City and the downtown neighborhood, and describes the Respondent's experience in similar development efforts. The cover letter must be signed by an authorized representative of the responding entity.

02 RESPONDENT'S ORGANIZATION

This section must provide information concerning the Respondent's organizational form. Teams are strongly encouraged to engage in meaningful diversity, inclusion, and "partnership" in structuring a design team. The following information must be provided.

- (a) A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf. Provide a description of the contractual structure of the Respondent (joint venture, partnership, etc.) and duties of Respondent parties. DPD is likely to require copies of agreements, organizational documents, or letters of intent before selecting the winning proposal.
 - (b) An organizational chart that clearly illustrates the role of each team member, including developer(s), financier(s), architect(s), landscape architect(s), engineer(s), and community partners.
-

03 RESPONDENT'S QUALIFICATIONS

This section must substantiate the ability of the development entity and key design / development team members to successfully complete the proposed rehabilitation project. The following information must be provided.

- (a) Qualifications and experience of each entity and key staff person involved in the project.
- (b) A description of the project development capability of the entity as evidenced by the ability to complete projects of similar scope, use or complexity within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the development, implementation, or management of the project and the names and roles of key personnel. Provide contact information for references.
- (c) A description of the financial capacity of the entity as evidenced by the ability to finance projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support if any, and the size of the equity investment.
- (d) A description of historic rehabilitation and adaptive reuse capability of the entity as evidenced by the ability to complete projects of similar scope, use, or character within the last 10 years. Submitted examples must include project identification, a brief description, duration, total development cost, and current status. Describe the involvement of the team or team member in the design, implementation, or management of the project and the names and roles of key personnel. Include examples from all appropriate professions (e.g. architecture, landscape architecture, urban design, interior design, engineering, etc.). Provide contact information for references.
- (e) A description of experience redeveloping sites with environmental contamination, including remediation performed and NFRs obtained from IEPA.

SUBMISSION REQUIREMENTS

04 PROJECT NARRATIVE

This section must provide a detailed description of the project and the ways in which it satisfies the goals and objectives of the IFP. The following information must be provided.

- (a) A detailed description of the proposed project, including how program requirements and goals will be met.
- (b) A description of intended users of the development, and identification of proposed tenants or end-users if known.
- (c) A justification of any request for financial assistance.
- (d) A Purchase and Sale Agreement (with conditions and contingencies) or a legally binding agreement with the subject property owner confirming its agreement to participate in the Respondents' submission for this IFP.
- (e) A plan to accommodate any existing commercial tenants that will remain in place or to relocate them elsewhere within Chicago's downtown.
- (f) A letter confirming that the Respondent has provided information to the 42nd Ward office on the proposal with an outline of any feedback received should also be provided in the submission.
- (g) Meeting minutes from any meetings with DOH Multi-Family Finances, DPD's Historic Preservation Division, Illinois SHPO, and with any other City departments and Alderpersons regarding feedback for the Respondent's proposal.

05 PLANS AND DRAWINGS

Provide scaled drawings that illustrate the overall rehabilitation proposal and that clearly indicate both existing conditions and proposed alterations. Each drawing should be no larger than 11-by-17 inch format and be included in each of the submissions. At minimum, following drawings, plans and descriptions must be provided:

- (a) A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, and any parking and loading.
- (b) Floor plans showing floor area totals, special focus should be provided for any grand interior spaces like lobbies and halls. Include proposed residential unit count and unit mix/blend.
- (c) Existing and proposed elevations, with a focus on any façade areas that are proposed to be modified from their original design.
- (d) Color eye-level renderings, including renderings of the overall building in context.
- (e) Other plans, drawings or models at the Respondent's option.

06 FINANCIAL INFORMATION

Each Respondent must submit a DOH Multifamily Housing Assistance Application. In this section Respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the addenda. The City reserves the right to request from the Respondent and/or each team member a complete set of current audited financial statements or any other financial documentation. The following financial information must be provided.

- (a) A completed DOH Multi Family Housing Assistance Application and all related materials, which can be found in the link below:
<https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/multi-family-assistance.html>
- (b) A narrative overview of the financial structure of the proposal. The Respondent must identify the sources of equity investment and the sources and terms of lender financing. If the property will be a rental development, describe the development team's management experience and plan. If the property will be owner-occupied, provide evidence of the financial capacity to maintain and operate the property long-term.
- (c) Sources and uses of funds statement, development budget and pro-forma cash flow projection for rental projects or sales revenue projection for for-sale projects.
- (d) Project completion schedule with key dates.

07 AFFIRMATIVE ACTION PLAN

The Respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The affirmative action program shall include, but not be limited to the following:

- (a) A statement of commitment to achieving the minimum participation in contract expenditures of 26 percent for MBEs and 6 (six) percent for WBEs.
- (b) A written plan outlining a strategy for utilization of women and minority business enterprises in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

08 ECONOMIC IMPACT

The Respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

09 LEGAL ACTIONS

The Respondent must provide a listing and description of all legal actions of the past three years in which the firm (or any team member) has been:

- (a) A debtor in bankruptcy.
- (b) A defendant in a lawsuit for deficient performance under a contract.
- (c) A defendant in an administrative action for deficient performance on a project.
- (d) A defendant in any criminal action.

10 SPECIAL CONDITIONS

This section is reserved for a description of any special conditions that the Respondent may offer to, or request from, the City.

11 FORMS AND AGREEMENTS (TEMPLATES PROVIDED IN APPENDIX)

- (a) Confidentiality agreements signed by each principal, project manager, and key team member identified in the proposal. The signed confidentiality agreements must be received before the submission will be considered final.
- (b) A completed zoning chart analysis.
- (c) Identification of targeted menu items from the Chicago Sustainable Development Policy.

SUBMISSION REQUIREMENTS

SUBMISSION ADDRESS AND DEADLINE

The original and five copies of the proposal and a USB drive with the same files must be delivered to the location below in a sealed envelope no later than 12 p.m. C.S.T. on December 23, 2022. Upon request DPD will confirm acceptance of the delivery in writing. Late deliveries will not be accepted. The Respondent is solely responsible for ensuring timely delivery, and any proposal received after the deadline will be returned unopened.

Submit proposals to the following address:

**CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
MAURICE D. COX, COMMISSIONER
CITY HALL ROOM 1000
121 N. LASALLE ST.
CHICAGO, IL 60602
ATTENTION: CINDY ROUBIK, DEPUTY COMMISSIONER**

The outside of each envelope must be labeled as follows:

SUBMISSION FOR THE LASALLE STREET CORRIDOR IFP
ADDRESS OF PROJECT: _____
NAME OF RESPONDENT: _____
PACKAGE NUMBER __ OF __



07

SELECTION
PROCESS

SELECTION PROCESS

EVALUATION AND APPROVAL

DPD and DOH will review submissions in accordance with the evaluation criteria described below. The departments may recommend a shortlist of respondents who may be asked to answer the department's questions, provide additional information, or make presentations.

The DPD or DOH commissioner may recommend that negotiations be commenced with one or more selected development teams. As a result of these negotiations, the selected proposals may be amended or revised in order to best serve the City's interests. The proposals will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement. Following City Council approval, DPD will have the authority to enter into the redevelopment agreement.

Evaluation Criteria

The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups.

As part of the LaSalle Street corridor initiative, the IFP has four primary goals that seek to:

1. Support the revitalization of historic buildings and their grand interior spaces.
2. Convert underutilized office spaces into residential uses and provide more affordable housing.
3. Activate vacant ground-floor spaces with locally owned shopping, cultural, and dining amenities.
4. Improve the participation of minority-owned and women-owned businesses in downtown redevelopment proposals.

For these reasons, the following three criteria will be used in the review and evaluation of submitted proposals:



IFP Goals & Catalytic Impact

Proposals will be evaluated for:

- The quality of the development concept and its conformity to the goals, objectives, requirements, and parameters set forth in the IFP, especially involving housing affordability.
- Innovation involving the IFP's programmatic and historic preservation objectives, as well as social and environmental benefits. Special consideration will be given to proposals that exhibit new and creative ways of attaining IFP goals.
- The potential to catalyze additional mixed-use investment along the corridor.
- Timetable for completion.

Team Composition

Proposals will be evaluated for:

- The development team's professional, technical, and specialized competence based on members' involvement in completed projects that reflect the goals of the IFP, as well as the past performance of team members on other types of real estate development projects.
- Commitment to high-quality rehabilitation standards and the U.S. Secretary of the Interior's "Guidelines for Alterations to Historic Buildings."
- Commitment to exceed the City's minority- and women-owned participation requirements.

Economic Feasibility

Proposals will be evaluated for:

- The viability of proposal contingencies, such as a pending sale with a current private property owner.
- The respondent's financial qualifications and proven ability to obtain financing and raise equity capital, demonstrated by indications of lender interest, financial statements, annual reports, or other documentation.
- Amount of requested public assistance and the ratio of public assistance to the total project cost, especially in relation to the number of affordable units and level of proposed affordability.
- Total project cost, amount of equity contribution, and ratio of equity contribution to the total project cost.

Note: The City of Chicago reserves the right to contact all development team partners to clarify their roles in the proposed project and overall partnership structure.

SELECTION PROCESS

The City of Chicago's IFP review and selection process will generally occur in three steps:

1. The City of Chicago will review all submissions according to the evaluation criteria above. One or more proposals will be shortlisted for additional review and consideration.
2. Shortlisted proposals will be presented for public review during a City of Chicago-hosted webinar that includes community representatives and elected officials. Attendees of the public meeting will have the opportunity to provide feedback and ask questions to the development teams.
3. The City of Chicago will consider public feedback and further engage shortlisted respondents as may be necessary in advance of making one or more final selections based on evaluation criteria described in the IFP. Selected finalists will be invited to move forward through the City's formal review and approval processes that could include the Community Development Commission, Commission on Chicago Landmarks, Chicago Plan Commission, City Council, and other relevant agencies.

Note: Selected teams will be encouraged to apply to DOH's 2023 LIHTC funding round for consideration of financial assistance for the residential components of the proposed developments. Teams that are not selected will have the opportunity to receive feedback from DPD and DOH to refine their proposals for potential implementation outside of the formal IFP process and to better familiarize team members with City expectations and standards for sustainable development citywide.

SELECTION PROCESS

CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the IFP without notice. In no event shall the City be liable to Respondents for any cost or damages incurred by Respondents, team members, consultants, or other interested parties in connection with the IFP process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations or negotiations.

CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the Respondents during the evaluation and selection process. Any Respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission.


All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the CDC and the City Council, the Respondent will be required to disclose additional information concerning the structure and ownership of the development entity. Before the proposal can be considered by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees, or penalties, and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to consideration of the selected proposal by the CDC, the Respondent will be required to provide notification of the pending project to several minority and women contractor's associations (DPD will provide contact information), and to inform the department's workforce specialists of permanent job opportunities. Prior to the start of construction, the selected Respondent will be required to meet with a representative of the City's monitoring and compliance division to review the Respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the redevelopment agreement has been fully executed. The redevelopment agreement must be consistent with the terms of the IFP and all representations made by the Respondents regarding the identification of the development team and description of the redevelopment project. The redevelopment team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

Prior to completion of the project and issuance of a Certificate of Completion by the City, the developer may not, without the prior written consent of the City, directly or indirectly do any of the following: sell the property or any interest in it; create any assignment with respect to the proposal or the redevelopment agreement; contract or agree to sell the property or any interest in it; or contract or agree to create any assignment with respect to the proposal or the redevelopment agreement. The City may require that the preceding conditions extend for a period of time beyond the issuance of a Certificate of Completion.



08

APPENDIX

APPENDIX

ACKNOWLEDGEMENTS

This IFP was primarily drafted by the Department of Planning and Development with input from the Chicago Department of Housing, the Chicago Department of Transportation, the Chicago Assets and Information System, Chicago Department of Law. The LaSalle Street Reimagined initiative will be an ongoing collaboration of the above departments as well as the Chicago Department of Cultural Affairs and Special Events, Chicago Transit Authority, World Business Chicago, the Office of the Mayor, and impacted Alderpersons. Public input received from "We Will Chicago" and the ULI TAP stakeholder interviews and community meeting were used to develop the initiatives outlined in this IFP. Additional interviews and briefings were held with many LaSalle Street property owners as well as with the Urban Land Institute, LaSalle Street Revival, Chicago Loop Alliance, Building Owners and Management Association, Chicago Central Area Committee, Chicagoland Chamber of Commerce, and Metropolitan Planning Council.

RELEVANT CITY CONTACT INFORMATION:

DPD PROJECT MANAGERS:

Cindy Chan Roubik

Cynthia.Roubik@CityofChicago.org

Emily Thrun

Emily.Thrun@CityofChicago.org

DPD HISTORIC PRESERVATION DIVISION:

Dijana Cuvalo

Dijana.Cuvalo@CityofChicago.org

DPD FINANCIAL INCENTIVES DIVISION:

Tim Jeffries

William.Jeffries@CityofChicago.org

DOH MULTI-FAMILY FINANCIAL ASSISTANCE DIVISION:

Tamra Collins

Tamra.Collins@CityofChicago.org

DOH AFFORDABLE REQUIREMENTS ORDINANCE:

Ricardo Lopez

Ricardo.Lopez@CityofChicago.org

CDOT STREETSCAPES DIVISION:

Lubica Benak

Lubica.Benak@CityofChicago.org

ILLINOIS SHPO:

Carol Dyson

Carol.Dyson@illinois.gov

LINKS TO RESOURCES:

"We Will Chicago"

Central City Recovery Roadmap

ULI TAP for LaSalle Street

2003 Central Area Plan

2009 Central Area Action Plan

**Published Research & Resources from
the Chicago Loop Alliance (CLA)**

**Published Reports & Resources from
World Business Chicago (WBC)**

**West Loop – LaSalle Street Historic District
National Register Nomination**

**Commission on Chicago Landmarks
Guidelines for Alterations to Historic Buildings**

DOH Multi-Family Financial Assistance Application

LaSalle Central Redevelopment Project Area

Chicago PACE

Class L Property Tax Incentive

Federal Rehabilitation Tax Credits





**DEPARTMENT OF PLANNING AND DEVELOPMENT
INVITATION FOR PROPOSALS
CONFIDENTIALITY AGREEMENT**

I understand and agree that I will keep confidential the proposal and all other material, information or discussions related to the IFP, unless directed otherwise by the City of Chicago. In order to protect the integrity of the IFP process, I agree not to distribute, reproduce, photocopy, share or discuss the proposal and any related documents with this IFP or anyone that has not signed a confidentiality agreement for the IFP and that, while in my possession, the submission documents and any related materials are to be maintained in such a way as to assure confidentiality. I further understand that it is a breach of ethical standards to knowingly use confidential information for actual or anticipated personal gain, or for the actual, or anticipated personal gain of another.

Notwithstanding the above stipulations, the bidder teams will be able to communicate any confidential information:

- to their administrators, social or other representatives and their employees, as well as to their board representatives, to the extent that it is necessary for these persons to have knowledge of this information for the preparation of the land and/or property arrangements (it being agreed that the said administrators, social or other representatives and their employees and board representatives should be informed of the confidential nature of the information and should ensure that these persons respect its confidentiality);
- to any bank or financial institution or investor with which the said party has financed its participation in the planned operation, as well as to the representatives of the boards for the preparation and the execution of the financing arrangement;
- if the disclosure of the information is required by a law or a regulation.

Signature: _____

Name: _____

Date: _____

Zoning Code Analysis

Primary Project Address:			Date:
Applicant Name and Firm:			
Attorney Name and Firm:			
PD Threshold:			<input type="checkbox"/> Mandatory <input type="checkbox"/> Elective <input type="checkbox"/> N/A
Ward:		Planning Region:	
Est'd Project Cost:		Est'd Perm/Const Jobs:	/

	<u>Existing Zoning / Existing Conditions</u>	<u>Proposed Zoning / Code Requirement</u>	<u>Proposed Project</u>	<u>Waiver Req? (Y/N)</u>
Zoning District				
Net Site Area				
Uses (include all proposed)				
Residential Units (total)				
• Efficiencies (# & %)				
• One-Bedroom (# & %)				
• Two-Bedroom (# & %)				
• Three-Bedroom (# & %)				
Minimum Lot Area/Unit				
ARO Units				
Retail Square Feet				
Office Square Feet				
Accessory Parking				
Non-Accessory Parking				
Bicycle Parking				
Loading Berths (# & size)				
TSL Elements				
Maximum Base FAR				
NOF Bonus FAR				
Front Setback				
Side Setback(s)				
Rear Setback				
Height				
# of Stories				
Open Space				
Sustainable Feature(s)				
Landmark Elements				

Chicago Sustainable Development Policy 2017.01.12

Compliance Options	Points Required														
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater				
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings
Compliance Paths						Choose one			Choose one		Choose one				
Options Without Certification															
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5
Options With Certification															
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope

Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



Sustainable Strategies Menu

	Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
					Choose one		Choose one											Choose one	
3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10



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