

# PRE-SUBMISSION WEBINAR: 1924 W. 46<sup>TH</sup> STREET

REQUEST FOR QUALIFICATIONS

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

APRIL 14, 2025



# Agenda

**Introductions**

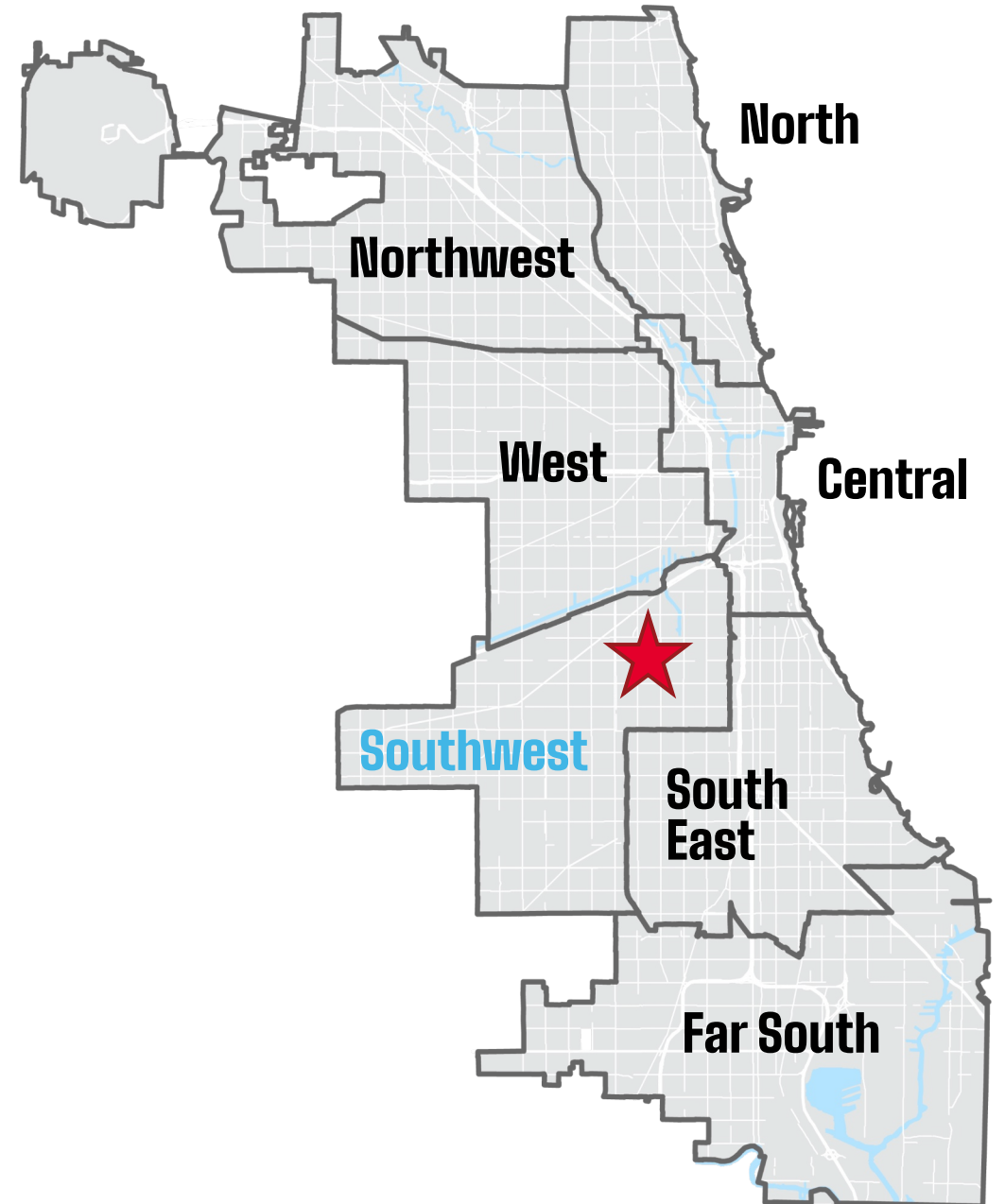
**DPD Presentation**

**Next Steps**

**Q&A**

# Site Overview

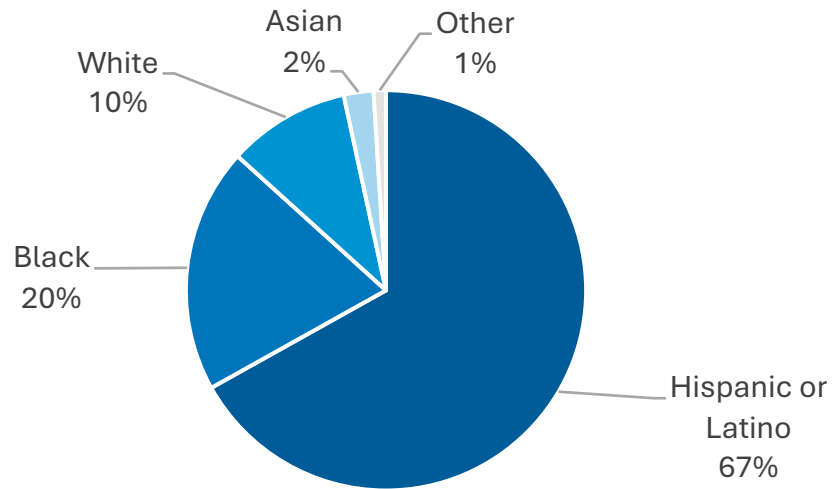
- » **Site Location:** 1924 W 46th St, Chicago, IL, 60609
- » **PIN:** 20-06-400-008-0000
- » **Property Size:** ~360,525 sq. ft. (8.2 acres)
- » **Ward:** 12th Ward, Ald. Julia Ramirez
- » **Zoning:** C3-2: Commercial, Manufacturing and Employment District
- » **Allowed & Encouraged Uses:** Business support services, restaurants, retail, grocery, offices, sports and recreation facilities, light manufacturing, smaller-scale warehousing
- » **Proximity to:** Back of the Yards neighborhood, Back of the Yards High School and Library, Stockyards Industrial Corridor, Davis Square Park



# Demographic and Employment Context

# 40,971

Total Population



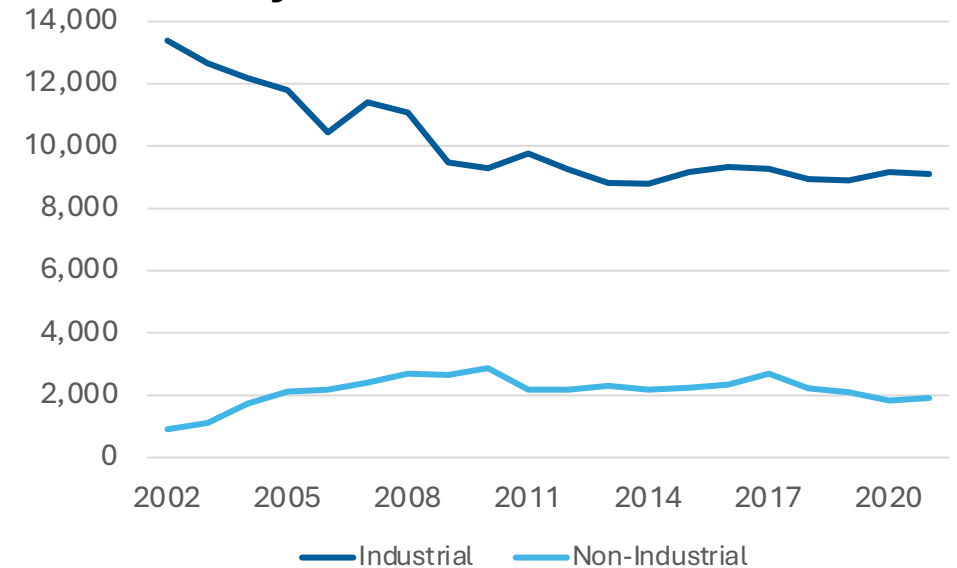
Race/Ethnicity\*

## Employment in New City, 2021\*

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	4,613	40.2
2. Wholesale Trade	1,957	17.0
3. Retail Trade	1,011	8.8
4. Other Service	718	6.3
5. Transportation	550	4.8
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	5,388	46.9
2. New City	610	5.3
3. Brighton Park	356	3.1
4. Chicago Lawn	307	2.7
5. Gage Park	239	2.1

\*Data Source: 2022 CMAP Community Snapshot

## Stockyards Job Sector Breakdown Over Time



# Site Context

PIN

20-06-400-008-0000

SIZE

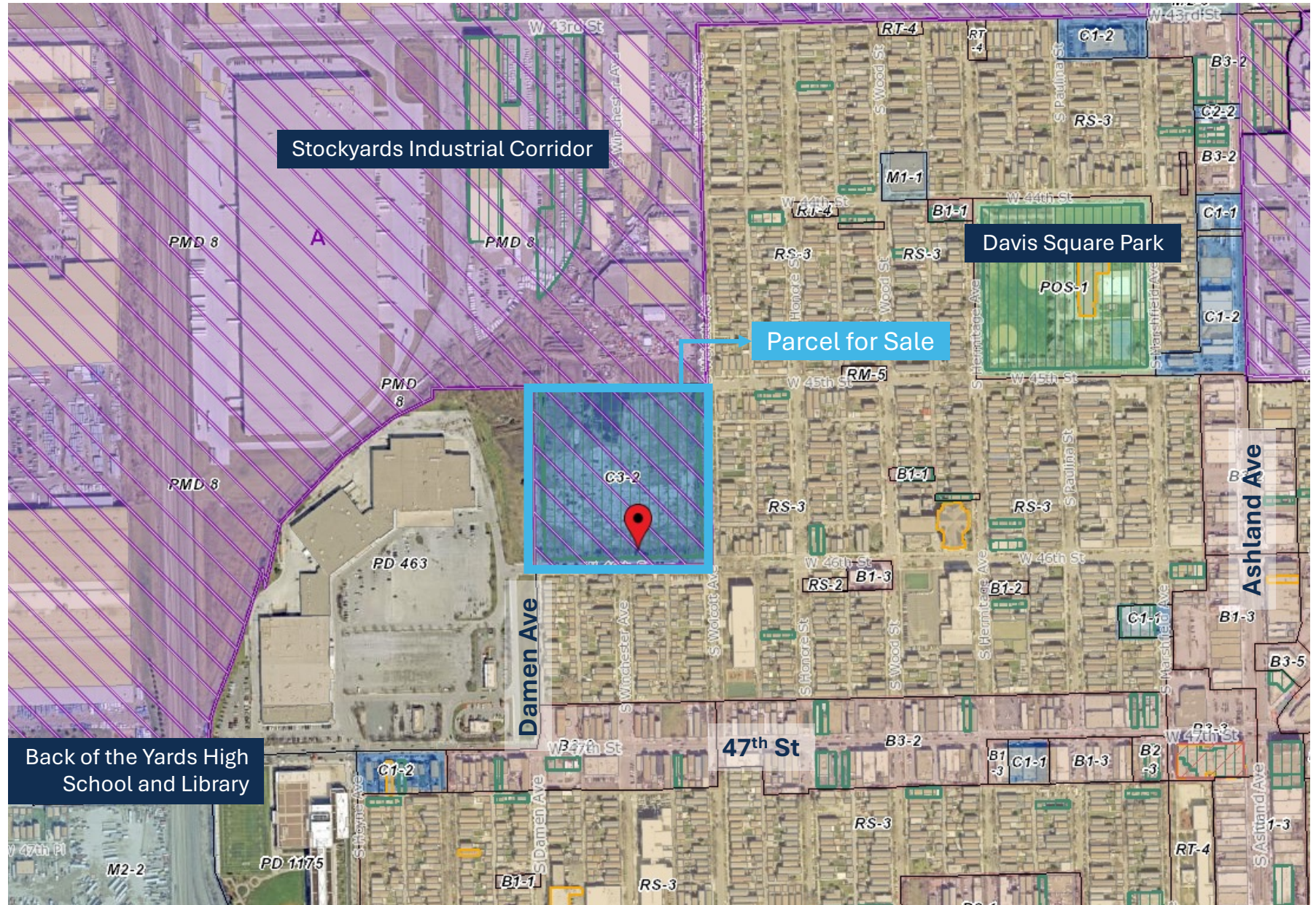
8.2 acres

ZONING

C3-2

MARKET VALUATION

\$3,300,000



# Existing Conditions



**Southeast Corner, Looking Northwest**  
Street View, April 2024



**Southwest Corner, Looking Northeast**  
Street View, April 2024



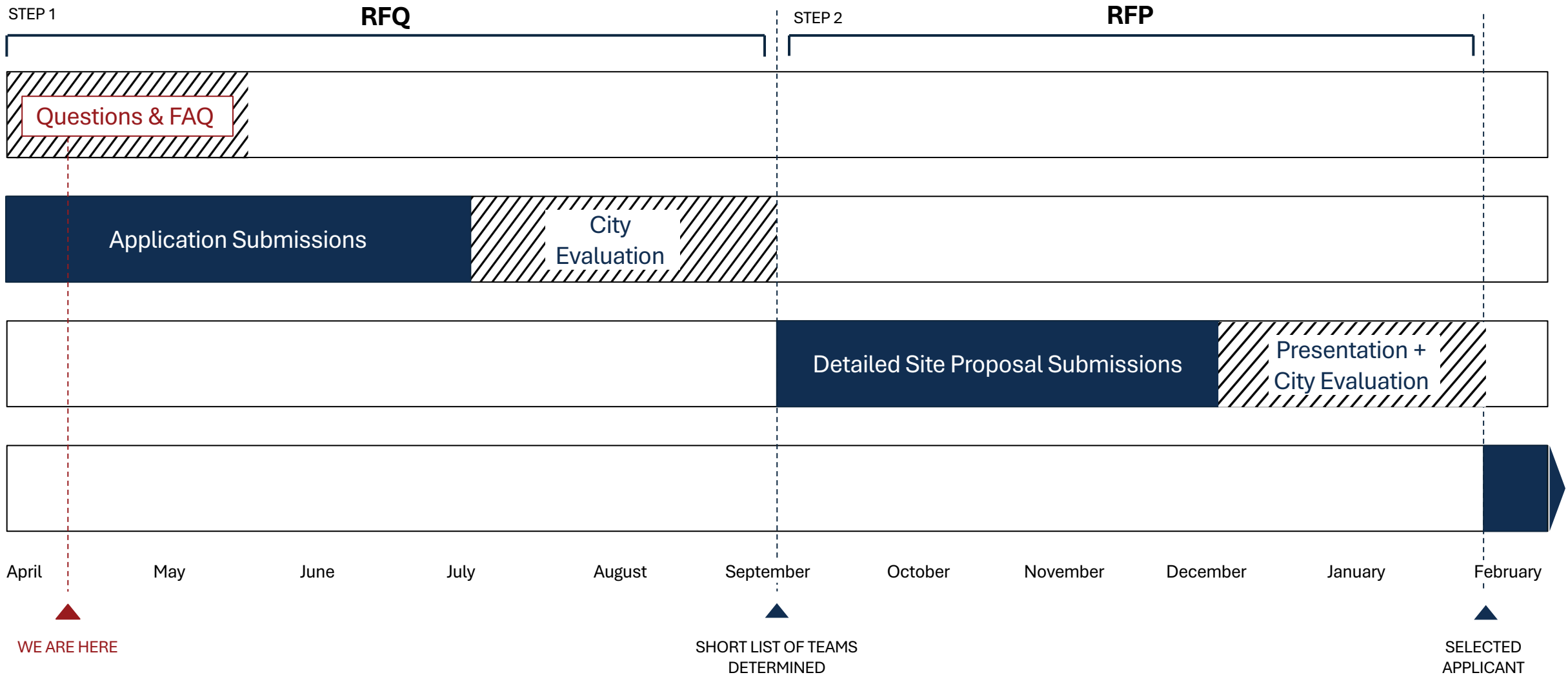
46th St

Damen Ave

Southwest corner, looking northeast towards downtown

# Process Overview

## General Project Timeline



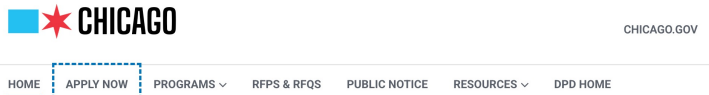
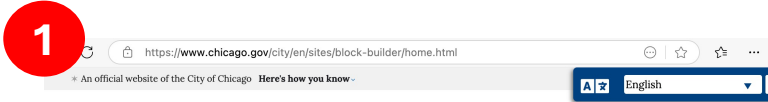


# Application Process

## Request for Qualifications

### How to Apply:

- » Submit application on ChiBlockBuilder.com



### ChiBlockBuilder Home

**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.

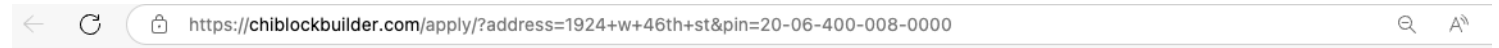
[APPLY NOW](#)



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](mailto:landsales@cityofchicago.org).



[Back to ChiBlockBuilder Home](#) [Apply for Lots](#) [View City-owned Lots](#)



**LOCATION**  
 1924 w 46th st

**COMMUNITY AREA**  
 Select a community area

**WARD**  
 Select a ward

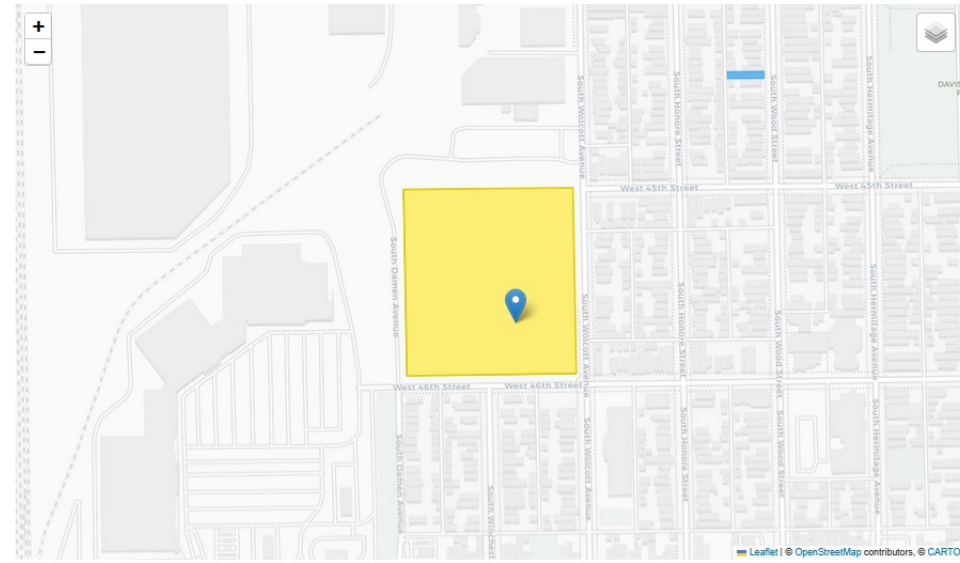
**LOT CLUSTER**  
 Select a lot cluster

**PROPERTY SALES PROGRAM**  
 Select a property sales program

**ZONING DISTRICT (Info)**      **SQUARE FOOTAGE**  
 Select a zoning district      Select a square footage

**LEGEND**

- 375 Lots accepting applications
- Selected lot



### Accepting applications

<b>ADDRESS</b>	1928 W 46TH ST CHICAGO, IL 00000 NEW CITY   Ward 12
<b>PIN</b>	20-06-400-008-0000 (info)
<b>ZONED</b>	C3-2
<b>SQ FT</b>	366,612
<b>MARKET VALUE</b>	\$3,300,000
<b>OWNED BY</b>	CITY OF CHICAGO
<b>PROPERTY SALES PROGRAM</b>	RFQ
<b>APPLY BY</b>	06/30/2025
<b>INFO</b>	<a href="#">Environmental Status Requires Further Env. Review</a>



[Apply for this lot](#)



# Selection Criteria

## Request for Qualifications

Category	Points
<b>Proof of Experience</b>	<b>0 - 40</b>
Team composition	0 - 10
Development Team experience	0 - 20
Prior development projects	0 - 10
<b>Financial Capacity &amp; Project Feasibility</b>	<b>0 - 40</b>
Financial capacity	0 - 10
Detailed budget	0 - 10
Project plans and feasibility	0 - 10
Financial feasibility and Plan to secure funding	0 - 10

Category	Points
<b>Public Benefits</b>	<b>0 - 10</b>
Programmatic public benefits	0 - 5
Fiscal, jobs and catalytic impact public benefits	0 - 5
<b>Conformance to plans and community engagement</b>	<b>0 - 10</b>
Conformance with plans	0 - 5
Community engagement	0 - 5
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>

# Site Specific

## Programming & Urban Design



### Goals

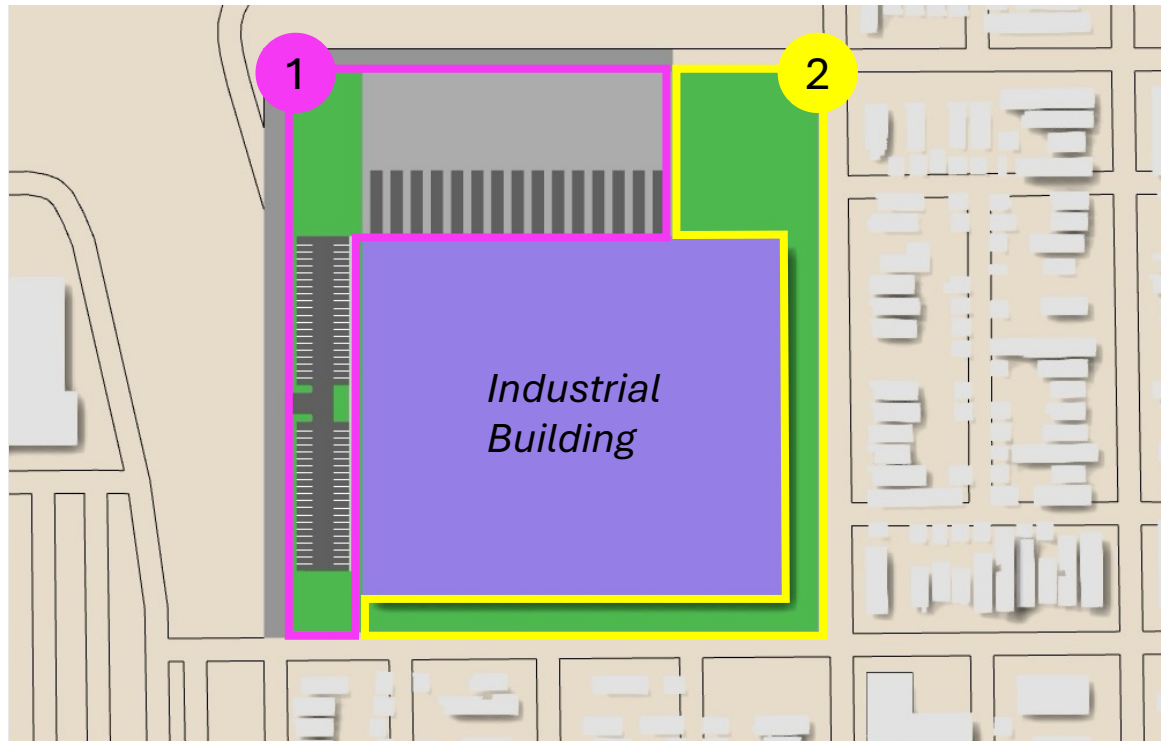
- » Sensitive to scale of existing neighborhood context

### Design Principles

- » **Max Building Height:** 45 ft
- » **Considerations:** Public art, retail + service, industrial, open space, pedestrian connectivity, vehicular circulation + parking

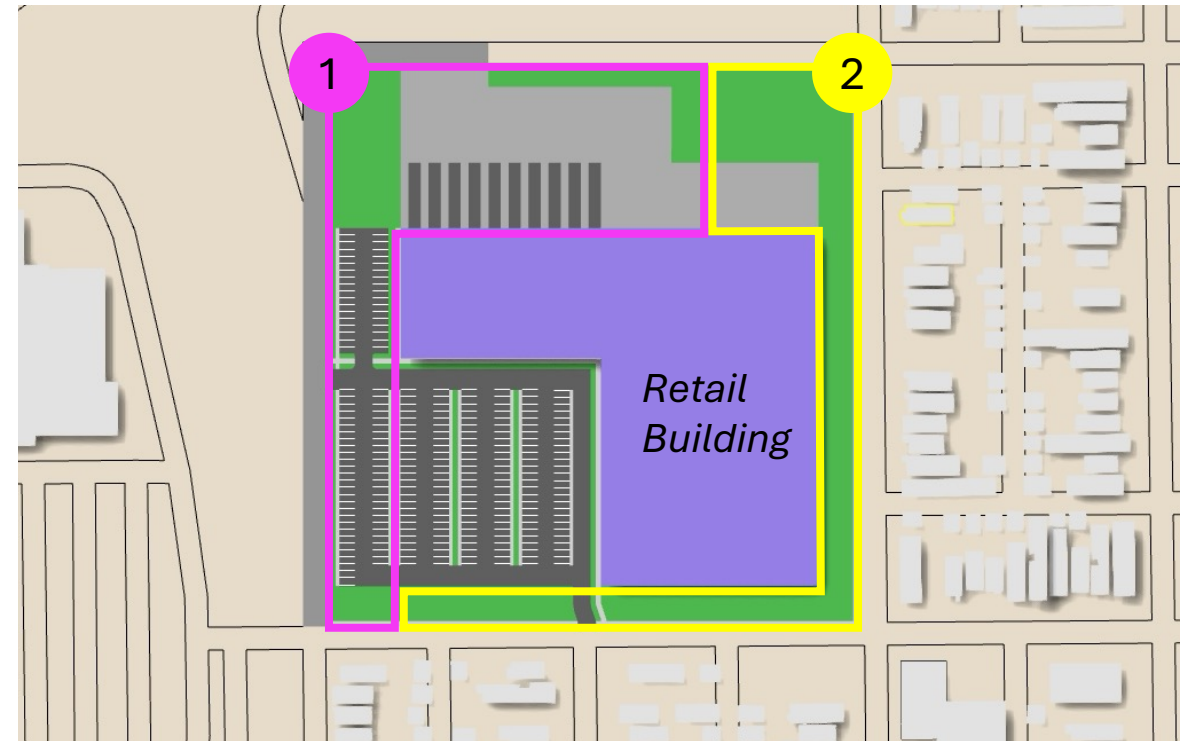
# Land Use and Design Guidance

## Industrial and Retail



### 1 | Parking, Loading and Service

Should be located along the western and northern sides of the site to minimize its impact on residential blocks. Access should be via Damen Avenue.

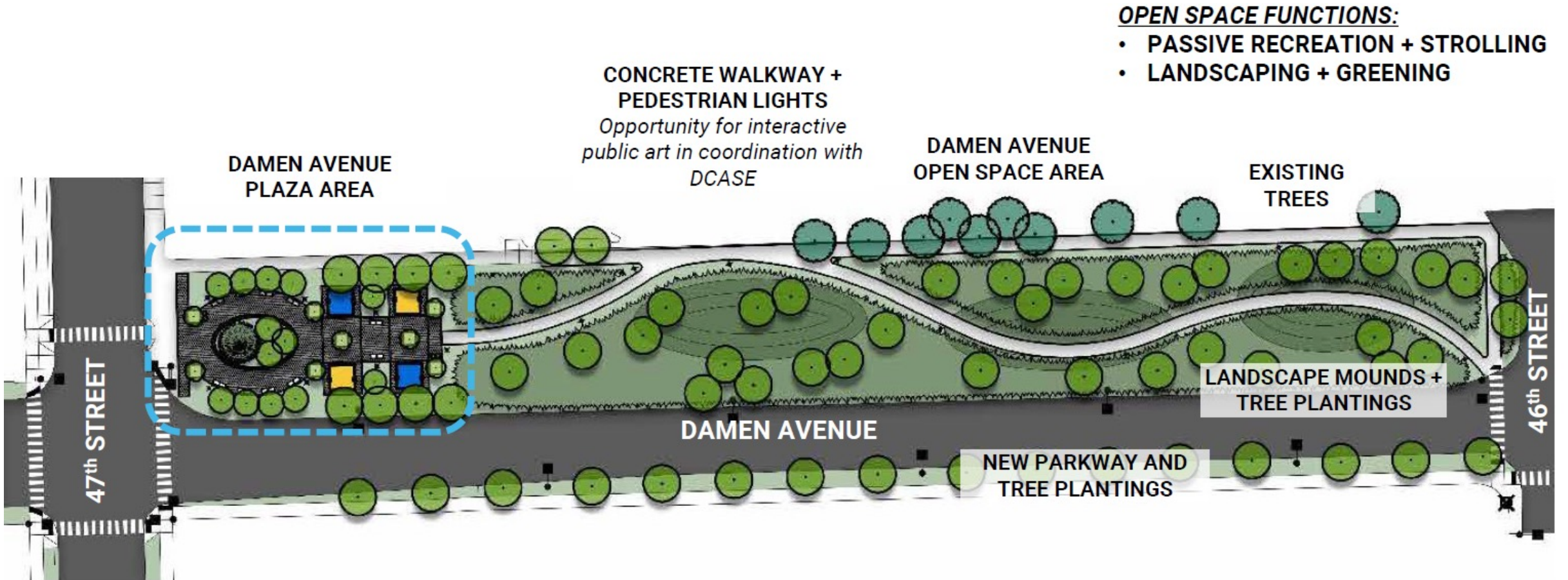


### 2 | Landscaping

Uses on the site should be screened from adjacent residential blocks by a generous green buffer with plantings. Public-use spaces should be considered.

# Damen Avenue Reconstruction

## Final Engineering Stage



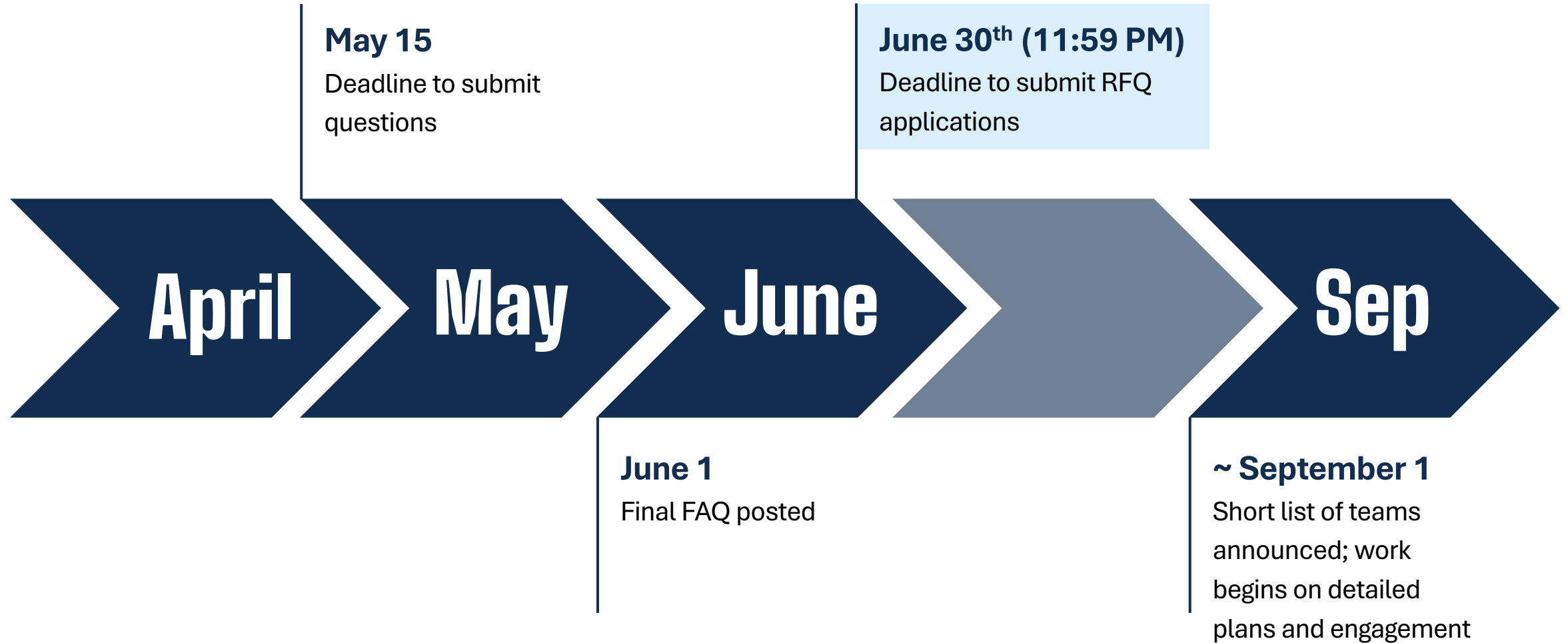
### OPEN SPACE FUNCTIONS:

- PASSIVE RECREATION + STROLLING
- LANDSCAPING + GREENING



# Next Steps

## RFQ City Land Sale Process



# Questions?

Thank you!

