

# 466 W. Cermak Road | Request for Proposals

## ADDENDUM NO. 1

### Part 1 of 2:

#### Questions and Answers from Pre-Submission Meeting

On Tuesday, April 15, 2025, at 10:30 a.m., Ald. Nicole Lee (11<sup>th</sup> Ward) and the Department of Planning and Development (DPD) hosted an informational webinar where interested parties could ask questions and receive answers related to the Request for Proposals (RFP) for City-owned property at 466 W. Cermak Road. The webinar was also joined by representatives of various City agencies including the Department of Transportation (CDOT).

Below is a summary of questions and answers discussed during the webinar. Additional questions will be accepted until June 1, 2025, and will be posted as an additional Addendum as needed by June 15.

Please note: the Selection Criteria originally outlined in the [RFP PDF](#), Section III: Selection Criteria (pgs. 12-13) has been revised to include additional criteria for **Conformance with Site Specific Programming & Urban Design Goals**. The revised scoring rubric is included at the end of this addendum.

#### **Where can I find information about the RFP and how do I apply?**

The [RFP Listing Page](#) on the City of Chicago's ChiBlockBuilder (CBB) website contains background information, application process details, and a recording of the April 15<sup>th</sup> webinar. Interested development teams must apply through the CBB website by 11:59 p.m. Monday, June 30, 2025.

#### **What is the targeted purchase price of this lot?**

A market valuation prepared by CBRE in March 2025 puts the value of the site at approximately \$1,163,223.88. This is DPD's target price, and is not a minimum bid; however, applicants are advised that the purchase price is an important consideration in DPD's evaluation of responses. If the length of time from the date of publication on ChiBlockBuilder to introduction to City Council exceeds two years, the City will update the market valuation to establish the then-current market value and purchase price.

#### **How are appropriate uses determined for this site?**

DPD will continue to coordinate closely with the 11th Ward office to prioritize concerns and preferences from her constituents and community. However, proposals for the site should be consistent with permitted uses identified for Planned Manufacturing District, 11B (Pilsen); see *Chicago Municipal Code, Section 17-6-0403-F, Use Table and Standards*. Please note: residential uses are not permitted in PMD 11B.

**Is cannabis an allowed use type?**

Some cannabis use types are allowed as special use approvals in PMD-11B, however, dispensaries are not allowed. Additionally, the site is adjacent to the Chicago River and as such, any new development of the parcel will require a Planned Development review (per Sec. 17-8-0509 of the Chicago Zoning Ord.); all proposed uses, whether permitted or allowed as special uses, will be evaluated and discussed as part of the planned development process and would become part of the ordinance that governs the site.

Pursuant to the stated program goals of the RFP, DPD will prioritize proposals that incorporate the City's preferred uses, listed as retail, restaurant, grocery, office, and artist workspace. Proposals not aligning with these preferred uses may be negatively impacted during the RFP evaluation process.

**Is a site survey available? Are prospective applicants permitted on-site to perform their own surveys?**

While current site surveys are not available, many site measurements and other essential data can be found via the [Zoning and Land Use Map](#) portal for preliminary purposes. By selecting the site on the map, applicants may view key site characteristics such as current zoning information, parcel dimensions, and associated Sidwell maps.

Once an applicant is selected, Right-of-Entry (ROE) requests to access the site for surveying may be submitted to DPD for review. Costs of obtaining surveys will be the sole responsibility of the applicant and will not be the responsibility of the City.

**Has an EPA Phase I study been completed for the site? Have soil borings been conducted?**

Environmental testing, boring, and any associated remediation strategies will be coordinated closely with the Department of Fleet & Facility Management (2FM) following the RFP selection process. 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. The allocation of environmental clean-up costs will be negotiated between the City and the successful respondent; therefore, the proposed purchase price should assume that the property is free and clear of environmental contamination.

More information is available in the RFP under "Environmental Conditions", pg. 18.

**With the closure and revisioning of Grove St. north of Cermak, will there be an interruption to the existing bike lane infrastructure along Grove St. and its connections?**

There may be opportunity for connection along Cermak between Grove St. and Canal St., as the Grove/Cermak intersection. However, enabling safe bicycle passage across Cermak Rd. may require further discussion with the Chicago Department of Transportation (CDOT). DPD and CDOT welcome unique and creative proposals for the open space.

**When and how will community outreach and input be conducted?**

After reviewing the complete RFP submissions, DPD and Ald. Nicole Lee (11<sup>th</sup> Ward) will organize a public meeting for applicants to present themselves and their proposals to the community. Presentations will include a slideshow that will also be posted to DPD's website. A selected proposal would also be reviewed through the City's Planned Development process, which requires a component of community engagement.

**How will applications be evaluated?**

Applications will be evaluated based on the revised Selection Criteria in this addendum on pg. 4.

The selected team is obliged to maintain its proposal pursuant to the Offer to Purchase and other submitted RFP documents, unless changes to the proposal are mutually agreed upon between the team and the City as a result of the community and entitlement review process, or as part of financial assistance review process. The City reserves the right to negotiate with the winning team to consider program and design modifications to the proposal.

**What is the expected construction timeline for selected applicants?**

Upon selection, developers will be expected to expeditiously advance to lot acquisition, permitting and vertical construction, with the intent of starting construction in 2026.

**Do you have to be a Chicago resident to apply?**

There are no residency requirements to apply to this Request for Proposals.

## Part 2 of 2: Revised RFP Selection Criteria

This portion of Addendum No. 1 to the Request for Proposals (RFP) at 466 W. Cermak Rd. provides revised Selection Criteria replacing the criteria originally outlined in the RFP, Section III: Selection Criteria (pgs. 12-13).

### (1) SELECTION CRITERIA FOR RFP SUBMISSIONS

DPD review staff will consider the Selection Criteria listed below:

#### Proof of Experience (0-15)

Priority is given to applicants who demonstrate qualifications of the development team, proven experience completing similar projects, and capacity to execute the project as proposed in a timely manner. Project experience in the community area will be considered as well. Rubric below:

- 0 to 5 Team composition
- 0 to 5 Development team experience
- 0 to 5 Prior development projects

#### Financial Capacity and Project Feasibility (0-40)

Priority is given to development teams that have the financial capacity and have a realistic plan to secure funding. Rubric below:

- 0 to 10 Financial capacity
- 0 to 10 Detailed budget
- 0 to 10 Financial feasibility
- 0 to 10 Plan to secure funding

#### Purchase Offer Amount (0-10)

Applications for for-profit developers are expected to offer the full market value or above for the property, but DPD will consider an offer less than market value if the proposal provides significant public benefits as outlined below. Rubric below:

- 0 to 10 Purchase offer

#### Conformance with Site Specific Programming & Urban Design Goals (0-15)

Priority is given to concepts that address the programming goals specific to this site, incorporating preferred use types permitted by the existing zoning and leveraging the site's transit proximity for equitable transit-oriented development (eTOD). Creative and effective implementation of the urban design principles specific to this site will also be considered, which include: the Grove Street Complex Intersection, massing and materials, vehicular circulation and parking, pedestrian connectivity and compliance with Chicago Zoning

Ordinance criteria for waterway Planned Developments (17-8-0509), as well as the Chicago River Design Guidelines (CRDG). Rubric below:

- 0 to 5 Site Specific Programming Goals (outlined in RFP pg. 8)
- 0 to 10 Site Specific Urban Design Principles (outlined in RFP pgs. 8-11)

Public Benefits (0-10)

Priority is given to concepts that will provide tangible public benefits, such as new or retained jobs, new retail services in an underserved community, cultural activities, social services, fiscal benefits, innovative environmentally sustainable features, or specific priorities identified in the RFP for the site. Applicants that are proposing site assembly with adjacent non-City-owned parcels will be considered in terms of catalytic impact as well. Rubric below:

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

Conformance to Plans and Community Engagement (0-10)

Priority is given to projects that conform to existing plans (either adopted by the City or by the community), meet the specific priorities identified in this document, and can demonstrate engagement with elected officials, adjacent neighbors, community organizations, and businesses in the block area and surrounding neighborhood. Rubric below:

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