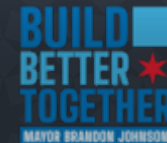


REQUEST FOR PROPOSALS

PRE-SUBMISSION WEBINAR MADISON STREET CORRIDOR

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

SEPTEMBER 3, 2025



RFP Submission Process

- » 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 Madison_[developer name]_[cluster name]

- » Questions about the application process may be submitted via email between August 1 and September 30, 2025, to Brian.Hacker@cityofchicago.org. Questions will be compiled and published at regular intervals in FAQ format until October 15, 2025.

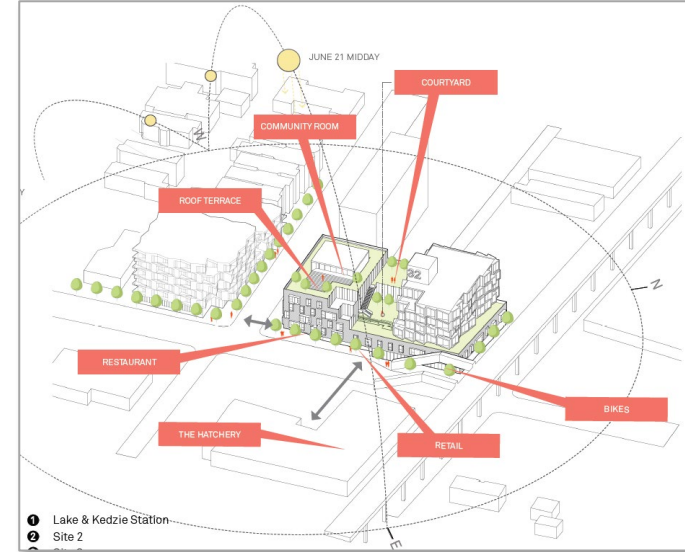
The screenshot shows the 'ChiBlockBuilder Home' page. At the top is the Chicago logo and 'CHICAGO.GOV'. A navigation bar includes links for 'HOMEPAGE', 'APPLY NOW', 'PROGRAMS', 'RFPS & RFQS', 'PUBLIC NOTICE', 'RESOURCES', and 'DPD HOME'. A prominent blue banner states: 'ChiBlockBuilder applications open at 10 a.m. on April 1! More than 400 parcels of vacant land are being made available April 1 by the City of Chicago for purchase and redevelopment, including 54 lots being offered for Missing Middle housing on the Far South Side, a 4-acre CTA site being offered for mixed-income housing in Lake View, and more than nine acres of industrial land for mixed-uses in Armour Square and New City.' Below this is an 'APPLY NOW' button. The main content area features a large image with the text 'Building Blocks, One Lot at a Time' and a description of the program as a universal application process for City-owned vacant land. It also mentions an interactive online map and provides contact information for the ChiBlockBuilder Team.

The screenshot shows the 'Apply for Lots' page. It features a dark header with the Chicago logo and 'CHI BLOCK BUILDER'. A navigation bar includes links for 'Back to ChiBlockBuilder Home', 'Apply for Lots', and 'View City-owned Lots'. The main content area has a heading 'Apply for Lots' and a subheading 'Browse all currently listed City-owned properties via the application link below.' It also includes a paragraph about select sites and a note about application acceptance periods. Below this is a search and filter interface with sections for 'LOCATION' (address search), 'COMMUNITY AREA', 'WARD', 'LOT CLUSTER', 'SALES PROGRAM', 'ZONING DISTRICT', and 'SQUARE FOOTAGE'. A map shows the city grid with a selected lot highlighted in yellow. A legend indicates '34 Lots accepting applications' and 'Selected lot'. A table on the right provides details for the selected lot.

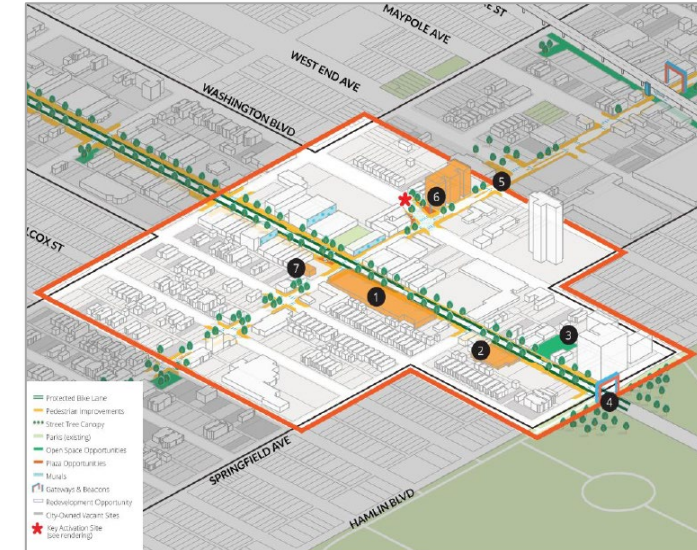
Accepting applications	
PIN	17-18-103-025-0000 (info)
ADDRESS	2055 W MADISON ST CHICAGO, IL 06000 NEAR WEST SIDE Ward 27
ZONED	B1-3
SQ FT	9,140

Required Application Materials

- » Development team information and organizational chart
- » Examples of experience with developing similar projects
- » Conceptual plan package (site/landscape plan, elevations, floor plans, contextual renderings)
- » Preliminary budget identifying funding sources and uses along with any more detailed documents, such as a pro forma or itemized construction budget
- » Proof of financing (bank statements, pre-qualification letter)
- » Justification for how the project aligns with community plans and any evidence of local support (ward office, local organizations)
- » Identify public benefits of project
- » Purchase offer



	1A - 69 Units	1B - Grocery	2A - 32 Units	Combined	Notes
Total Units	69	32	101		
acquisition	4	2	3	9	
site work	1,067,849	496,500	610,453	2,194,802	Plaza costs included in 1A
construction	36,801,200	7,624,813	12,210,951	61,636,964	
soft costs	3,499,070	1,875,286	2,759,498	8,133,854	
financing costs	3,558,361	446,292	2,344,070	6,788,723	
reserves	558,445	844,159	300,261	1,702,865	
developer fee paid	2,808,733	1,015,835	1,462,000	5,286,568	
developer fee deferred	702,183	0	0	702,183	
TDC	49,015,844	12,302,887	25,087,237	86,405,969	
Sources					
Perm Debt	0	808,497	0	808,497	
Tax Increment Financing	14,359,137	750,000	8,684,624	23,793,961	Projected eligible TIF costs
IHDA	4,901,584	0	0	4,901,584	
City of Chicago Soft Funds	7,028,939	5,600,000	0	12,628,939	
ComEd	287,826	0	128,941	416,767	
Donation Tax Credit	910,451	0	0	910,451	Assumes all DTC proceeds to 1A
Accrued Soft Interest	777,585	45,478	0	823,063	
Deferred Dev Fee	702,183	0	0	702,183	
Healthy Food Grants	0	500,000	0	500,000	
Philanthropic Funds	0	1,000,000	0	1,000,000	
Solar Grants	0	254,062	0	254,062	
Low Income Housing Tax Credits	20,048,038	0	16,273,373	36,321,410	
New Markets Tax Credits	0	3,344,850	0	3,344,850	
GP Contribution	100	0	100	200	
Total	49,015,844	12,302,887	25,087,237	86,405,969	



Selection Process

- » DPD target price:
 - » 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.
- » City staff reviews applications and submits recommendation to DPD Commissioner to select team. Applicants not selected can receive detailed feedback.
- » DPD may request clarification and/or additional information from the respondents during the evaluation and selection process.
- » After reviewing, DPD and the 27th Ward will organize a public meeting; applicants will present themselves and their proposals to the community.
- » Developers must initiate vertical development within 60 days from executing an RDA

Scoring Rubric

Proof of Experience (0-30)

- » 0 to 10 Team composition
- » 0 to 10 Development team experience
- » 0 to 10 Prior development projects

Financial Capacity and Project Feasibility (0-40)

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

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

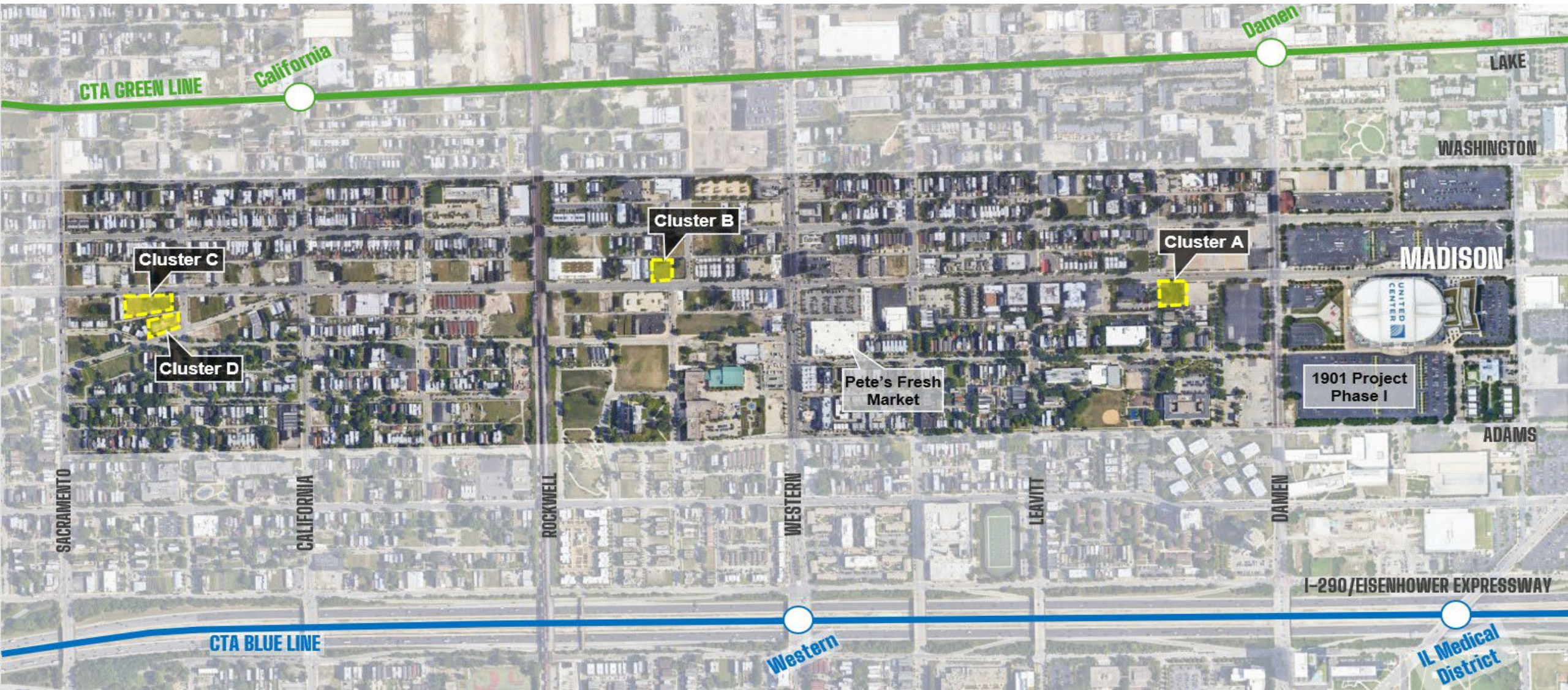
Conformance to Plans and Community Engagement (0-10)

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

RFP Site Overview

Catalytic Corridor Sites

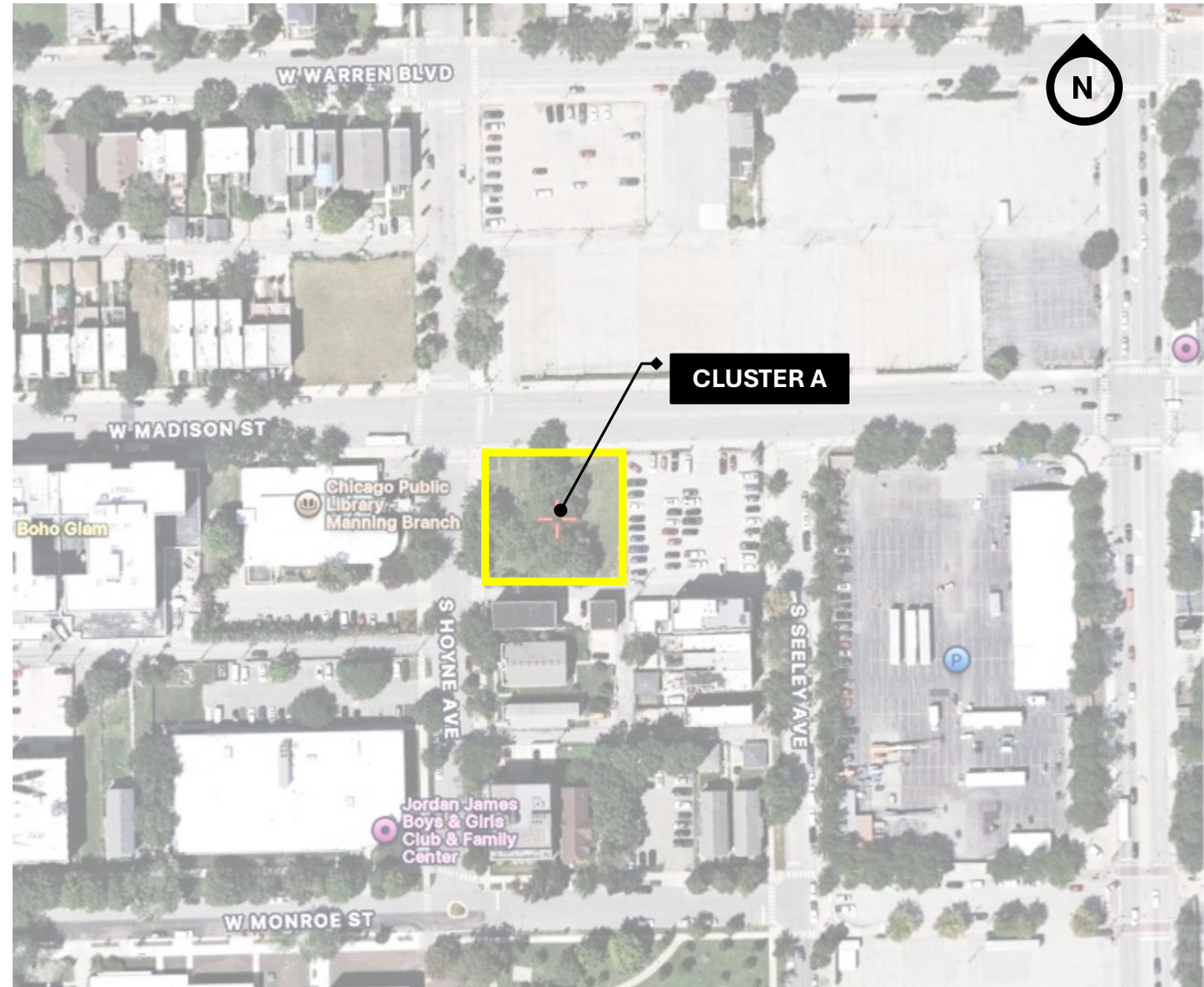
Design Vision: Reactivation of these opportunity sites should create new neighborhood amenities, and employment and residential opportunities to build on the momentum and growth that will come from The 1901 Project investment. Additionally, proposed project should strengthen the urban fabric of surrounding blocks and support public transit ridership.



RFP Site Context

Cluster A

- » **Site Location:** 2055-59 W. Madison St., 9 S. Hoyne Ave
- » **PIN:** 17-18-103-023-0000, 17-18-103-024-0000, 17-18-103-025-0000
- » **Property Size:** ~16,930 SF (0.39 acres)
- » **Zoning:** B1-3
- » **Community Area:** Near West Side
- » **Preferred Uses, by-right:** Mixed-use commercial and residential
- » **Market Value:** \$711,061
- » **Target Price:** \$711,061



Current Site Condition – Cluster A

2055–59 W. Madison St., 9 S. Hoyne Ave.

ZONING MAP



AERIAL VIEW

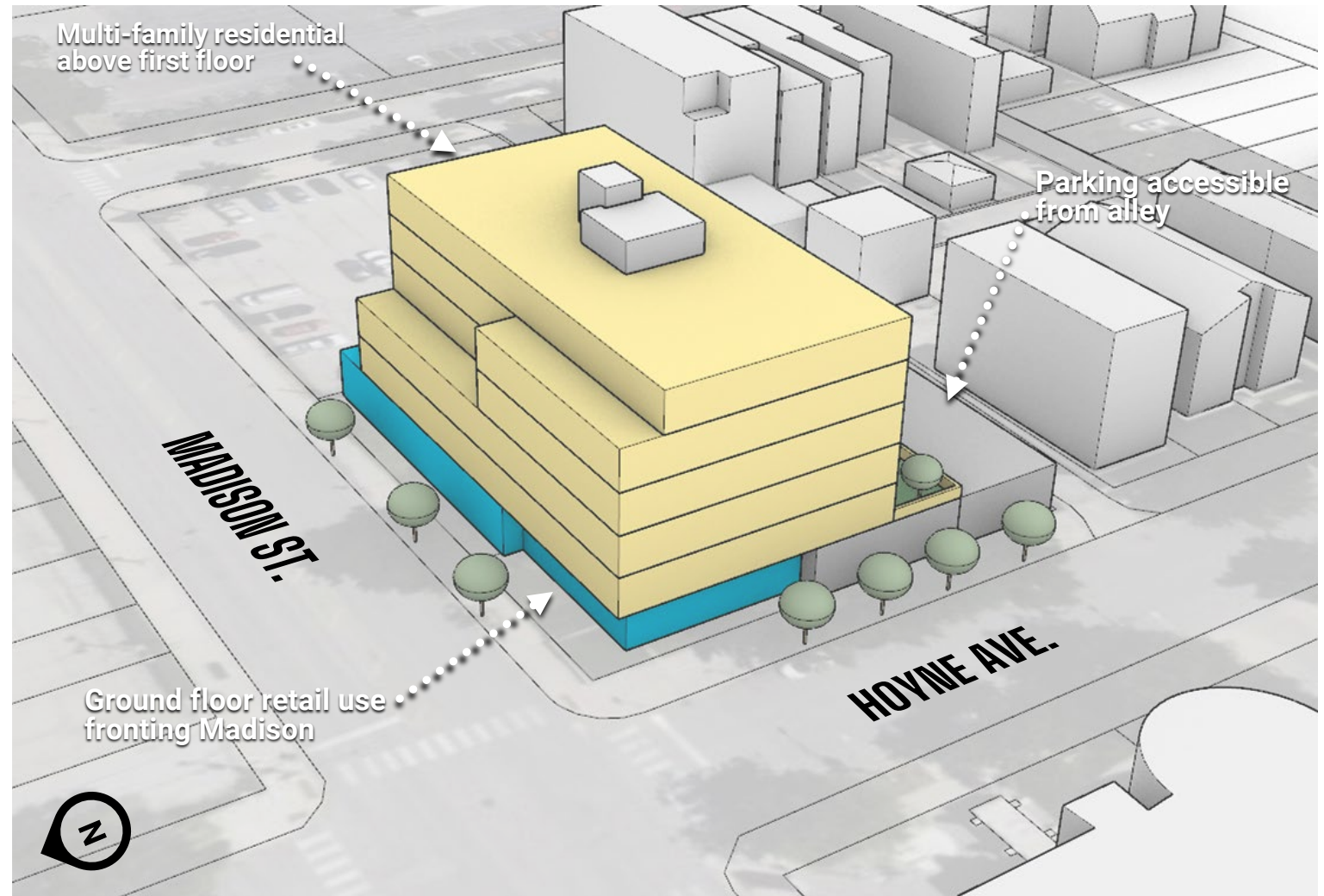


Example Development Scenario – Cluster A

2055-59 W. Madison St., 9 S. Hoyne Ave.

Specifications Cluster A

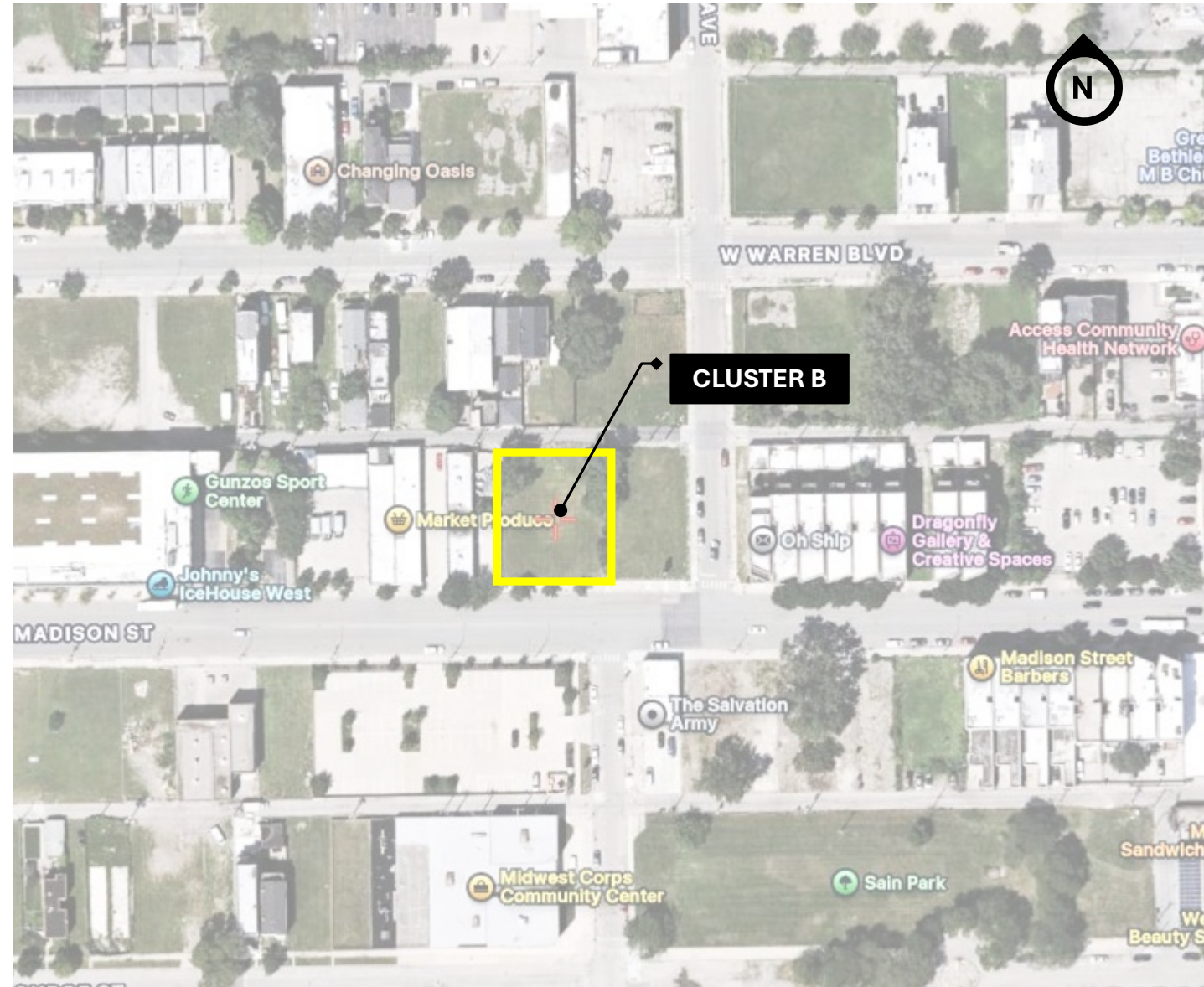
- » **Zoning assumption:** B3-3
- » **Gross Floor Area:** 54,500 s.f.
- » **Height:** 63 ft.
- » **Commercial area:** 6,150 s.f.
- » **Estimated dwelling units:** 35-40



RFP Site Context

Cluster B

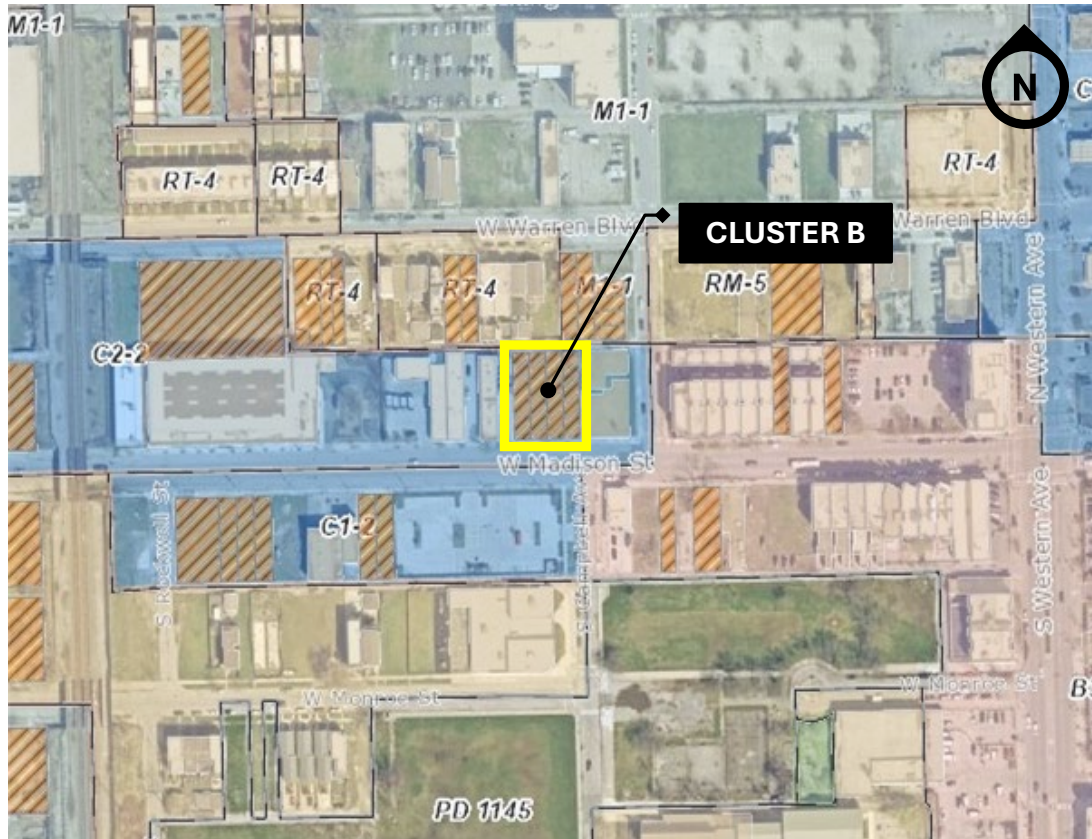
- » **Site Location:** 2508-14 W. Madison St.
- » **PIN:** 16-12-427-041-0000, 16-12-427-042-0000, 16-12-427-043-0000, 16-12-427-044-0000
- » **Property Size:** ~12,076 SF (0.28 acres)
- » **Zoning:** C2-2
- » **Community Area:** Near West Side
- » **Preferred Uses, by-right:** Mixed-use commercial and residential
- » **Market Value:** \$374,380
- » **Target Price:** \$434,764



Current Site Condition – Cluster B

2508-14 W. Madison St.

ZONING MAP



AERIAL VIEW

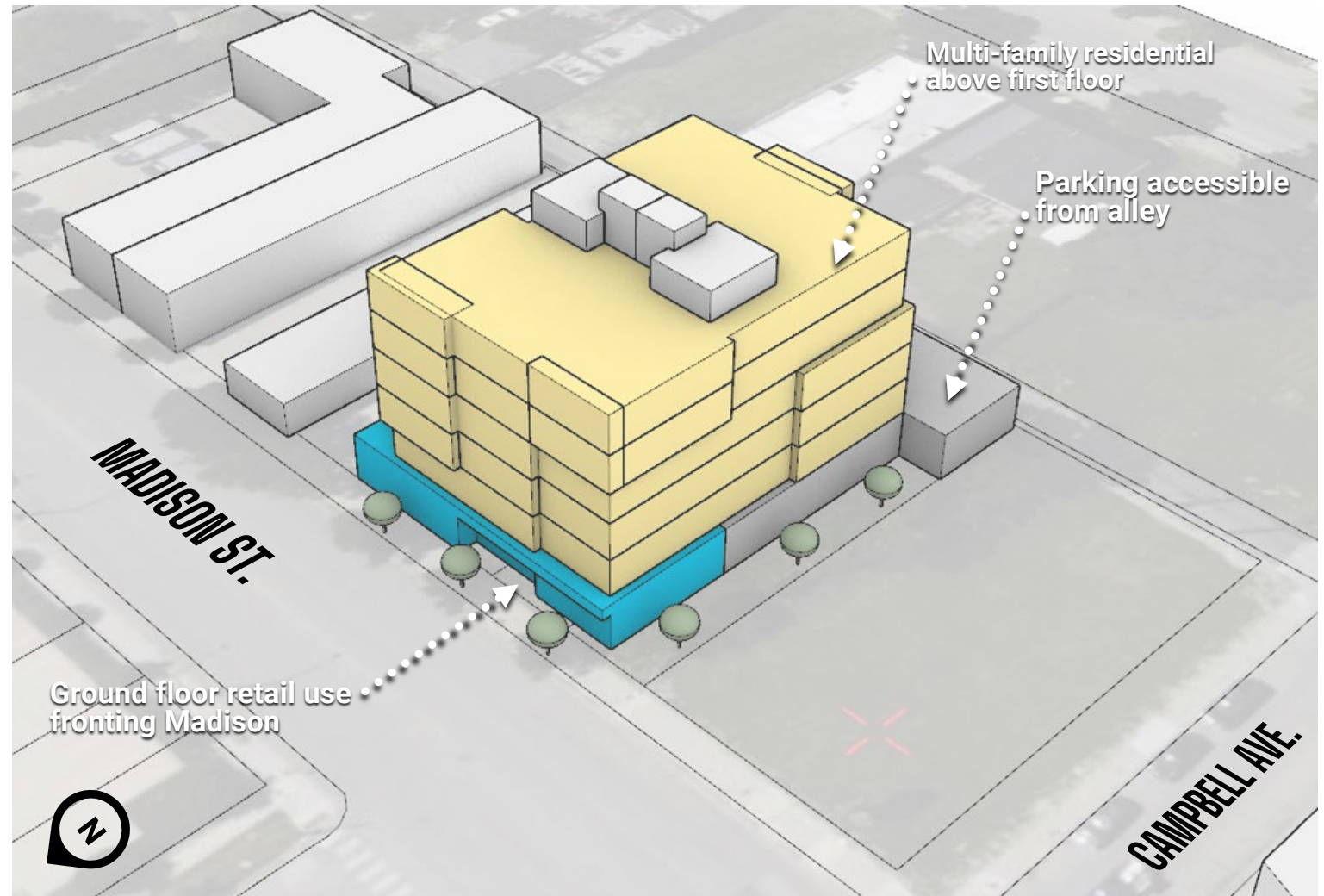


Example Development Scenario – Cluster B

2508-14 W. Madison St.

Specifications Cluster B

- » **Zoning assumption:** B3-3
- » **Gross Floor Area:** 42,400 s.f.
- » **Height:** 63 ft.
- » **Commercial area:** 2,900 s.f.
- » **Estimated dwelling units:** 28-33



RFP Site Context

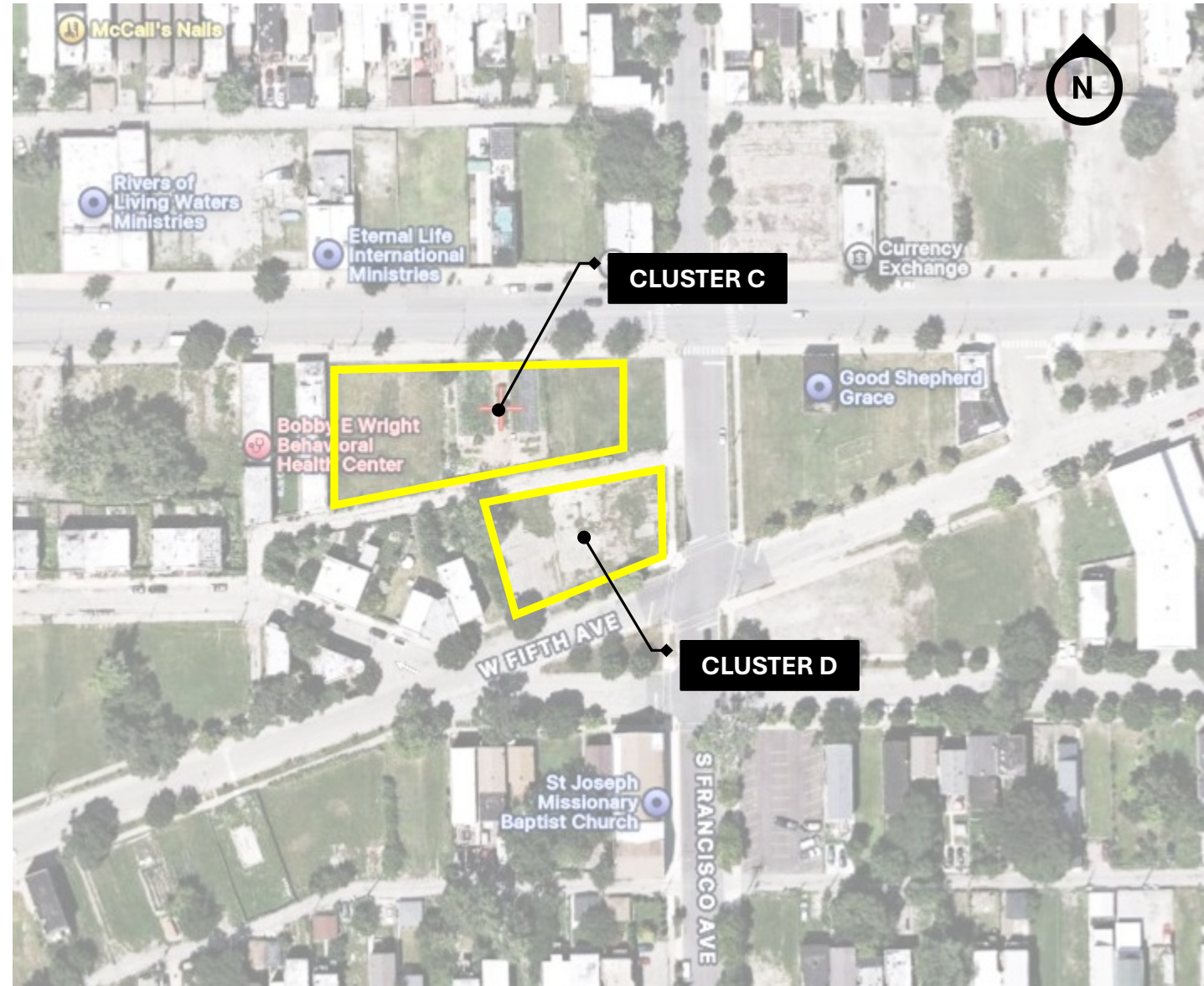
Cluster C and D

CLUSTER C

- » **Site Location:** 2505-29 W. Madison St.
- » **PIN:** 16-13-103-008-0000, 16-13-103-009-0000, 16-13-103-010-0000, 16-13-103-011-0000, 16-13-103-012-0000, 16-13-103-013-0000, 16-13-103-014-0000, 16-13-103-015-0000
- » **Property Size:** ~27,155 SF (0.62 acres)
- » **Zoning:** C1-2
- » **Community Area:** East Garfield Park
- » **Preferred Uses, by-right:** Mixed-use commercial and residential
- » **Market Value:** \$543,100
- » **Target Price:** \$651,720

CLUSTER D

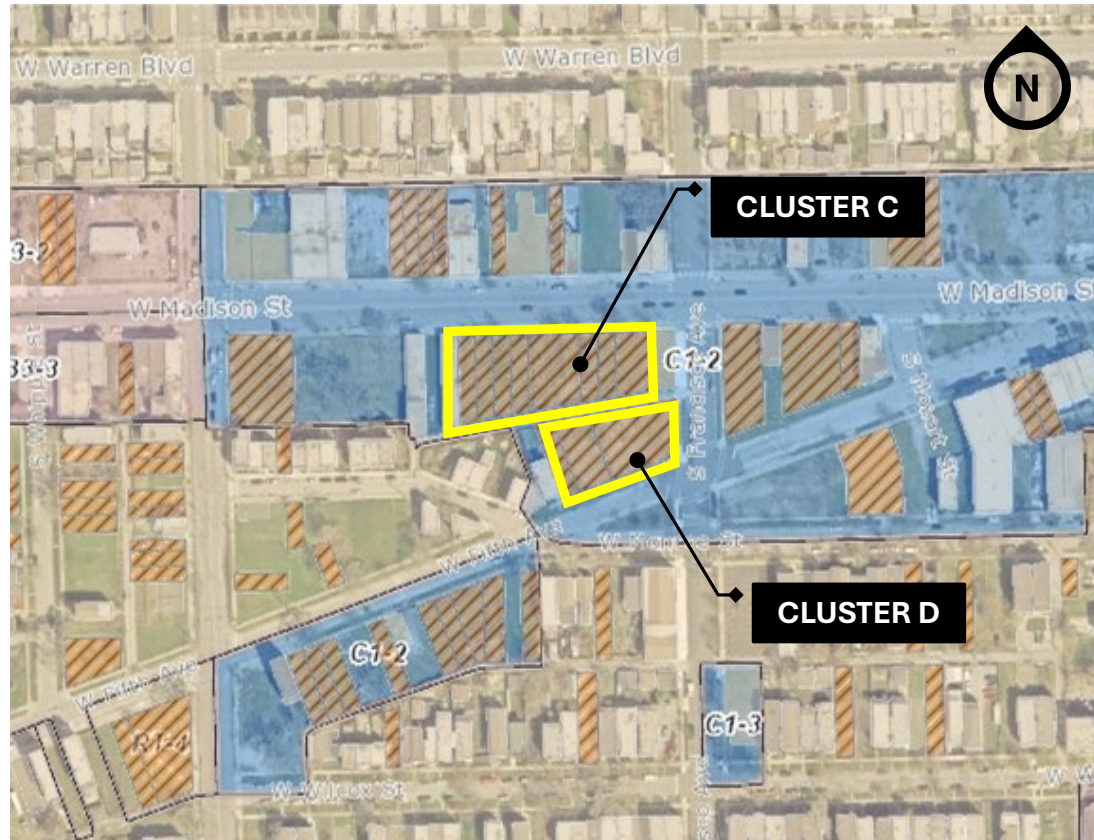
- » **Site Location:** 2900-14 W. Fifth Ave.
- » **PIN:** 16-13-103-039-0000, 16-13-103-040-0000
- » **Property Size:** ~14,320 SF (0.33 acres)
- » **Zoning:** C1-2
- » **Community Area:** East Garfield Park
- » **Preferred Uses, by-right:** Residential
- » **Market Value:** \$272,081
- » **Target Price:** \$315,040



Current Site Condition – Cluster C and D

Cluster C – 2505–29 W. Madison St., Cluster D – 2900–14 W. Fifth Ave.

ZONING MAP



AERIAL VIEW



Example Development Scenario – Cluster C and D

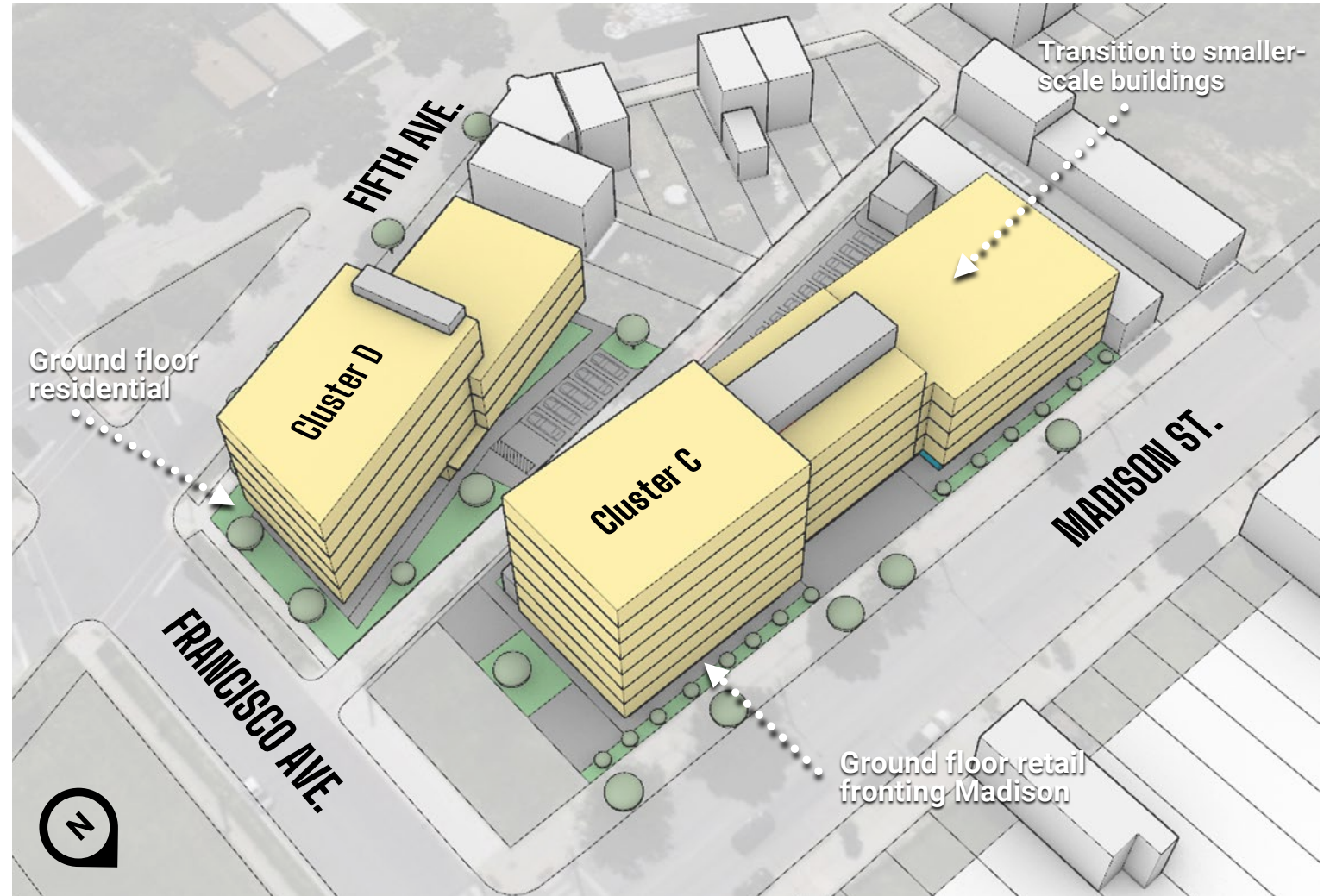
Cluster C – 2505–29 W. Madison St., Cluster D – 2900–14 W. Fifth Ave.

Specifications Cluster C

- » Zoning assumption: B3-3
- » Gross Floor Area: 82,700 s.f.
- » Height: 83 ft.
- » Commercial area: 5,400 s.f.
- » Estimated dwelling units: 70-75

Specifications Cluster D

- » Zoning assumption: B2-3
- » Gross Floor Area: 40,300 s.f.
- » Height: 60 ft.
- » Commercial area: 0 s.f.
- » Estimated dwelling units: 35-40



Community Context

Near West Side/East Garfield Park



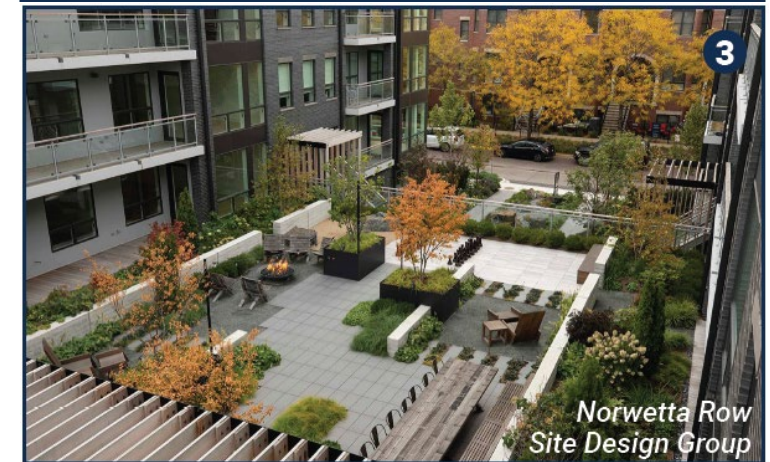
Proximity to:

- » 1901 Project / United Center
- » Garfield Park
- » Illinois Medical District
- » Damen Station – CTA Green Line
- » CTA #9 Bus Route
- » Planned and recently completed residential developments – Fifth City Commons, HUB 32

RFP Urban Design Principles

Grove Street Complex Intersection

1. **Equitable Transit-Oriented Development (ETOD):** ETOD enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs.
2. **Active street frontage:** The proposed development should meaningfully engage the public realm and contribute to an improved pedestrian experience. Landscape 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.
3. **Open spaces:** plans should incorporate gathering spaces such as rooftop decks, outdoor green spaces, plazas and pedestrian amenities like seating.
4. **Ground-floor retail on Madison:** developments fronting Madison should include ground floor retail space; applicants should prioritize independent operators over national chains. Ground floors should be directly accessible from the street.
5. **Alley access parking:** The design should provide safe access to parking that supports retail and business use spaces while preserving the public realm. Parking should be minimized, oriented towards the back of the site to reduce visibility from the street, and accessed from the alley.



Addendum No. 1

- 1. Conditions of Acceptance:** The City reserves the right to seek clarification or additional information from respondents during the evaluation process. Misrepresentations will result in disqualification, and the City may disregard informalities in submissions. Developers with unfinished or stalled projects on other city-owned lots may be denied participation to prioritize completing existing developments. All submitted materials become the property of the City.
- 2. Environmental Conditions:** Applicants will receive environmental information, including City records and relevant documentation for the property. However, the City does not guarantee the accuracy or completeness of this data. The land is sold "AS IS" without any warranties or representations regarding its condition. Applicants are responsible for any necessary investigations or remediation efforts. Additionally, the City may provide access for environmental assessments at the applicant's request, and any requested reports must be provided to the City at no charge.
- 3. Release & Indemnification:** The developer must release and indemnify the City from any future claims related to environmental contamination, pollution, or property conditions. This includes discharges, emissions, hazardous substances, and violations of environmental laws. The developer also agrees to defend and hold the City harmless from any third-party claims associated with these issues. This release extends to the developer's affiliates, officers, employees, and any future parties connected to the property. The indemnification clause is binding on all successors and assigns of the developer, and it is a key condition for the City's agreement to convey the property. Furthermore, the developer acknowledges that this release is a significant factor in the City's decision to transfer the property.

QUESTIONS

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