

REQUEST FOR PROPOSALS

PRE-SUBMISSION WEBINAR 331-335 S. PLYMOUTH CT.

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

AUGUST 26, 2025



RFP Submission Process

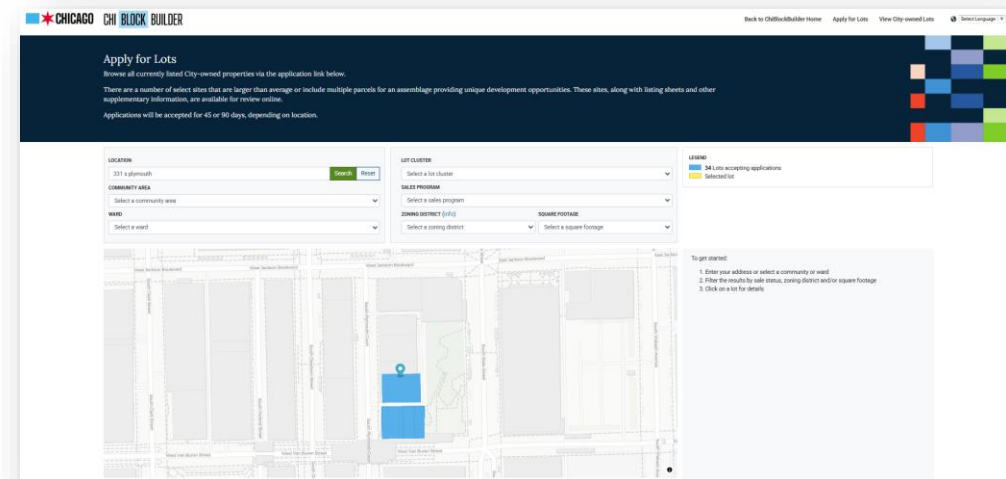
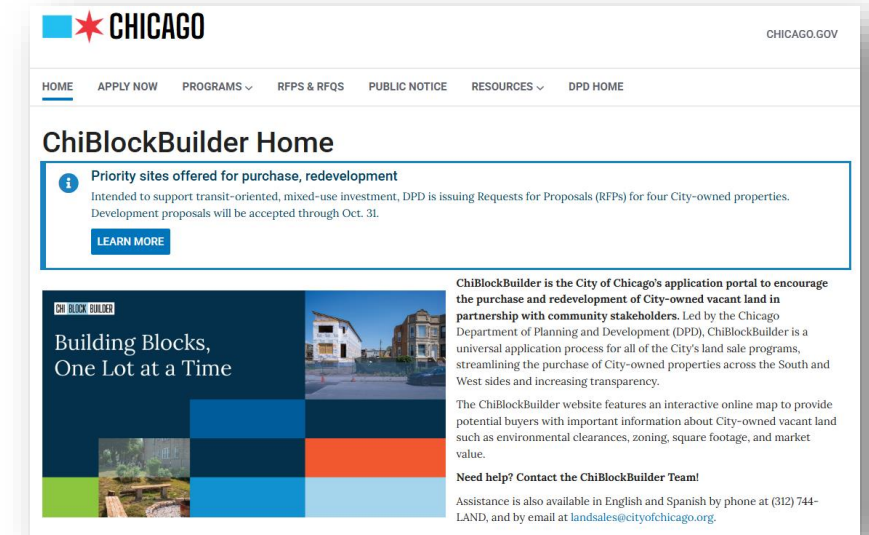
- » Selection based on: Financial capacity and feasibility / Relevant experience / Ability to complete similar-scaled developments / Public Benefits / Overall concept for the site.
- » Team responsibilities include: Site planning / Architectural design / Securing entitlements / Coordinating with necessary City departments and agencies / Attracting anchor tenants / Environmental remediation / Marketing property to potential users / Securing financing.
- » Vertical development expected to begin within 6 months of land sales closing. Schematic design drawings not required at this time.
- » Apply via the City's ChiBlockBuilder website by:

11:59 p.m. Friday, October 31, 2025

www.chicago.gov/BlockBuilder

- » Documents must be uploaded via ChiBlockBuilder's Submittable portal, labeled as follows:

331 S Plymouth_[developer name]



Program Guide

» Search "DPD RFPs"

[HOME](#) [REQUESTS](#) [CHIBLOCKBUILDER](#) [MISSING MIDDLE](#) [ARCHIVE](#)

Department of Planning and Development

Requests for Proposals (RFPs) and Requests for Qualifications (RFQs)

The Department of Planning and Development (DPD) issues Requests for Proposals (RFPs), Qualifications (RFQs) and Applications (RFAs) to encourage the redevelopment of public land throughout Chicago, often in coordination with the Department of Housing (DOH) and other sister agencies.

Responses are evaluated based on the goals of the request and applicants' financial capacity, relevant experience and demonstrated ability to complete projects of similar scale and scope. Shortlisted respondents are typically invited by DPD to form developer-design teams, engage with community residents and, upon selection, finalize project design and financing. Proposals are then subject to a formal review and approval process that includes City Council.

Current and pending DPD requests are below. An archive of past RFPs and RFQs is [available for review online](#).

Pending Requests

Pending Requests

2055-59, 2508-14, 2905-29 W. Madison St. RFP



Three clusters of City lots on the Near West Side and East Garfield Park are available for mixed-use development. Residential proposals that include ground-floor retail along Madison Street are preferred.

[Download the program guide](#)

[Apply via ChiBlockBuilder](#)

[Addendum No. 1](#)

Due Date: Oct. 31, 2025

Pre-submission webinar: TBA

4301-37 S. Cicero Ave. RFP



Four contiguous City lots in Garfield Ridge are available for mixed-use development. Proposals involving one or more multi-unit buildings with ground-floor retail uses are preferred.

[Download the program guide](#)

[Apply via ChiBlockBuilder](#)

[Addendum No. 1 – Webinar Date Rescheduled](#)

[Addendum No. 2](#)

Due Date: Oct. 31, 2025

Pre-submission webinar: 3 p.m. Wednesday, Aug. 20 | [Register now](#)

331-35 S. Plymouth Ct. RFP



Four contiguous, partially improved properties in the Loop are available for mixed-use redevelopment. High-density, transit-oriented proposals that contribute to the pedestrian vitality of adjacent Pritzker Park are preferred.

[Download the program guide](#)

[Apply via ChiBlockBuilder](#)

[Addendum No. 1](#)

Due Date: Oct. 31, 2025

Pre-submission webinar: 1 p.m. Tuesday, Aug. 26 | [Register now](#)

8676-94 S. Vincennes Ave. RFP



Nine contiguous City lots in Auburn Gresham are available for mixed-use development. Transit-oriented proposals involving one or more multi-unit buildings with ground-floor retail uses are preferred.

[Download the program guide](#)

[Apply via ChiBlockBuilder](#)

[Addendum No. 1](#)

Due Date: Oct. 31, 2025

Pre-submission webinar: 2 p.m. Friday, Aug. 15 | [Register now](#)

How to Apply?

» Search "ChiBlockBuilder"

HOME **APPLY NOW** PROGRAMS ▾ RFPS & RFQS PUBLIC NOTICE RESOURCES ▾ DPD HOME

ChiBlockBuilder Home

 **Priority sites offered for purchase, redevelopment**
Intended to support transit-oriented, mixed-use investment, DPD is issuing Requests for Proposals (RFPs) for four City-owned properties. Development proposals will be accepted through Oct. 31.
[LEARN MORE](#)



ChiBlockBuilder is the City of Chicago's application portal to encourage the purchase and redevelopment of City-owned vacant land in partnership with community stakeholders. Led by the Chicago Department of Planning and Development (DPD), ChiBlockBuilder is a universal application process for all of the City's land sale programs, streamlining the purchase of City-owned properties across the South and West sides and increasing transparency.

The ChiBlockBuilder website features an interactive online map to provide potential buyers with important information about City-owned vacant land such as environmental clearances, zoning, square footage, and market value.

Need help? Contact the ChiBlockBuilder Team!

Assistance is also available in English and Spanish by phone at (312) 744-LAND, and by email at landsales@cityofchicago.org.

LOCATION
331 s plymouth [Search](#) [Reset](#)

COMMUNITY AREA
Select a community area ▾

WARD
Select a ward ▾

LOT CLUSTER
Select a lot cluster ▾

SALES PROGRAM
Select a sales program ▾

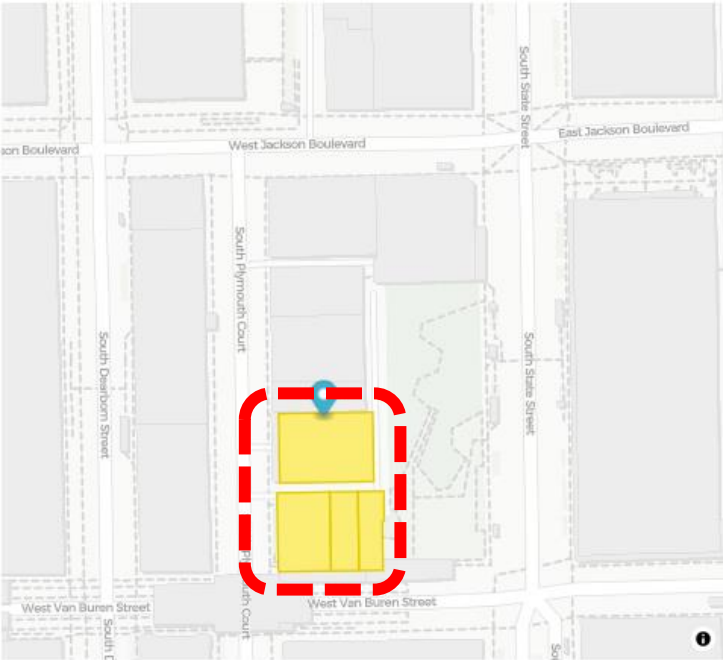
ZONING DISTRICT
[\(info\)](#)
Select a zonin ▾

SQUARE FOOTAGE
Select a squar ▾

LEGEND

34 Lots accepting applications

Selected lot



Accepting applications

PIN

17-16-235-029-0000
[\(info\)](#)

ADDRESS

333 S PLYMOUTH CT
CHICAGO, IL 60604
LOOP | Ward 4

ZONED

DX-16

SQ FT

6,751

MARKET VALUE


\$1,681,103

SALES PROGRAM

RFP

APPLY BY

10/31/2025



This is part of a cluster of 4 lots with a market value of \$3,822,698 that must be applied for together.

[Apply for 4 lots](#)

Selection Process

- » DPD target price: **\$3,822,698**
 - » While not a minimum bid, respondents are advised that purchase price is an important consideration in DPD's evaluation.
 - » Allocation of any environmental clean-up costs will be negotiated with the City.
- » Applicants provide a good faith deposit of \$100,000:
 - » Cashier's check or certified check, payable to the City of Chicago.
 - » Improper deposit or an insufficient dollar amount may be disqualified.
 - » Deposits will be returned to all non-selected respondents.
- » Provide complete Offer to Purchase form (RFP Appendix).
- » City staff reviews applications and submits recommendation to DPD Commissioner to select team. Applicants not selected can receive detailed feedback.
- » After reviewing, DPD & Ald. Robinson (4th) will organize a public meeting; eligible or shortlisted development teams will present themselves and their proposals to the community.

Scoring Rubric

Proof of Experience (0-30)

- » 0 to 10 Team composition
- » 0 to 10 Development team experience
- » 0 to 10 Capacity to timely execute the project

Financial Capacity and Project Feasibility (0-30)

- » 0 to 10 Financial capacity
- » 0 to 10 Detailed budget
- » 0 to 10 Financial feasibility and plan to secure funding

Programming and design goals (0-10)

- » 0 to 5 Programming goals
- » 0 to 5 Design goals and high-quality materials

Purchase Offer Amount (0-10)

- » 0 to 10 Purchase offer

Public Benefits (0-10)

- » 0 to 5 Programmatic public benefits
- » 0 to 5 Fiscal, jobs, and catalytic impact public benefits

Conformance to Plans and Community Engagement (0-10)

- » 0 to 5 Conformance with plans
- » 0 to 5 Community engagement

RFP Site Overview

331-335 S. Plymouth Ct.

- » **Site Location:** 331-335 S. Plymouth Ct.
- » **PINs:** 17-16-235-029-0000; 17-16-235-007-0000; 17-16-235-008-0000; 17-16-235-022-0000
- » **Property Size:** ~15,352 SF
- » **Zoning:** DX-16
- » **Preferred Uses:**
multi-unit residential, retail, restaurant, grocery, and other neighborhood supporting uses
- » **Design Vision:**
Redevelop parcels to complement surrounding development and use types. The site should create new neighborhood amenities, catalyze new development, and strengthen urban fabric in the area.



Community Context

331-335 S. Plymouth Ct.



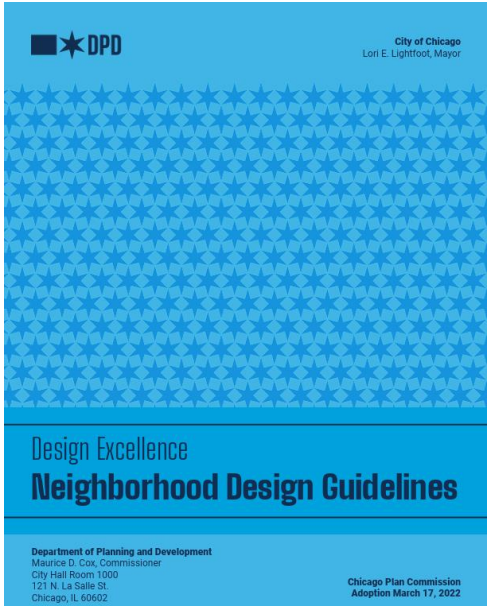
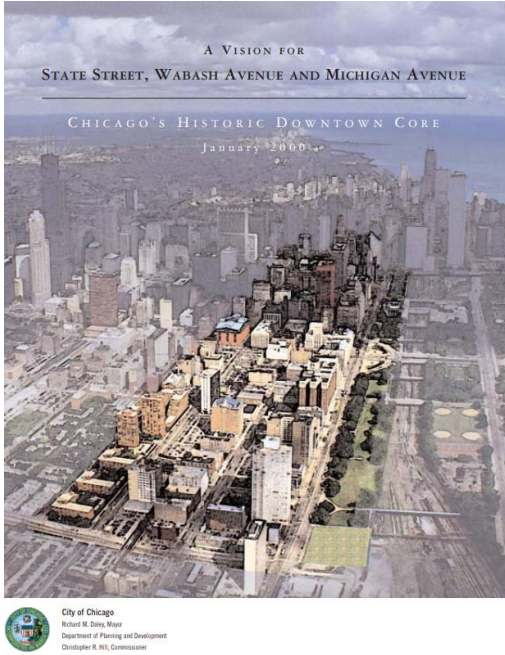
Proximity to:

- » Pritzker Park
- » Harold Washington Library
- » Numerous CTA Train Stations & Bus Routes
- » Higher Education Institutions
- » Grant Park
- » Cultural Institutions
- » Entertainment Venues

Planning Context



LaSalle Corridor Revitalization



Catalytic Investments

LaSalle Corridor Revitalization



79 W. Monroe



111 W. Monroe



208 S. LaSalle



135 S. LaSalle

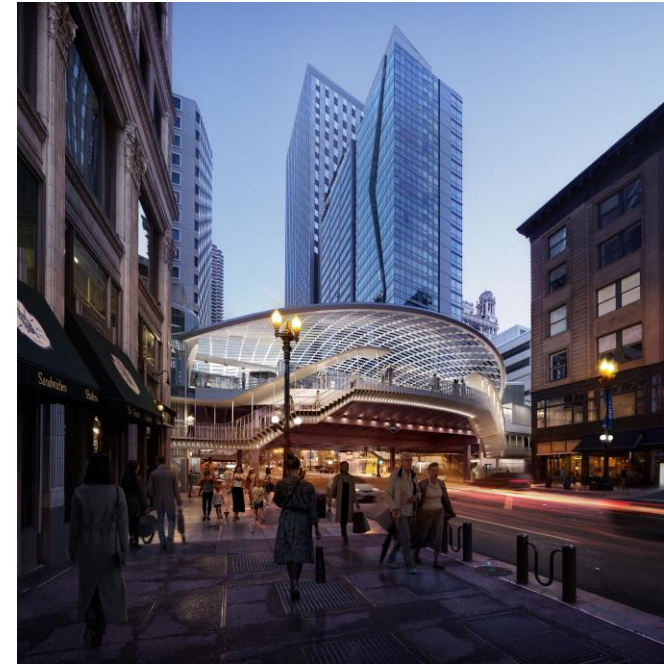


105 W. Adams



30 N. LaSalle

New CTA State/Lake Elevated Station



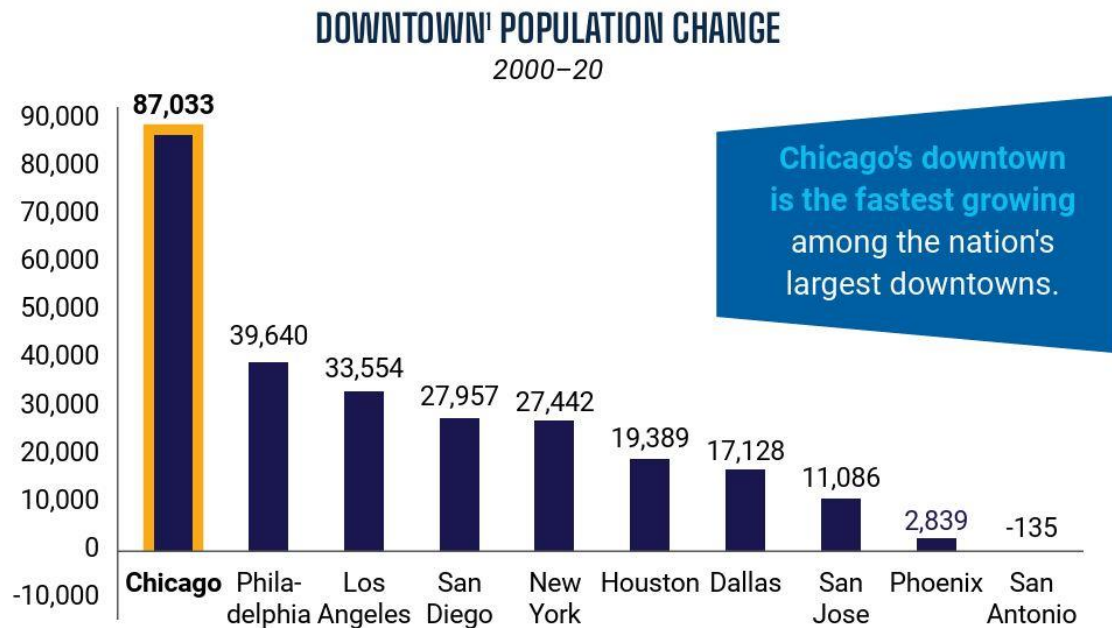
Credit: SOM

Chicago Board of Trade Museum



Market Demand

331-335 S. Plymouth Ct.



Source: Esri, US Census Bureau, SB Friedman

1. Downtown is defined as the original Central Business District (CBD) identified in the 1982 Census of Retail Trade as well as all 2020 census tracts that share a boundary with the 1982 CBD geography.

- » Since 2010, more than 60M SF of development has been completed or under construction in the central area
- » Approximately 60% of real estate investment during that period was residential
- » In past 20 years, over 75,000 jobs were added in the central area
- » More than 31,000 students are enrolled in a college or university downtown, and more than 21,000 university students live downtown

Current Site Condition

331-335 S. Plymouth Ct.



Looking northeast from S. Plymouth



Looking east from S. Plymouth

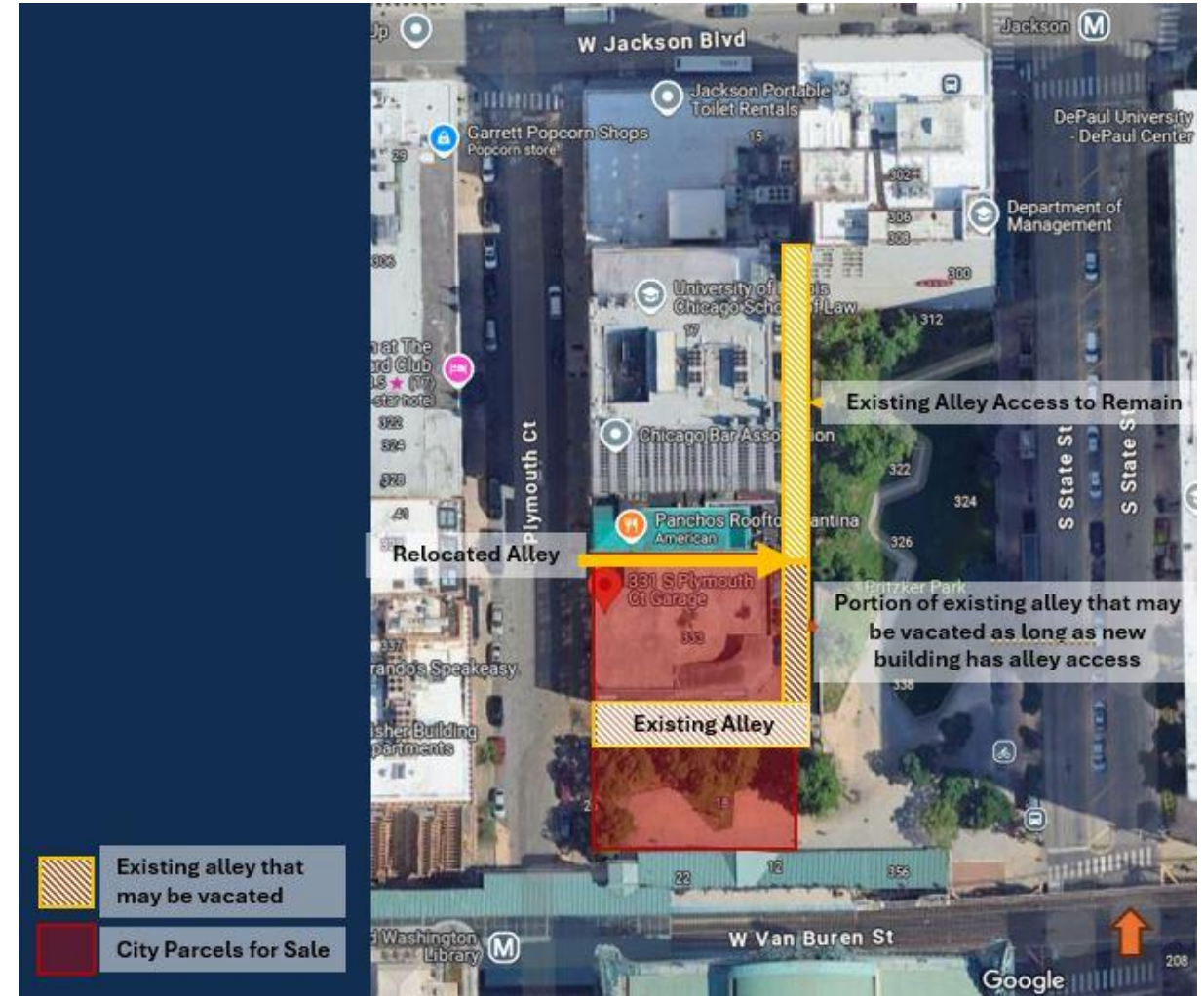
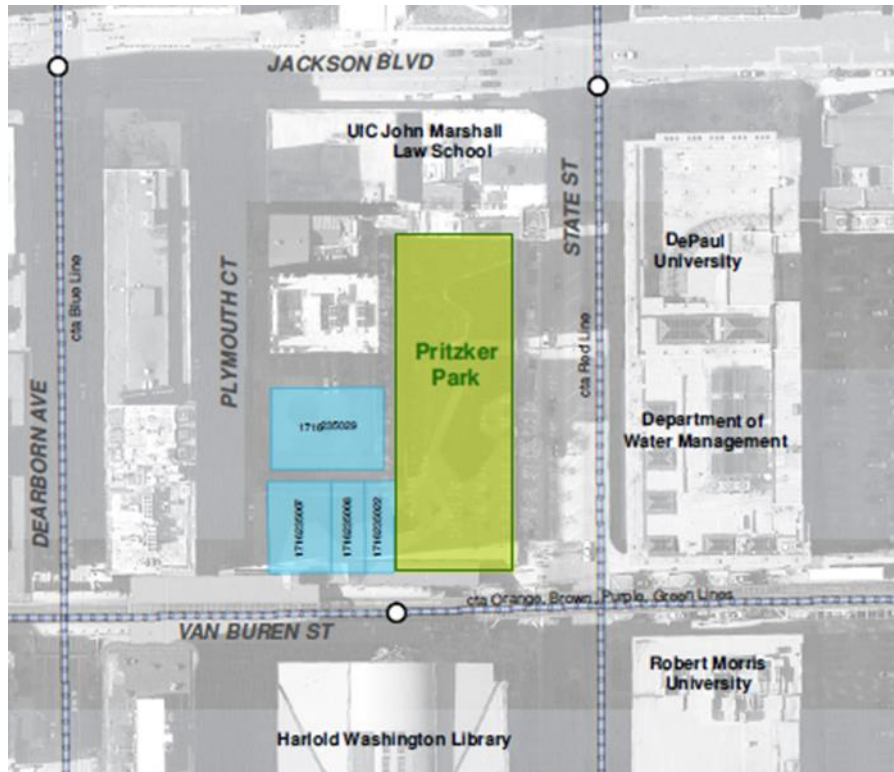


Aerial view looking north

RFP Urban Design Principles

Alley Vacation

- » The existing east-west alley bifurcating the city owned parcels may be shifted north, provided:
 - » Access to Plymouth Ct. is retained, and
 - » All existing and proposed buildings have alley access.



RFP Urban Design Principles

Access & Connectivity

- » Mitigate auto-pedestrian conflict points, to minimize congestion. Vehicular access must occur from the alley.
- » Any parking proposed should be minimal and screened by active uses.
- » CTA is open to proposals that would connect the development to Harold Washington Library Station or Jackson Red and/or Blue Line Station.
- » Parts of roof structure and sidewalk columns of the Harold Washington Library Station overlap portions of the RFP parcels. These may be modified if approved by the City/CTA and paid for by the applicant.



RFP Urban Design Principles

Public Realm & Open Space

- » Engage public realm & improve pedestrian experience (landscape, sunlight, walking experience, lighting, safety/security, on-site water management, equitable access).
- » Connect open spaces with public points of entry (streets, sidewalks, building entries); provide a balance of solar access and shade.
- » Incorporate trees, paving materials to distinguish private/public areas, pedestrian amenities, and seating.
- » Pritzker Park is not included in the RFP but it is expected bidders include proposed funding for park improvements.
- » Part of RFP parcels on the site's southwest corner are temporarily improved as an extension of Pritzker Park. The development of these parcels will have near term impacts to the remainder of Pritzker Park that the selected developer will be responsible to mitigate.



RFP Urban Design Principles

Massing & Materials

Massing

- » Maximize density while remaining sensitive to the scale of the existing neighborhood.
- » Create active “street or building walls” lining the sidewalks and facing adjacent Pritzker Park.
- » Step down taller massings and provide setbacks at appropriate heights to reduce apparent mass from street.
- » Building should have a clearly defined vertical appearance, comprised with a base, middle, and top.

Materials

- » Avoid creating long blank walls.
- » Incorporate high-quality materials on frontages visible from public ROWs.



RFP Regulatory Context

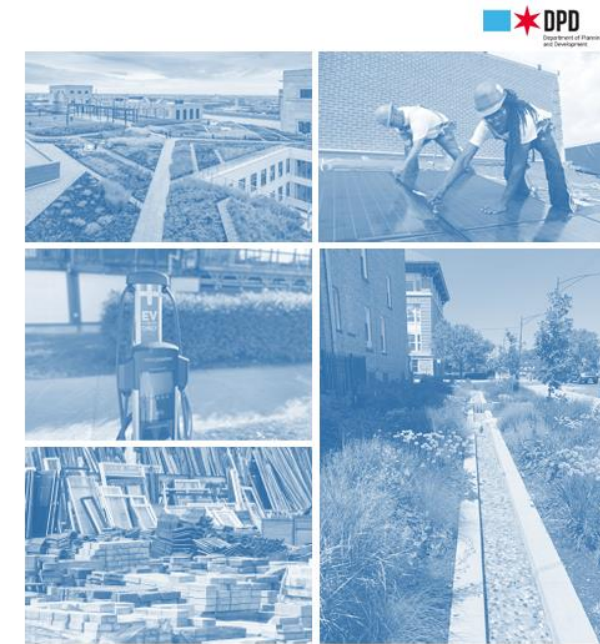
Affordable Requirements Ordinance

- » Must comply with the 2021 Affordable Requirements Ordinance, as amended.
- » Rental projects are required to provide 20% of units in the project as affordable housing at a weighted average of 60% of the AMI.
- » Owner-occupied projects are required to provide between 16 percent and 20 percent of the units as affordable units, depending on the average depth of affordability.

Sustainability

- » Responses that include establishing a Planned Development or include certain types of city financial assistance will be required to comply with the City's Sustainable Development Policy.
- » Incorporating environmentally sustainable features is included as a public benefit in the scoring rubric.

Please see RFP document for additional requirements



City of Chicago

Sustainable Development Policy

Updated December 2024

RFP Addendum #1

Addendum #1 Posted on August 15th

- » Conditions of Application Acceptance
- » Environmental Conditions & Disclosure
- » Indemnification & Redevelopment Agreement Provisions

331-35 S. Plymouth Ct. RFP



Four contiguous, partially improved properties in the Loop are available for mixed-use redevelopment. High-density, transit-oriented proposals that contribute to the pedestrian vitality of adjacent Pritzker Park are preferred.

[Download the program guide](#)

[Apply via ChiBlockBuilder](#)

[Addendum No. 1](#)

Due Date: Oct. 31, 2025

Pre-submission webinar: 1 p.m. Tuesday, Aug. 26 | [Register now](#)

QUESTIONS

- » Apply by: **11:59 p.m. Friday, October 31, 2025**
- » ChiBlockBuilder website: www.chicago.gov/BlockBuilder
- » FAQs published regularly until **October 15**; send questions until **September 30** to: Emily.Thrun@cityofchicago.org