



City of Chicago
Brandon Johnson, Mayor

Request for Qualifications 1924 W. 46th Street



Department of Planning and Development
Ciere Boatright, Commissioner
City Hall Room 1000
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Chicago, IL 60602

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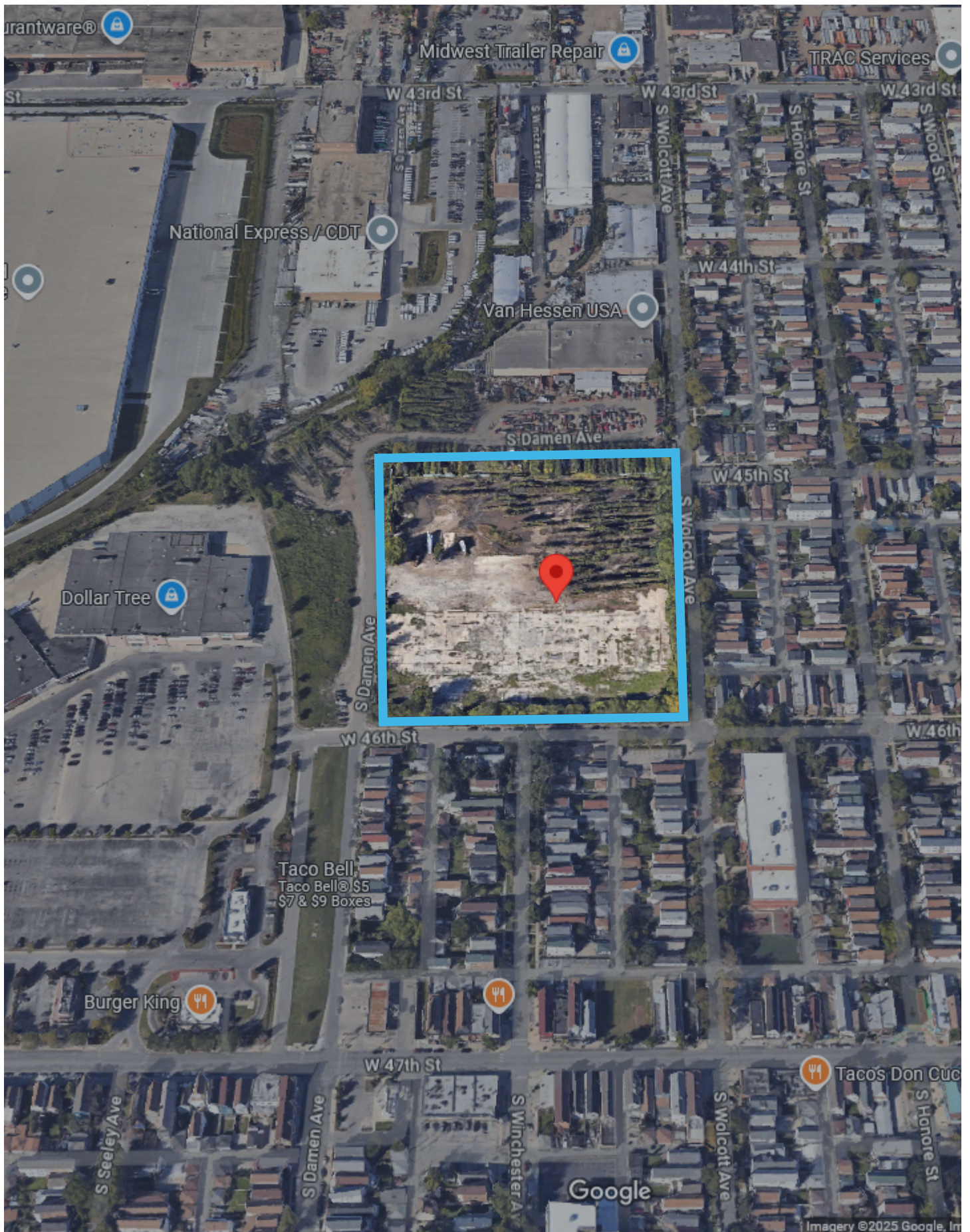
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I. The Process

INTRODUCTION

The City of Chicago is seeking applications from development teams to provide qualifications to redevelop a City-owned parcel located at 1924 W 46th St. Located in New City, the site presents a unique opportunity to create a transition zone connecting the adjacent shopping center, industrial corridor and residential neighborhood. See Figure 1.

Figure 1: Area Context



The City is seeking to pre-qualify a limited number of development teams based on their financial capacity, relevant experience, ability to complete development of a similar scale, and initial concept and programming diagrams for the site. The selection of development teams for the site will occur in two steps.

1. The first step is the issuance of and evaluation of responses to this Request for Qualifications (RFQ) on ChiBlockBuilder (CBB).
2. Step 2 will begin with an invitation for short-listed development teams to create and present more thorough conceptual design proposals for their projects.

Selected development teams are expected to implement a vision that best meets the City's development goals for the development site as outlined in this document. Responsibilities of the development teams will include site planning, architectural design, securing entitlements, attracting anchor tenants, environmental remediation, and marketing properties to potential users.

Selected teams will be expected to begin vertical development in 2026. As a matter of policy, City-owned land will be offered for sale at a price determined through a market valuation undertaken by the Department of Planning and Development (DPD) and its consultants. Purchase offers of less than the listed market value may be considered for proposals that provide significant public benefit, such as a community or institutional development project.

Step 1: ChiBlockBuilder RFQ Applications

The first step of the application process focuses on the Respondent's ability to complete a development of this scale and complexity. Development teams must apply by 11:59 PM Monday, June 30, 2025, through the City's ChiBlockBuilder website (<https://chiblockbuilder.com/>).

Full design packages are not required at this time. However, Respondents are asked to describe their initial development vision for the site with basic planning and massing diagrams. City staff will review all applications against the evaluation rubric outlined in this document to select a short-list of Development Teams. Full concept designs will be required of selected teams following the short-list process.

Step 2: RFP for Concept Design & Presentation

Short-listed teams will be invited to submit a more detailed site proposal via Submittable which will include their conceptual design within 90 days of being short-listed. Step 2 submission requirements are identified in the Appendix of this document. After reviewing the completed RFP submissions, DPD, in coordination with the 12th Ward, will facilitate a public meeting where the Development Teams will be asked to present and their proposal to the community. Development Teams will be expected to provide a PowerPoint presentation, which will be posted to DPD's website in addition to the public meeting. DPD will solicit public feedback on development proposals through an online survey.

RFQ APPLICATION SUBMISSION PROCEDURE

The RFQ application must be submitted through the Submittable platform accessible via [ChiBlockBuilder](https://www.chicago.gov/city/en/sites/block-builder/home/application-guide/market-rate.html). Requested documents are outlined on the ChiBlockBuilder webpage located here: (<https://www.chicago.gov/city/en/sites/block-builder/home/application-guide/market-rate.html>).

Questions about the application process may be submitted via email between April 1 and May 15, 2025, to Haley.Cannon@cityofchicago.org. Questions submitted will be compiled and an FAQ will be published and updated at regular intervals until June 1, 2025.

PRE-SUBMISSION VIRTUAL INFORMATION SESSION

A pre-submission meeting with DPD staff will be held at 3pm on April 14. To register for the pre-submission meeting, please visit www.Chicago.gov/RFQ.

SITE OWNERSHIP AND DESCRIPTION

All parcels listed for this RFQ are owned by the City of Chicago based on the City Owned Land System (COLS) database. However, the information provided in the COLS database and CBB should not be used as a substitute for title research, title evidence, or as a substitute for legal, accounting, real estate, business, tax or other professional advice.

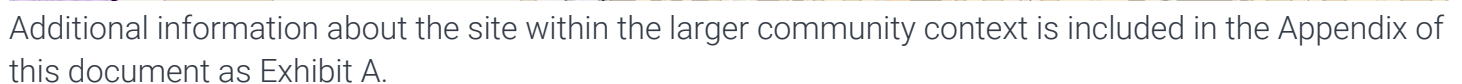
ACKNOWLEDGMENTS

DPD would like to thank Ald. Julia Ramirez (12th Ward) and the Department of Transportation for its cooperation and commitment to redeveloping this site to productive use. It would also like to thank the Local Initiatives Support Corporation (LISC), University of Illinois Chicago and the Back of the Yards Neighborhood Council for their visioning work.

THE VISION

SITE QUICK FACTS

- Figure 2: Current Zoning**



TARGET PRICE

A market valuation prepared by CBRE in March 2025 puts the value of the site at approximately \$3,300,000.00. This is DPD's target purchase offer. The purchase offer is not a minimum bid; however, respondents are advised that the purchase offer bid amount is an important consideration in DPD's evaluation of responses to the RFQ. The allocation of environmental clean-up costs will be negotiated between the City and the successful respondent; therefore, the proposed purchase offer price should assume that the property is free and clear of environmental contamination.

COMMUNITY PRIORITIES

Development Teams are encouraged to consult community plans such as the Back of the Yards Quality of Life Plan (LISC, March 2014), and the Back of the Yards Neighborhood Plan (UIC, 2019) to align community priorities with plans for the Development Site. Some priorities identified by the community in these planning studies include providing support for small businesses and access to vital healthcare services. Other goals identified include improving economic development through new retail and job opportunities and expanding recreational, educational, and vocational opportunities for youth in the community.

SITE SPECIFIC PROGRAMMING AND URBAN DESIGN

Site Specific Programming Goals

The site is situated at the intersection of lower density residential to the east and south, a shopping center to the west, and industrial activity to the north. The project should be sensitive to the scale of this existing neighborhood context. Maximum building height is 45 feet, and taller masses should step down and transition to smaller-scaled buildings where the development meets residential blocks to the south and east. For non-residential concepts, east and south edges of the site should include significant pedestrian-scale natural buffers to better screen the site activity from the lower density residential activities located there.

Site Specific Urban Design Principles

The following design principles should be incorporated into the ultimate proposal for this site and should be considered in addition to the City of Chicago's Neighborhood Design Guidelines and Sustainable Development Principles.

PUBLIC ART

Public art should be considered on-site to add local character to the new development. This could be in the form of murals on blank walls or standing art installations on the site, for example. Local artists should be engaged whenever possible. After a Development Team is selected, the Department of Cultural Affairs and Special Events (DCASE) can assist in identifying and engaging local artists.

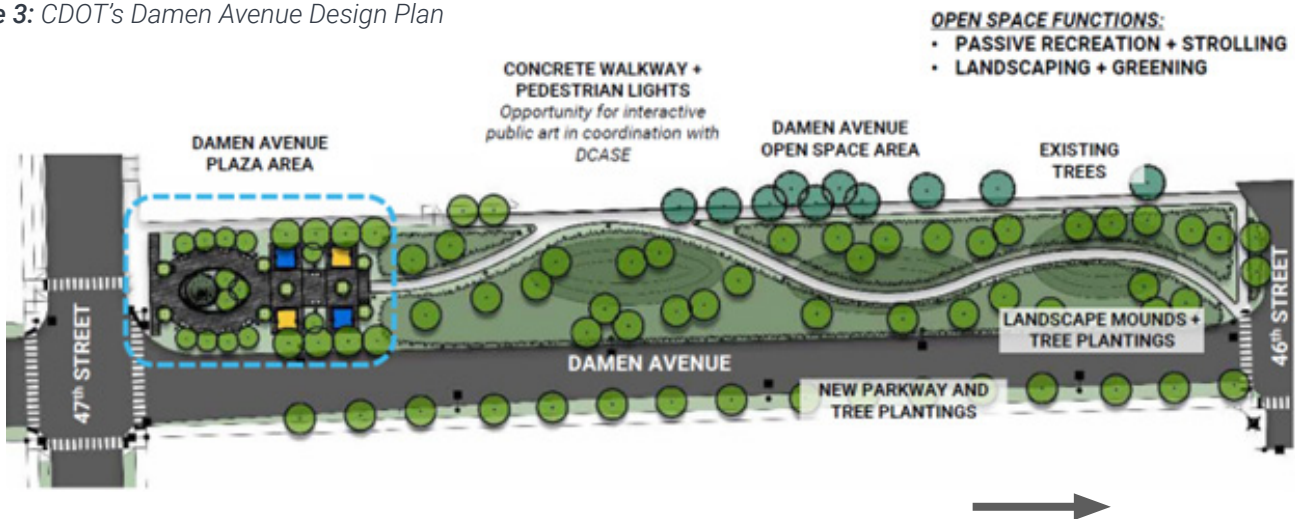
RETAIL + SERVICE

Allowed and encouraged uses of the site include business support services, restaurants, retail, grocery, offices, sports and recreation facilities. If applicable, ground floor retail should have a neighborhood focus rather than a focus on national chain entities. The ground floors should be directly accessible from the streets to the east and south. Refer to the City of Chicago Neighborhood Guidelines on implementation strategies.

INDUSTRIAL

Encouraged industrial uses include light manufacturing, smaller-scale warehousing, or similar. Parking, loading and service access should be located along the western and northern sides of the site to minimize impact on residential blocks. Primary access to the Development Site should use Damen Avenue to minimize truck impacts to the neighboring streets. CDOT is completing its reconstruction of Damen between 46th and 47th Streets to better support potential truck traffic, shown in Figure 3. Most uses should avoid the east and south edges of the Development Site and generous screening and landscaping should be implemented to buffer activities from the adjacent residential blocks.

Figure 3: CDOT's Damen Avenue Design Plan

OPEN SPACE

Uses on the site should be screened from adjacent residential blocks by generous green buffers with plantings, especially along the eastern and southern borders. Public use spaces should be considered as well, especially fronting residential blocks. All efforts should be made to meaningfully activate the primary street frontage and provide pedestrian amenities. Public shared open space should be incorporated into ground floor uses at the sidewalk level, which could include outdoor seating, dining spaces, water features and the like.

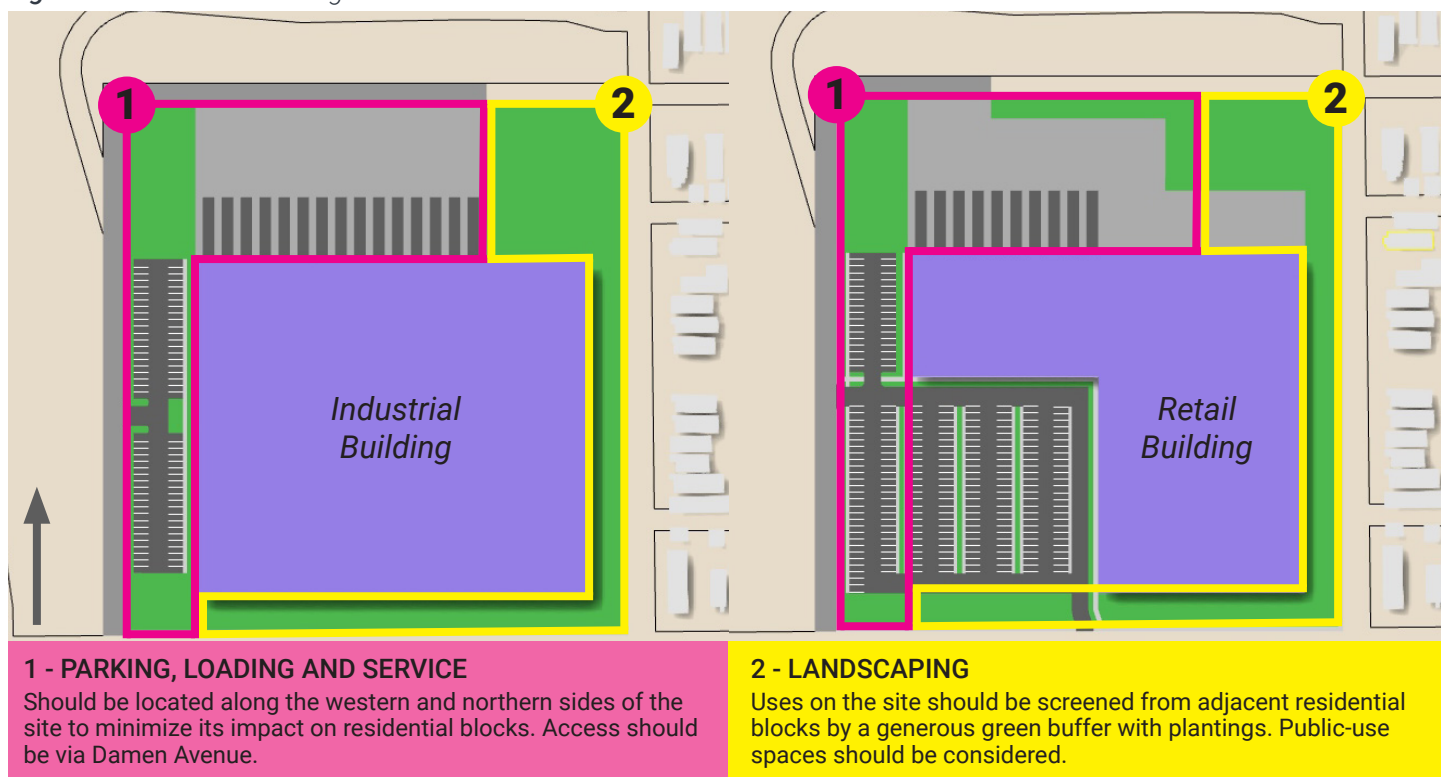
PEDESTRIAN CONNECTIVITY

The development should meaningfully engage the public realm and contribute to an improved pedestrian experience, with priority given to the eastern and southern edges of the site. Design should consider vegetation, sunlight, pedestrian walking experience, lighting, safety/security, promotion of on-site water management 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 Guidelines.

VEHICULAR CIRCULATION + PARKING

The Chicago Department of Transportation is reconstructing Damen Avenue to allow for better access to the site. All proposals should plan for site access via Damen Avenue to avoid impacting adjacent residential streets. The proposed design should actively mitigate automobile-pedestrian conflict points and accommodate vehicle traffic in a way that minimizes the development's impact on congestion. Design should allow for safe access to parking that supports retail and business use spaces while preserving the public realm. Any parking offered for this site should be minimal and oriented towards the western or northern side of the lot to reduce its impact on the adjacent residential blocks. Any uncovered parking that is proposed should be designed considering landscaping and on-site storm-water management with pedestrian connections to the building and any open space programming.

Figure 4: Land Use and Design Guidance



III. Selection Criteria

RFQ applications will be scored to assess the qualifications of the development team and will be reviewed and scored based on the overall total points from each of the categories below. If DPD determines any or all proposals for a given property fail to adequately advance planning goals, DPD may select none.

As part of the evaluation process, DPD may request additional information from respondents. Respondents may be given additional time during this evaluation process to refine their submissions based on feedback received from DPD. The final submissions from the respondents will then be re-evaluated following the same scoring rubric.

SELECTION CRITERIA FOR RFQ SUBMISSIONS

Proof of experience (0-40)

Priority is given to applications that 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 10 Team composition
- » 0 to 20 Development Team experience
- » 0 to 10 Prior development projects

Financial capacity and project feasibility (0-40)

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

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

Public benefits (0-10)

Priority is given to concepts that will provide tangible public benefits, such as new mixed-income housing units, new or retained jobs, new retail services in an underserved community, cultural amenities, social services, fiscal benefits, innovative environmentally sustainable features, or specific priorities identified in the RFQ 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 community-led) meet the specific priorities identified in this document, and can demonstrate engagement with elected officials, adjacent neighbors, community organizations and businesses in the area and surrounding the development site. Rubric below:

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

The City may also review any other information that is available solely as it relates to the above criteria, including but not limited to information gained by checking references and by investigating the Development team's financial condition.

An evaluation committee consisting of City staff will review the RFQ applications and submit a recommendation to the Commissioner of the Department of Planning and Development. The Commissioner will then determine the short-listed teams. Respondents that are not short-listed will have the opportunity for detailed feedback from the City.

IV. Developer Rights and Responsibilities

The City is seeking well-qualified development teams with a compelling vision for the site. Selected development teams will be tasked with preparing a comprehensive plan for their selected sites, with a clear framework that allows for development flexibility.

REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Redevelopment Agreement (RDA) with one developer selected as part of the RFQ/RFP process. Responsibilities of developers include, but are not limited to, the following:

- » Producing detailed schedules for planning, design, financing, construction, and maintenance activities.
- » Developing a plan that adheres to City development guidelines as outlined above.
- » Managing community engagement throughout the redevelopment process and working with key stakeholders.
- » Procuring all entitlements, regulatory approvals, building permits, environmental documentation, and any other required approvals and permits.
- » Coordinating redevelopment activities with the necessary City agencies, including the Park District and City Departments of Planning and Development, Transportation, etc.
- » Managing tenant or anchor attraction efforts.
- » Devising a financing structure and securing required debt and equity for land development.
- » Overseeing and financing all environmental remediation efforts.
- » Constructing and financing all on-site and off-site infrastructure.
- » Managing ongoing operations and maintenance of infrastructure and land within the site.
- » Complying with all City requirements for the use of financial assistance tools, if required.
- » Initiating vertical development.

In exchange, the City will offer the following:

- » Exclusive right to purchase City-owned land for private uses.
- » Exclusive right to serve as a vertical developer.

The City's role in the Development process will include the following:

- » Assisting with the necessary development review process and approvals.
- » Participating in or cooperating with additional land acquisition pursued by the developer, as appropriate.
- » Providing appropriate negotiated concession for environmental remediation, infrastructure; and other public improvements.

PROPERTY TRANSFER

The selection of a winning proposal does not commit the City to action until the City enters into a Redevelopment Agreement with, and conveys the land to, the selected respondent. The Redevelopment Agreement must be consistent with the terms of the RFQ/RFP and all representations made by the respondent regarding the identification of the development team and description of the development project. The Development team must demonstrate, without limitation, the wherewithal to complete the proposed development project.

Disposition of property to developers for the development of the site will occur when there is evidence of an imminent development proposal and upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, and approved and will be completed to support the development. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an "as-is" basis, without warranty by the City as to its physical condition. The developer will be allowed access to the site, pursuant to a right of entry to conduct due diligence prior to the RDA being executed. See Appendix for additional information regarding environmental remediation.

Developers are required to initiate construction of vertical development within 60 days from the execution of a RDA. If the Developer is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the RDA and select a different respondent.

SITE PREPARATION

The selected developer will assume the costs of clearing and disposing of existing infrastructure and debris such as paved surfaces, foundations, curbs and gutters, fill, fencing, and lighting. The selected developer is solely responsible for bearing all costs and making all arrangements associated with the abandonment, relocation, or installation of private or public utilities.

The selected developer is also responsible for reconstructing sidewalks and relocating street lighting, fire hydrants, or other facilities within the public way if such work is necessitated by the project. Any construction in the public way must be made according to the City's specifications and the work must be fully bonded.

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Exhibit A – Community Context

The Department of Planning and Development, informed by recent planning efforts, has contemplated several development concepts for one City-owned property in the New City community area. These concepts complement the goals and objectives articulated by the community in the *Back of the Yards Quality of Life Plan* and advance the City's goal of revitalizing valuable urban land in a way that supports economic development for area residents and businesses while providing new opportunities.

COMMUNITY AREA DEMOGRAPHIC PROFILE

The site is located in the New City community area of Chicago which has an estimated population of 40,971 with 13,875 households. The median household income is \$40,959 – about \$30,000 less than the citywide median income at \$71,673. New City is made up of a majority (66%) Hispanic or Latino residents, 20% Black, 10% White, and 2.5% Asian residents. 61% of residents are in the labor force, with the top three sectors of employment for those residents being health care, retail trade, and manufacturing. In the community's overall workforce, manufacturing is by far the top employment sector at 40%. Wholesale trade and retail trade industries represent roughly 30% of employment.

TRANSPORTATION AND INFRASTRUCTURE

The development site is entirely located inside the 47th Street TSL Bus Route and is just outside the Western CTA Orange line station's TSL area. The Damen bus (Route 48) and the 47th Street Bus (Route 47) both have stops located one block south of the site on West 47th Street. The Ashland buses (Routes 9 and X9) are located approximately 0.3 miles to the east of the development site.

CDOT has two upcoming improvements to the surrounding area. The reconstruction of Damen between 46th and 47th Streets, which will improve access to the development site, and a streetscaping project to improve the 47th Street and Ashland Avenue corridors.

Nearby assets include Back of the Yard College Preparatory School and Back of the Yards Branch of the Chicago Public Library, Davis Square Park, the Yards Shopping Plaza, and the Stockyards Industrial Corridor.

RECENT CITY-SUPPORTED PROJECTS

The recent City-supported projects near the development site include the United Yards redevelopment project located less than half a mile from the development site at 47th Street and Ashland Avenue and a public art lighting project at the 49th and Ashland Viaduct. The Woven Together light mural by Luftwerk, in collaboration with Gloria Talamantes, illuminates the pedestrian thoroughfare with a design directly inspired by colors and patterns created by the residents of the neighborhood.

DEVELOPMENT INCENTIVES

Responses to the RFP will be expected to include a proforma that identifies a preliminary funding stack, any financial gap, and anticipated City assistance required to close the gap. Depending on the type of assistance being requested, respondents should also be prepared to submit a completed Financial Incentives Division and/or Department of Housing funding application with their proposal.

Given market realities and costs associated with the renovation and adaptive reuse of a historic industrial building, DPD expects responses to this RFP to seek a range of financial assistance. For responses that include a housing component, estimated rent from housing will likely not cover all construction and operating costs, creating a financial gap. Financial incentives (subsidies, incentives, grants and loans) should be reviewed to fill that gap.

Potential City development incentive programs that may apply to the development site include:

- » Neighborhood Opportunity Fund (NOF)
- » Small Business Improvement Fund (SBIF)
- » Community Development Grants (CDG)
- » Enterprise Zone
- » New Market Tax Credits (NMTC)
- » Tax Exempt Bonds (TEB)
- » 4% Low Income Housing Tax Credits (LIHTC)
- » ComEd Energy Grant Program

Cook County Incentives

Respondents can choose any single Cook County Tax Incentive Classification from the following:

CLASS 7A AND CLASS 7B PROPERTY TAX INCENTIVE CLASSIFICATION

The Class 7a Property Tax Incentive Classification (Class 7a) and Class 7b Property Tax Incentive Classification (Class 7b) were created by the Cook County Board of Commissioners to encourage the full utilization and new construction of commercial buildings in areas in need of commercial development. The Class 7a is for projects in which the development costs do not exceed \$2,000,000.00. The Class 7b is for projects in which the development costs exceed \$2,000,000.00.

In Cook County, commercial properties are assessed at an assessment level of twenty-five percent (25%). Properties classified as Class 7a or Class 7b receive a reduced assessment level of ten (10%) percent of fair market value for the first ten years, fifteen (15%) percent for the eleventh year, and twenty (20%) percent for the twelfth year. The assessment returns to the full 25 percent (25%) level in the thirteenth year. While a certified ordinance from the City of Chicago supporting a Class

7a or Class 7b classification is required from the City of Chicago, such classification is ultimately determined by the Cook County Assessor. More information can be found in the Cook County Real Property Assessment Classification Ordinance.

City Incentives

Multiple City of Chicago incentives may be combined to provide financial support to the project:

ENTERPRISE ZONE

The subject property is located in Enterprise Zone 2. Exemptions are available for companies that make minimum statutory investments that either create or retain a certain number of jobs. Such exemptions include, but may not be limited to, exemption on retailers' occupation tax paid on building materials, an exemption on the state utility tax for electricity and natural gas, and an exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax. More information on the Enterprise Zone program's tax incentives can be found at <https://www2.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Documents/ezqa%202014.pdf>

NEIGHBORHOOD OPPORTUNITY FUND (NOF)

The Neighborhood Opportunity Fund receives funds from downtown development in order to support commercial corridors in many of Chicago's neighborhoods. Business and property owners may apply for grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets. More information can be found in the Neighborhood Opportunity Fund program manual.

NEW MARKET TAX CREDITS (NMTC)

Commercial or industrial development of the property can benefit by attracting investment from a qualified Community Development Entity. The investment can consist of a loan or equity participation. Residential projects are not eligible.

The NMTC program works by providing investors in a qualified CDE with a federal tax credit worth 39% of the initial investment. The credit is distributed over seven years and is provided in addition to any return on the investment in the CDE. In order to qualify as a CDE, the entity must be a corporation or partnership whose mission is to provide investment capital or services for low-income persons or communities. All of the money invested in the CDE must be used for investments in low-income communities.

In order to find a qualified CDE partner for your development, go to the U.S. Treasury's Community Development Financial Institutions Fund website at www.cdfifund.gov/programs. Select the link to the NMTC program and then scroll down to supplemental resources. You can download lists of qualified CDEs by name or by state.

TAX INCREMENT FINANCING (TIF)

TIF assists development projects by using the increased property tax revenue generated by these projects. TIF may provide reimbursement for eligible development costs such as land acquisition, site preparation, environmental remediation, building rehabilitation and repair, public infrastructure, professional fees, leasing commissions, up to 30% of the construction period interest costs, and job training. New construction is not an eligible expense except for development of low-income housing.

TIF assistance will be considered for projects that provide significant public benefits. Residential projects over 10 units that receive TIF assistance must set aside 10 percent of the units for sale to or occupancy by households with incomes no greater than 60 percent of the Chicago Area Median Income for rental developments, or no greater than 100 percent of the Chicago AMI for for-sale developments, and 10 percent of the units for sale to or occupancy by households with incomes no greater than 50 percent of the Chicago Area Median Income for rental developments, or no greater than 80 percent of the Chicago AMI for for-sale developments. Non-residential developments or residential developments of less than 10 units must provide tangible public benefits such as affordable housing units, new or retained permanent jobs, new retail services in an underserved community, cultural activities, preservation of a historic building, social services, fiscal benefits, innovative environmentally sustainable features or other desired benefits identified in the TIF district's redevelopment plan.

Projects that receive TIF financing must pay prevailing wage rates for all construction jobs.

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. Applications for TIF assistance are processed by DPD. The selected respondent will be expected to work with the department in processing the TIF request.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

Low-Income Housing Tax Credits (LIHTC) is a public-private partnership in which investors provide equity for low-income rental properties in exchange for a federal tax credit over several decades. Without the equity generated from the credit, affordable rental housing projects do not yield sufficient funds to remain financially viable. The City of Chicago Department of Housing (DOH) receives a limited number of these housing tax credits to allocate based on its population. LIHTC is the most significant resource for creating affordable housing in the United States today, making it highly competitive.

There are two types of LIHTC available through this program: 9% and 4%. The proforma model presented in this RFP assumes an allocation of 4% tax credits.

A project selected through this RFP process is not guaranteed a LIHTC award through the DOH process. All RFP responses contemplating the use of LIHTC or other City financing for affordable housing will be subject to DOH's funding application requirements and must process separate applications in addition to the Invest South/West RFP process.

If your RFP response contemplates use of City financing for an affordable housing component, you are strongly encouraged to schedule an intake meeting with DOH management and staff. Please use the linked intake form, found here: <https://webapps1.chicago.gov/eforms/housingdevelopment>.

Exhibit B – RFP Submissions

STEP 2: RFP SUBMISSION REQUIREMENTS

The short-listed teams selected from Step 1 RFQ process will have an additional 90 days to provide the below:

Executive Summary: development and design team structure, including any community partners, a summary of the team's experience and completed work, and key programmatic aspects of the proposal. An organization chart of the development team shall be included.

Proposed Program: description of the conceptual vision and proposed uses including gross floor area, net floor area, unit counts, unit mix, retail spaces and parking/loading areas. The narrative should explain how the proposed program meets the City's redevelopment goals for this site and community area.

Proposed Drawings: site plan and context map, massing of proposal in context, ground floor plan, typical floor plan, roof plan, at least one conceptual rendering showing the proposed design within the existing context.

Financing Plan: purchase offer amount, estimated development budget including hard and soft costs and environmental remediation cost assumptions, a complete list of proposed sources and uses, status of financing/evidence of financial commitments, letters of intent from anchor tenants, projected construction and leasing schedule, market studies supporting the intended program, 15-year pro-forma with leverage and unleveraged returns, requested amount of assistance requested from or requiring the participation of the City (if any) and demonstration of need for assistance.

Community Engagement Plan: a narrative outlining how the development team will manage interactions with the public and stakeholder organizations in advancing the development process.

Economic Impact: a narrative outlining the estimated number of new temporary and permanent jobs created, the new City taxes the proposed development would generate, including real property, sales and income taxes. The narrative should also include how the project advances DPD's commitment to equitable economic development that advances both household and community wealth building.

PowerPoint Summary: 10 slides to summarize the development team, program, conceptual design, proposed budget (sources/uses), economic impact, and schedule/ engagement plan.

Good Faith Deposit: All responses must include a Good Faith Deposit of 10% of the current market value in the form of a cashier's check or certified check made payable to the City of Chicago. Proposals submitted with an improper form of deposit, or an insufficient dollar amount may be disqualified. Deposits will be returned to all non-selected respondents.

All respondents must complete and submit the Offer to Purchase form, which is provided in the Appendix.

SELECTION CRITERIA FOR RFP SUBMISSIONS

The City's RFP selection criteria will follow the scoring rubric outlined for [Market Rate Land Sale Applications on CBB](#).

The City may also review any other information that is available solely as it relates to the published criteria, including but not limited to information gained by checking references and by investigating the Development team's financial condition. All construction work completed by the developer must comply with City requirements regarding the inclusion of Minority Business Enterprises (26% of construction costs) and Women Business Enterprises (6% of construction costs), city residency targets for workers, and prevailing wage.

An evaluation committee consisting of city staff will review the RFP applications and submit a recommendation to the Commissioner of the Department of Planning and Development. The Commissioner will then determine the selected team. Short-listed teams that are not chosen will have the opportunity for detailed feedback from the City. DPD intends to support improved submissions for future development opportunities and contribute to the capacity building of developers across the City.

Proposed projects and property conveyances are subject to City Council review and approval. Following City Council approval, DPD will have authority to execute redevelopment agreements with the selected developer.

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 land sale application request 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 land sales process, including but not limited to any and all costs of preparing the preliminary cost budget 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.

Exhibit C – Regulatory Context

HOUSEHOLD AND COMMUNITY WEALTH BUILDING

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households, and communities. DPD is committed to equitable economic development that advances both household and community wealth building.

AFFORDABLE REQUIREMENTS ORDINANCE

If a developer constructs 10 or more units as part of the same residential project, the developer must comply with the current Affordable Requirements Ordinance (ARO). In low-moderate income areas, the current ARO requires developers of residential projects with 10 or more units to sell (i) 10% of the total number of units in the project for purchase prices with a weighted average of 100% of AMI, or (ii) 8% of the total for purchase prices with a weighted average of 80% of the AMI. In either case, buyers of ARO units may earn no more than 120% of the current AMI. The ARO units must remain affordable for 30 years under the current ordinance.

ZONING CODE

The development site is currently zoned for C3-2, Commercial, Manufacturing and Employment District. This zoning generally allows for medical, office, recreational, vehicle-oriented, and many industrial uses. DPD will entertain zoning changes that support housing, job creation, local business support, or other neighborhood-serving amenities. Zoning details can be found in the zoning ordinance.

CHICAGO LANDSCAPE ORDINANCE

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation and Bureau of Forestry for public way requirements.

CHICAGO PARKING GARAGE ORDINANCE

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

CHICAGO TOWNHOUSE ORDINANCE

The Chicago Townhouse Ordinance establishes special zoning requirements for townhouse developments (two or more single family dwellings that share party walls). Townhouse permits are obtained as part of the building permit zoning process.

CONSTRUCTION REQUIREMENTS

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least twenty-six percent (26%) of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least six percent (6%) must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects must pay prevailing wage rates for all construction jobs.

SUSTAINABILITY

Chicago Sustainable Development Policy strategies can be found here.

EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

Equitable TOD (eTOD) is development that 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. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability, to name a few. When centered on racial inclusion and community wealth building, eTOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

In July of 2022, Chicago City Council passed the Connected Communities Ordinance to create predictable standards for equitable development near transit with provisions that: expand existing TOD incentives, improve street and sidewalk safety, and increase housing opportunity, affordability, and accessibility. The Chicago eTOD Policy Plan outlines a comprehensive set of actions for the City to take to advance racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented

Development (eTOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria.

For the full version of the City's eTOD Policy Plan, download the full report here: <https://www.chicago.gov/content/dam/city/sites/etod/Pdfs/ETOD-Full-Policy-Plan-with-Appendices-6-15-21.pdf>.

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 criteria obtained prior to occupancy.

Based on the age of the buildings, a hazardous material (asbestos, lead-based paint, PCBs, etc.) survey, and abatement of identified hazardous materials as required by and in accordance with local, state and/or federal regulations, is required prior to occupancy or performing any work.

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.

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.

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.

STORMWATER MANAGEMENT ORDINANCE

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater Best Management Practices, or BMPs, to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Exhibit D – Offer to Purchase Form

DATE: _____

OFFER
TO PURCHASE LAND FOR DEVELOPMENT
FROM
THE CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
ROOM 1000 CITY HALL
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

1. ACKNOWLEDGMENT OF RECEIPT OF CONDITIONS

The Undersigned, as the “Offeror”, has been furnished by C40 and by the City of Chicago, through its agent the Department of Planning and Development (“City”), a copy of the Request for Proposals (“RFP”) and other Site Specific Requirements documents (“SSR” and together with the “RFP” the “Competition Requirements Documents”) setting forth the terms and conditions under which the Property will be sold by the City.

2. PURCHASE PRICE

The Offeror offers and agrees to purchase from the City the parcel(s) of land (“Property”) described below, at the price(s) stated by the Offeror below:

Common Address	Disposition or Tax Parcel Number	Size- sq. ft.	Price per sq. ft.	Price
Total:				

In making this offer, the Offeror has given consideration to the terms and conditions of the Competition Requirements Documents ("Terms and Conditions"), and that, in the event this Offer is accepted by the City, the City and the Offeror will negotiate a Redevelopment Agreement ("RDA") based on the Terms and Conditions and other standard City RDA requirements, such as Chicago's Minority and Women-Owned Business (M/WBE) Certification Program, its Affordable Requirements Ordinance, and the Illinois Prevailing Wage Act.

In addition, the Offeror understands that the City is offering to sell the property "as is," "where is" and "with all faults" condition with no warranties, representations or covenants as to its structural, physical or environmental condition, or the suitability of the Property for any purpose whatsoever. Furthermore, the Offeror understands that the City, in offering the Property, makes no representations concerning the soil or environmental condition of the property, and the City shall have no responsibility to clear the property of any improvements.

In addition to the Offeror's proposed purchase price for the Property, the Offeror agrees to provide \$_____ to pay for completion of proposed improvements to Pritzker Park.

3. TERM OF OFFER:

It is agreed that this Offer to Purchase ("Offer") shall remain open until the City notifies the Offeror in writing that the Offer has been rejected, or until the Offer is withdrawn by the Offeror in writing. It is expressly understood by the Offeror that the City, at any time, may reject any and all offers received in response to this RFP.

4. EXECUTION OF AGREEMENTS:

The Offeror acknowledges and understands that acceptance of this Offer by the City will be effective upon passage of an ordinance by the City Council approving the sale and the execution of RDA by the City. If the Offeror fails to execute the RDA within 30 days of publication of the ordinance in the Journal of Proceedings of the City Council, the City shall have the right to declare a default. If the Offeror fails to complete the purchase of the property, through no fault of the City, within six months of publication of the ordinance or unless otherwise provided for in the RDA, the City shall have the right to either declare a default or the right to adjust the Purchase Price based upon an updated appraisal. The City may consent to the extension of the closing date upon payment of a nonrefundable extension fee. In the event of default, the City shall have the right to retain the Good Faith Deposit as liquidated damages, shall be under no further obligations or duty to the Offeror, and shall be permitted to select an alternative offeror to purchase the property.

5. GOOD FAITH DEPOSIT:

The Offeror transmits to the City with this Offer a cashier's or certified check or letter of credit in the amount of \$100,000 payable to the City of Chicago, said sum representing the Good Faith Deposit for the Purchase of the Property. The City shall be under no obligation to deposit or invest the Good Faith Deposit or pay interest thereon.

If this Offer is rejected by the City, the good faith deposit shall be returned by the City to the Offeror. If the Offer is accepted by the City, the Good Faith Deposit will be retained by the City until construction of the proposed improvements are completed to the satisfaction of the City in accordance with the terms and conditions of the RDA. If the Offeror rescinds this offer after acceptance by the City, the City shall have the right to retain the good faith deposit as liquidated damages and shall be under no further obligation or duty to the Offeror.

6. COVENANT AGAINST CONTINGENT FEES:

The Offeror warrants that no person or agency has been employed or retained to solicit or secure the acceptance of this Offer upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Offeror for the purpose of securing business. For any breach violation of this warranty, the City shall have the right to annul its acceptance of this offer, or if executed by the parties, the agreement, without liability to the Offeror. In the alternative, the City may choose to require the Offeror to pay, in addition to the purchase price, the full amount

of such commission, percentage, brokerage, or contingent fee. Bona fide established commercial agencies may include real estate brokers, investment brokers and others engaged in furnishing bona fide investment or brokerage services.

7. PROHIBITION AGAINST TRANSFER OF INTEREST

Prior to completion of the project, or longer if required by the City, the Offeror may not agree to sell the property or any interest in it, or agree to assign the redevelopment project or any interest in it, without the prior written consent of the City.

8. WITHDRAWAL IN CASE OF INABILITY TO DELIVER POSSESSION:

The City reserves the right to refund the Good Faith Deposit to the Offeror and to rescind the sale of the Property at any time prior to conveyance of title in the event that the City is unable to deliver title and possession of the Property for any reason whatsoever.

Firm or Individual: _____

By: _____

Print Name: _____

Title: _____

Attest: _____

Print Name: _____

Business Address: _____

Telephone: _____



BUILD 
BETTER 
TOGETHER
MAYOR BRANDON JOHNSON