

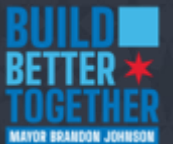
REQUEST FOR PROPOSALS

PRE-SUBMISSION WEBINAR

4301 – 4337 S. CICERO AVE.

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

August 14, 2025



Today's Agenda

Introduction

- Goals of this Webinar
- Panelist Introductions

The Opportunity

- Site Overview
- Site & Community Context
- Reference Images

Design Principles

- Conceptual Massings
- Design Guidance
- Cicero Avenue Corridor Study

RFP Process

- Submission Process
- Evaluation Criteria

Q&A and Next Steps

RFP Site Overview

4301-4337 S Cicero Ave

- » **Site Location:** 4301, 4313, 4325, 4337
- » **PIN:** 19-03-300-001, -002, -003, -004
- » **Property Size:** ~38,000 SF (~0.9 acres)
- » **Zoning:** B3-1, Community Shopping District
- » **Design Vision:**
A mix of uses including ground-floor retail and upper-floor residential or independent senior living units. Engage the pedestrian realm and complement current adjacent development at LeClaire Courts



RFP Site Context

4301-4337 S Cicero Ave

- » Gateway to Chicago from Midway Airport, 2 miles to the south (\$47M recent improvements)
- » Estimated \$400M in current and future investment at former LeClaire Courts site
- » Future grocery store, medical offices
- » Newly opened \$42M Academy for Global Citizenship
- » Recently adopted (2023) Cicero Avenue Corridor Study, led by DPD and CDOT



Community Context

4301-4337 S Cicero Ave



Groundbreaking for \$47 million in improvements at Midway Airport.



Facade of the newly-opened Academy for Global Citizenship.



Render of the Phase I mixed-use block of LeClaire Courts.



Aerial render of the Phase I commercial block of LeClaire Courts.

Current Site Conditions

4301-4337 S Cicero Ave



Aerial view looking south.



Aerial view looking southwest.

Current Site Conditions

4301-4337 S Cicero Ave



Looking north along Cicero Avenue from mid-block.

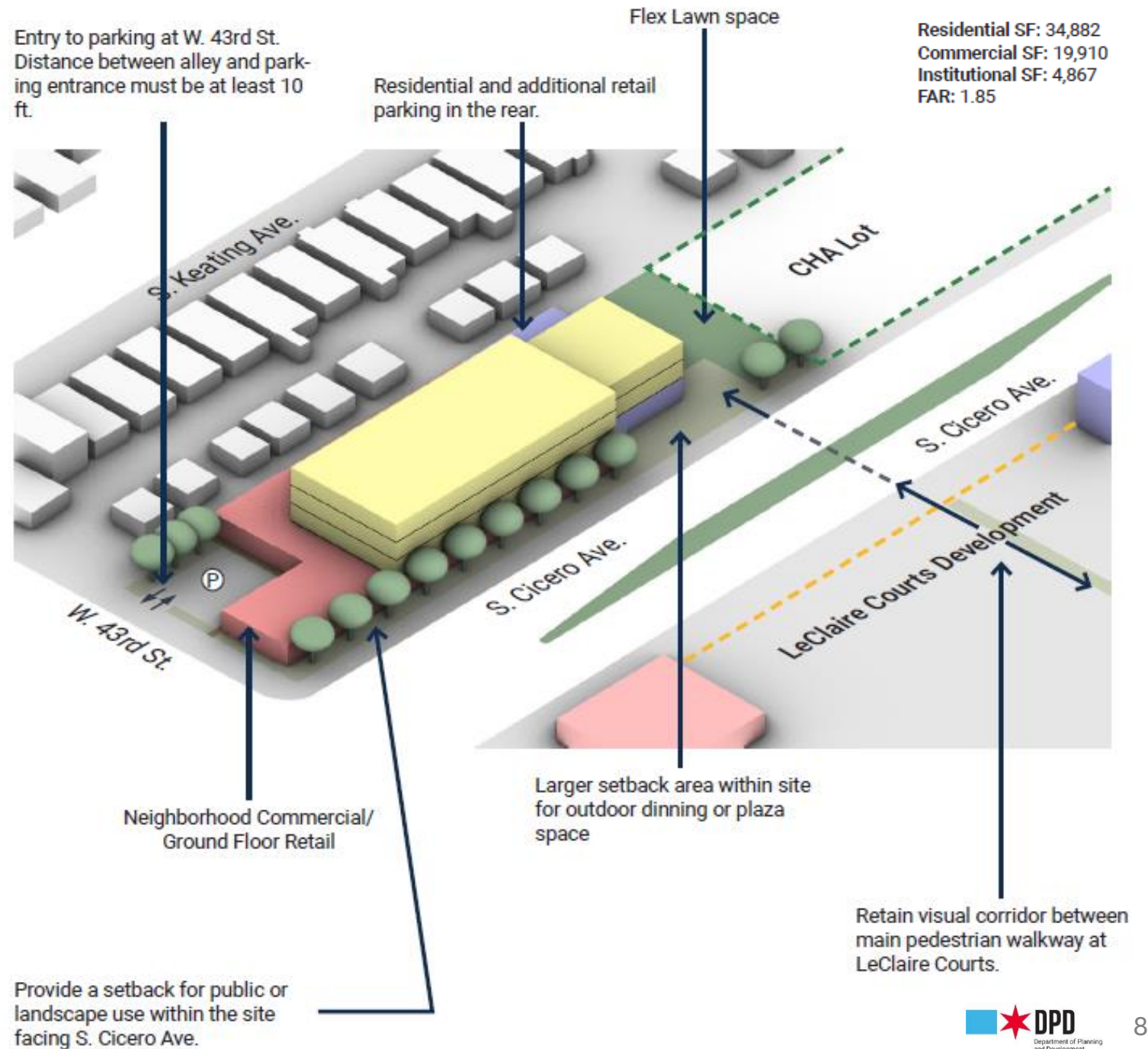


Looking north along Cicero Avenue from mid-block.

Urban Design Principles

4301-4337 S Cicero Ave

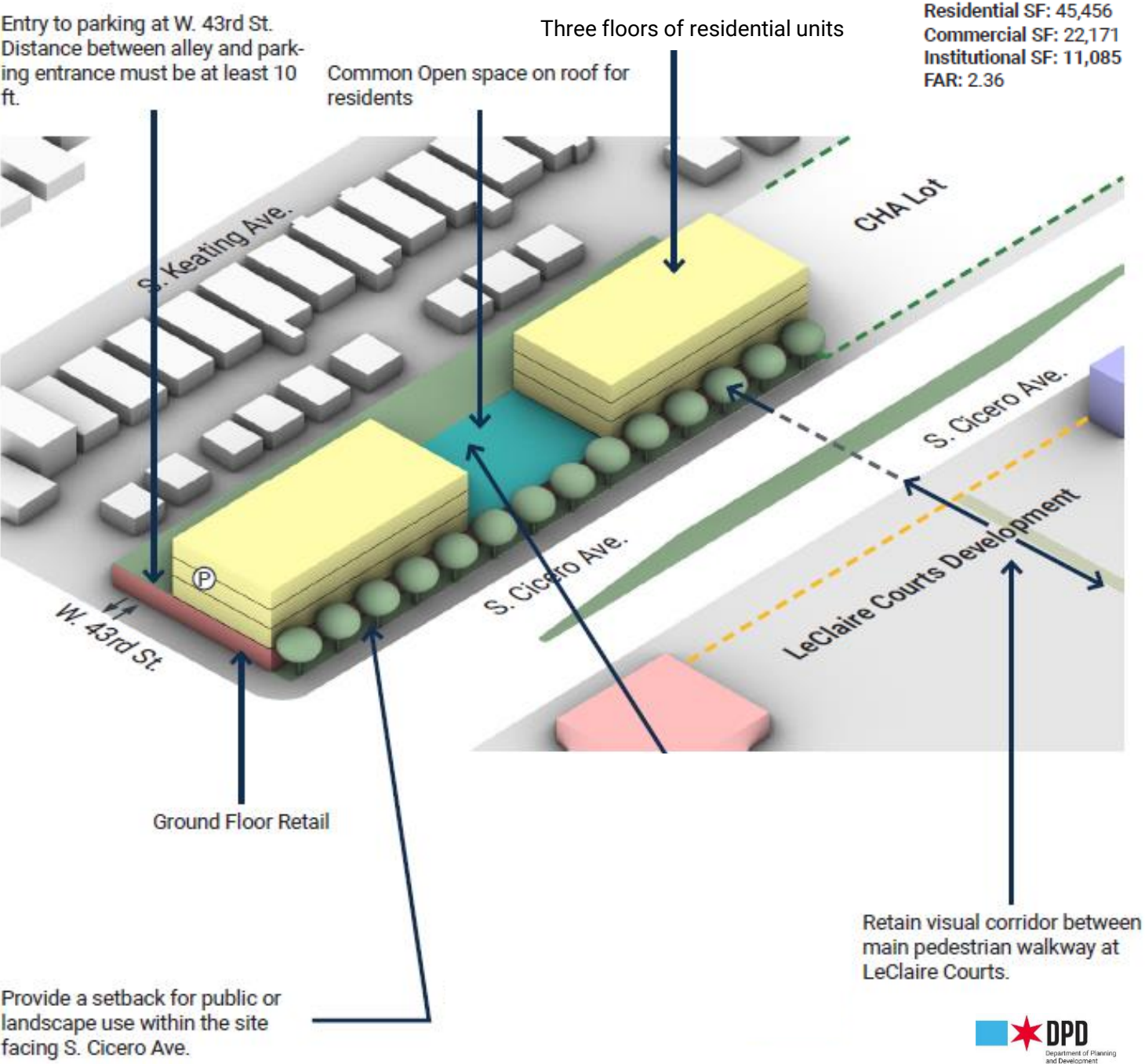
Site Scenario #1



Urban Design Principles

4301-4337 S Cicero Ave

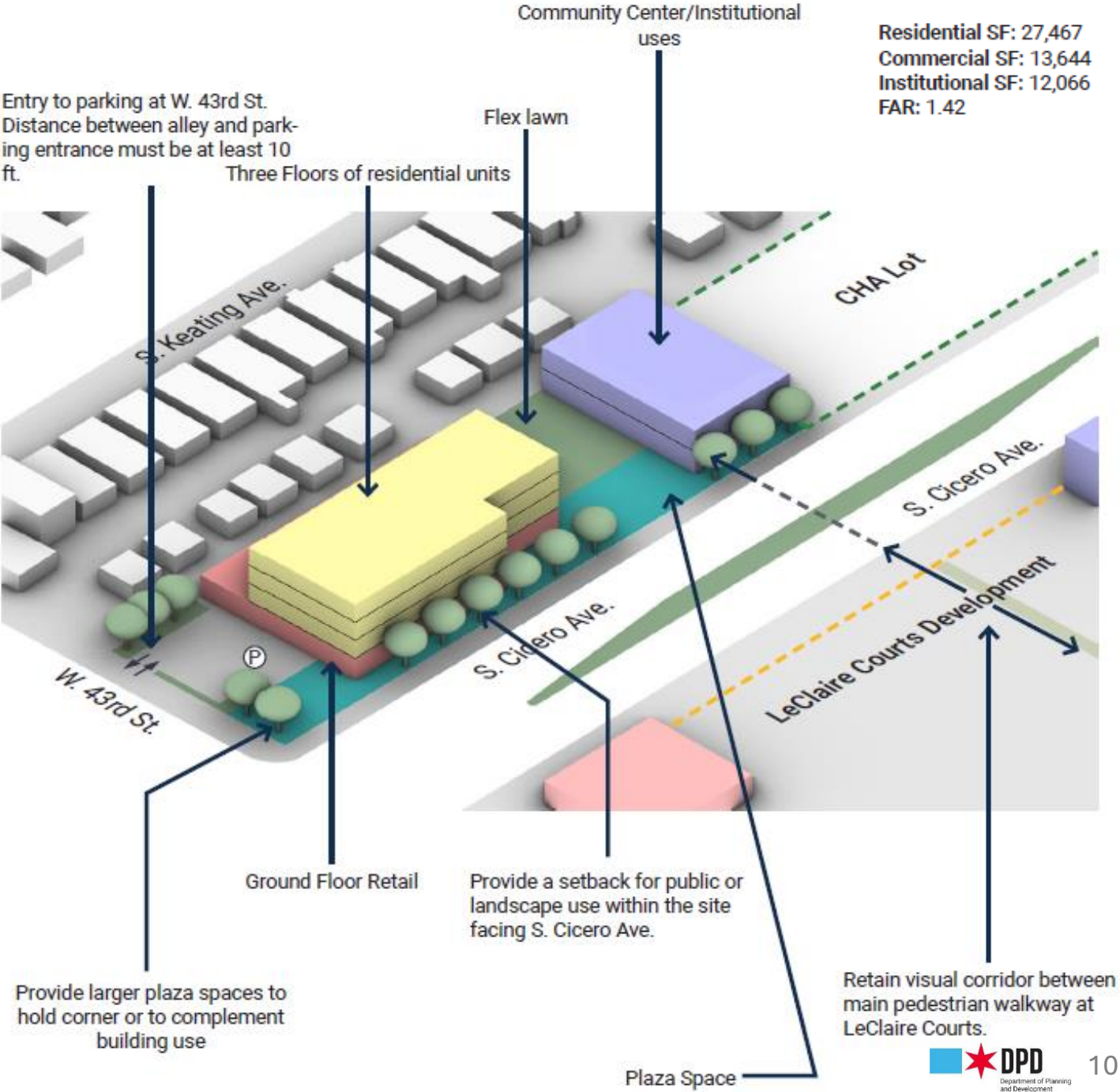
Site Scenario #2



Urban Design Principles

4301-4337 S Cicero Ave

Site Scenario #3



Urban Design Principles

4301-4337 S Cicero Ave

Retail/Services

- » Given the surrounding market and high traffic nature of Cicero Avenue, national chains are acceptable, but proposals that prioritize ground-floor retail for independent operators are encouraged. Ground floors should be directly accessible from the street. Refer to the City of Chicago Neighborhood Guidelines on implementation strategies.

Public Realm & Open Space

- » All efforts should be made to meaningfully activate the primary street frontage and provide pedestrian amenities. Shared public open space should be incorporated into ground floor uses at the sidewalk level, potentially including outdoor seating, dining spaces, water features and similar features. The *Cicero Avenue Corridor Study* provides examples of how this can be achieved effectively given the corridor context and site constraints. Connect open space with public points of entry (streets, sidewalks, building entries); provide a balance of solar access and shade.
- » Public art that adds character should be considered and implemented through local artists wherever possible. The Department of Cultural Affairs and Special Events (DCASE) can help a selected Development Team in identifying and engaging local artists.

Urban Design Principles

4301-4337 S Cicero Ave

Pedestrian Connectivity

- » The proposed development should meaningfully engage the public realm and contribute to an improved pedestrian experience. Design should consider vegetation, sunlight, pedestrian walking experience, lighting, safety/security, designs to promote on-site water management with the use of materials and equitable access to all. All public open spaces, whether programmed or passive, should strive to connect public points of entry such as street, sidewalk or building entries, provide a balance for solar access and shade to create a comfortable, safe and visually attractive space for pedestrians. Design for open spaces should incorporate trees, varied paving materials to distinguish private/ public, pedestrian amenities, seating, and follow the City's Complete Streets standards and Neighborhood Design Guidelines.

Vehicular Circulation and Parking

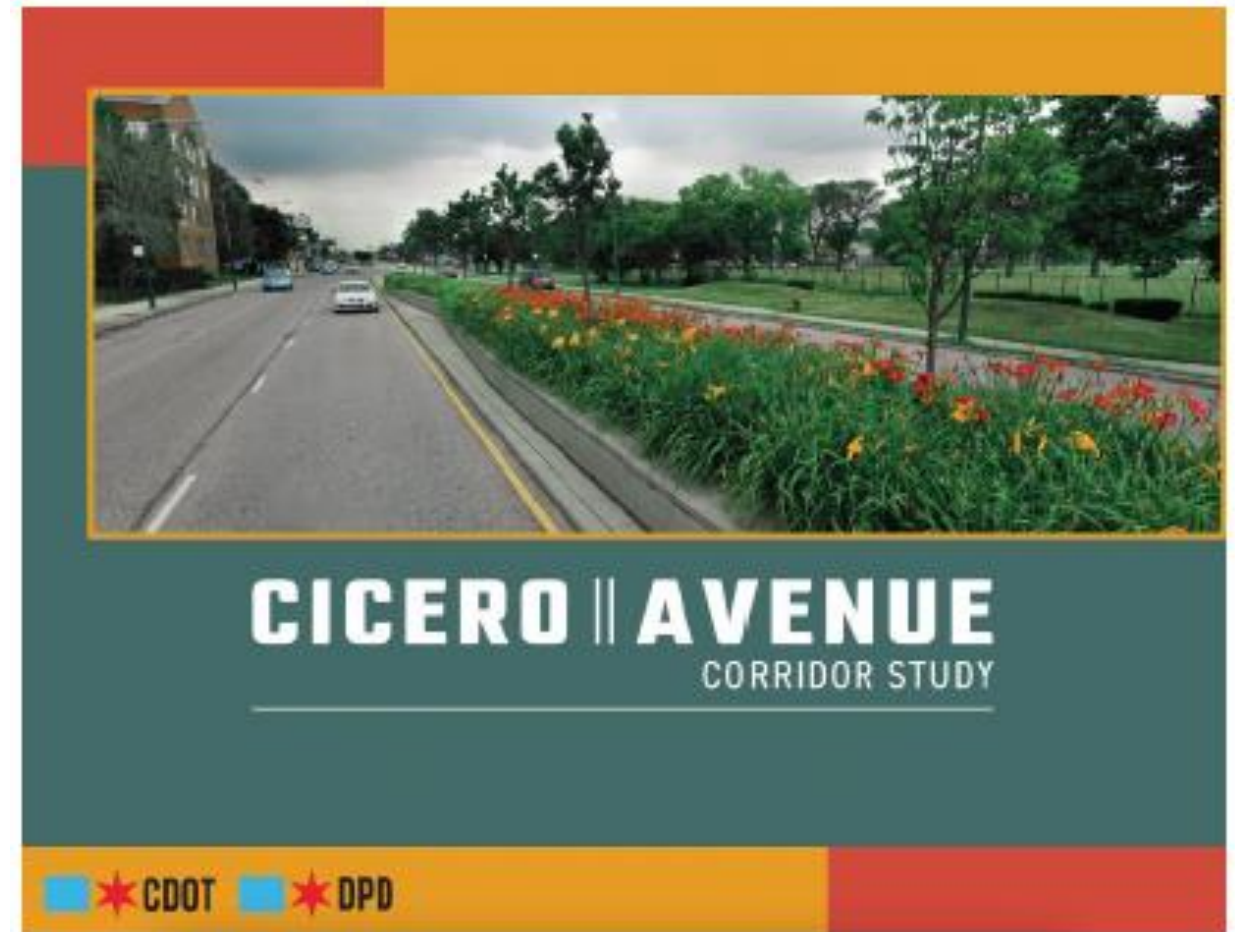
- » The proposed design should mitigate automobile-pedestrian conflict points and accommodate vehicle traffic in a way that minimizes congestion. Parking should be minimized, oriented towards the back of the site to reduce visibility from the street, and accessed from the alley. Any uncovered interior parking should be landscaped with on-site storm-water management and pedestrian connections to the building and any open spaces.

Cicero Avenue Corridor Study

4301-4337 S Cicero Ave

Adopted in November 2024

- » Provides an overview of the corridor and articulates area priorities
- » Includes design guidelines and site development scenario to help guide new development along the corridor
- » Should be seen as a complement to the guidance provided in the RFP

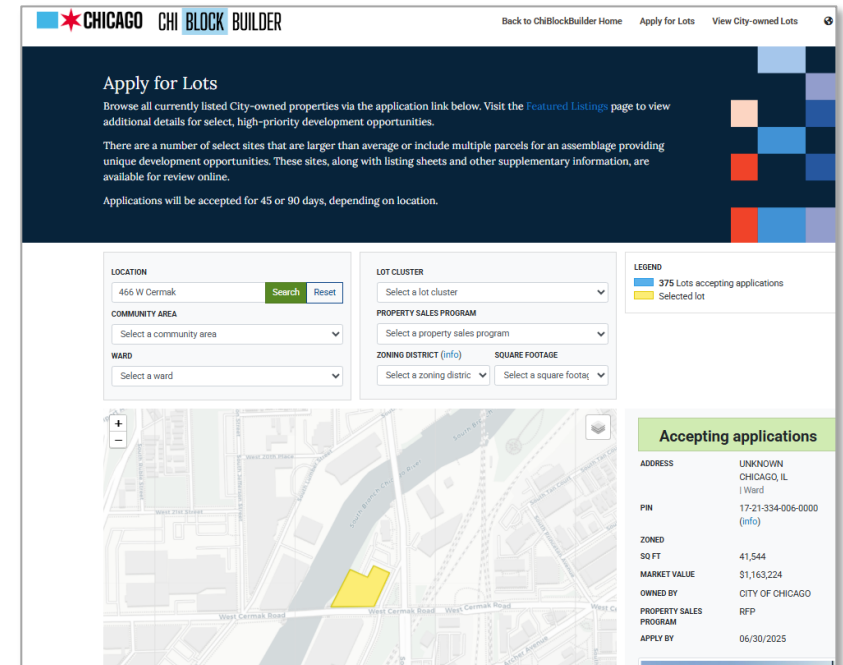
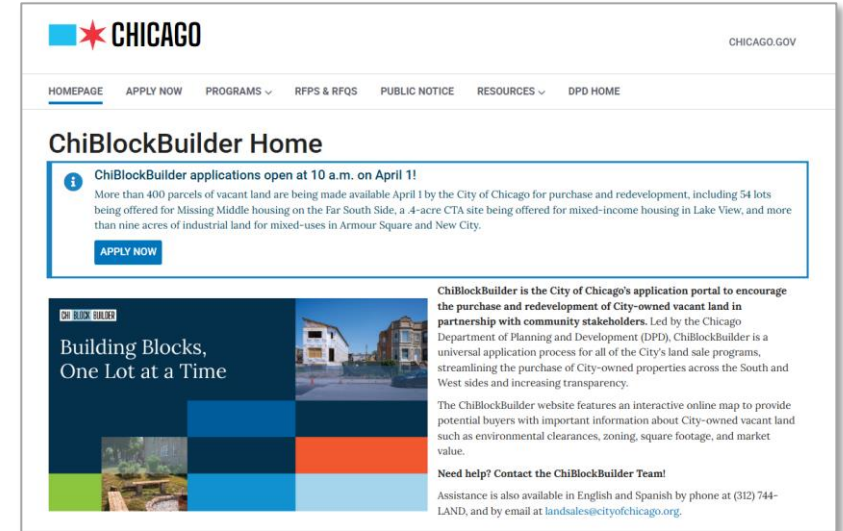


https://www.chicago.gov/content/dam/city/depts/dcd/CiceroAvenueStudy/Cicero_Avenue_Corridor_Study.pdf

RFP Submission Process

- » RFP open on ChiBlockBuilder from August 1 until October 31, 2025
- » Development team responsibilities include: site planning, architectural design, securing entitlements, attracting anchor tenants, environmental remediation
- » Addendum No. 2 re: environmental guidance
- » 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:

RFP 4301-4337 S Cicero_[developer name]_[document name]



Selection Process

- » Target price: **\$1,046,643 (base); \$1,270,923 (B3-3)**
 - » While not a minimum bid, respondents are advised that purchase price is an important part of DPD's evaluation
- » City staff reviews applications and submits recommendation to DPD Commissioner to select team. Applicants not selected may receive detailed feedback if requested
- » After reviewing, DPD & Alderman Rodriguez (22nd) will organize a public meeting; applicants will present their teams and 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 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

How to Apply

chicago.gov/rfps | www.chicago.gov/BlockBuilder

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

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](#)

LOCATION

4301 s cicero

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 zoning district

SQUARE FOOTAGE

Select a square foot

Accepting applications

PIN	19-03-300-003-0000 (info)
ADDRESS	4325 S CICERO AVE CHICAGO, IL 60632 GARFIELD RIDGE Ward 22
ZONED	B3-1
SQ FT	12,382
MARKET VALUE	\$421,001
SALES PROGRAM	RFP
APPLY BY	10/31/2025
INFO	Environmental Status Requires Further Env. Review



This is part of a cluster of **4 lots** with a market value of **\$1,270,924** that must be applied for together.

[Apply for 4 lots](#)

Note: The Lot PIN has been verified by the Department of Planning and Development. Address and photo information are provided by third-party sources and may not reflect current conditions.

Q&A and Next Steps

- » Open Q&A
- » DPD will aggregate and publish a FAQ based on this webinar and additional questions submitted on a rolling basis
- » Additional questions may be submitted until October 15th to:
nolan.zaroff@cityofchicago.org
- » Submissions will be accepted until 11:59 p.m. on October 31, 2025
- » Evaluation and short-list to follow

