

Request for Proposals

3214-54 N. Wilton Ave.



Department of Housing
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Chicago, IL 60602

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RED AHEAD
Red and Purple
Modernization
Phase One

WALSH
OR
DETOUR

View of 3214-54 N. Wilton Ave. from the north.

I. The Process

INTRODUCTION

The City of Chicago is issuing this Request for Proposals (RFP) for the residential redevelopment of .4 acres of vacant CTA land in Lake View. Used for Belmont station expansion and rail-related construction staging since 2006, the site is expected to be made available for mixed-income construction by late 2026 or early 2027.



The City's RFP is expected to lead to the site's redevelopment in accordance with Federal Transit Administration (FTA) regulations, local plans, and the development vision presented in this document. FTA regulations require not less than 40% of total housing units be restricted to households at or below 60% of the Area Median Income (AMI). Within the 40%, at least 20% of the housing units (or 8% of the total housing units) must be affordable units restricted to tenants and owners earning at or below 30% AMI. City requirements may require further affordability.

PATHWAYS FOR QUALIFICATION

The City will evaluate responses to the RFP based on developer financial capacity, relevant experience, and alignment with the design vision, among other criteria.

There are two pathways to submit applications depending on the level of subsidy requested and affordability provided:

Pathway 1: Developers may propose to redevelop the site by completing an application on ChiBlockBuilder.com if potential development subsidies are limited to a partial or complete purchase price write-down and the receipt of proceeds from the allocation and sale of Illinois Affordable Housing Tax Credits (also known as Donation Tax Credits).

Applications submitted through ChiBlockBuilder are due by 11:59 p.m. June 30.

Pathway 2: Developers may propose to redevelop the site by applying to the Department of Housing (DOH) Qualified Allocation Plan (QAP) Preliminary Project Application (PPA) process if additional financial subsidies are requested, such as Low Income Housing Tax Credits (LIHTC). A development selected in this manner will be obligated to provide affordability greater than FTA standards, with an expected minimum of 60% affordable units. The QAP is expected to be released June 15.

Applications seeking LIHTCs should refer to the QAP for a submission due date.

Selected development teams are expected to present a project plan that best meets the City's design vision as outlined in Section Two of this document. Selected development teams will be expected to begin vertical development by early 2027.



Site plan concept provided for illustrative purposes only.

II. The Opportunity

THE VISION

The site presents a rare opportunity to create transit-served housing at varying levels of affordability in Lake View. As emphasized in the draft [44th Ward Community Plan](#), community-guided mixed-income growth is key to keeping Lake View vibrant and sustainable.

The site is well-situated for ETOD development and can support a variety of development options. The City supports maximization of the horizontal and vertical space, including options from SRO to family-sized units. Successful submissions will align with this vision.

SITE QUICK FACTS

- » **Site Location:** 3214-54 N. Wilton Ave.
- » **Market Valuation:** \$4.26 million
- » **PINs*:** 14-20-425-015; 14-20-425-016; 14-20-425-017; 14-20-425-018; 14-20-425-019; 14-20-425-020; 14-20-425-021; 14-20-425-022; 14-20-425-023; 14-20-425-024; 14-20-425-025; 14-20-425-026; 14-20-425-032; 14-20-425-037
- » **Property Size:** Approximately 0.46 acres/40 feet x 500 feet
- » **Zoning:** RM-5, B2-3 and B3-3; recommended B2-3 (other districts possible)

SITE FEATURES

The adjacent Belmont elevated train station serves the CTA's Red, Purple and Brown lines. The site is also within walking distance to major pedestrian-friendly retail corridors and serviced by CTA bus lines #77 Belmont and #22 Clark. Several public parks are within walking distance of this site, including Martin Park to the south and Kenmore Park to the southeast.

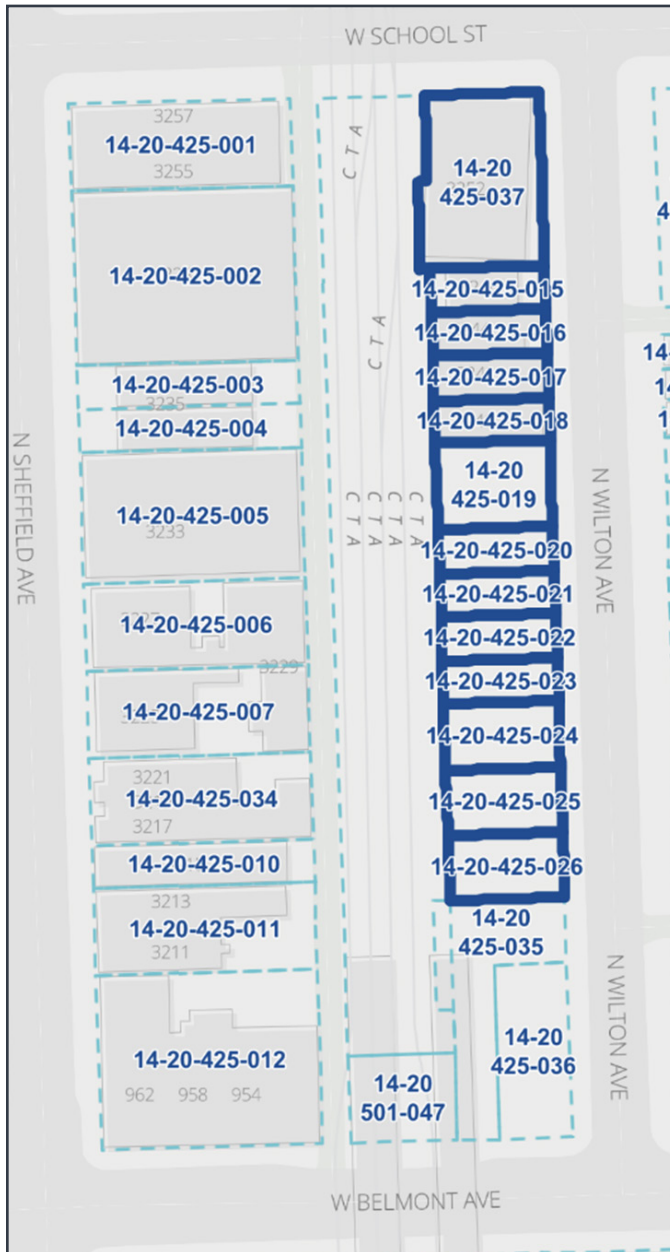
This site is well-situated to accommodate rental housing with a variety of unit size combinations. Due to its proximity to public transportation, this site is also well-suited to accommodate accessible housing opportunities.

Rezoning the parcels is recommended, with a likely designation of B2-3. Final zoning and massing represents an opportunity for a development that maintains or increases density in this TOD area. The site's relatively narrow 40-foot depth presents a design challenge that should be explicitly addressed in any proposal.

**Site boundaries and PINs subject to CTA verification.*

III. Site Parameters

The site encompasses up to 14 parcels between Belmont Avenue and School Street. The southernmost parcels adjacent to Belmont are privately held and not included in this listing



Source: [CookViewer](#) property map



Source: [ROM TOD Plan](#)

The site is known as RPB 05 in the CTA's [RPM TOD Plan](#) published in 2018.

Wilton is a one-way, southbound thoroughfare with a primarily residential character comprised mostly of stacked flats-style housing and townhomes.

The alderman and the City are willing to work with a developer to reduce the required off-street parking, as this is a transit-served location. This may also include potential partnership with the CTA to provide adjacent off-site parking under the elevated structure through a shared-use agreement.

The location is presently zoned a combination of RM-5, B2-3 and B3-3, with the potential for rezoning to B2-3 and the opportunity to take advantage of transit-served location benefits provided in the zoning code.

SITE DETAILS

- » **Parcels:** Up to 14
- » **Addresses:** 3214-54 N. Wilton Ave.
- » **Land Area:** Approximately 20,000 square feet/40' x 500'
- » **Zoning:** Current RM-5, B2-3 and B3-3; recommended B2-3 (other districts possible)
- » **Maximum Floor Area Ratio:** Up to 4.0 with proposed zoning
- » **Height:** Up to 70 feet (assuming B2-3 zoning change with transit-served location benefits)
- » **Minimum unit count:** 50 units
- » **Retail:** Community input has indicated ground floor commercial should only be considered at the corner of School and Wilton.
- » **Access:** A curb cut currently exists on School Street. Rear access will be provided under the CTA tracks from the existing public alley.
- » **Parking:** Minimum parking requirements may be reduced to zero through the site's TOD provisions. Off-site parking under the elevated structure is also possible through a potential shared-use agreement with the CTA.

IV. Site Disclosures

CTA REQUIREMENTS

The 3214-54 N. Wilton Ave. site is currently owned by the Chicago Transit Authority (CTA) and is in use as a construction/staging and surface lot for the ongoing Red and Purple Modernization (RPM) program. The parcels were acquired by the CTA using Federal Transit Authority (FTA) funds under 49 U.S.C. §5334 and must be disposed of in compliance with §5334 regulation.

Under 49 U.S.C §5334(h)(1)(B) the transfer of the sites will be subject to the following conditions:

- 1.** The sites must be a necessary component of the proposed TOD development (§5334(h)(1)(B)(i)); and
- 2.** The TOD development must aim to increase transit ridership (§5334(h)(1)(B)(ii)) by dedicating at least 20% of the development's total floor area ration (FAR) to affordable housing; and
- 3.** Adhere to the following affordability requirements (§5334(h)(1)(B)(iii)):
 - a.** At least 40% of the housing units offered in the TOD development must be affordable units restricted to tenants and owners with incomes at or below 60% of the area median income (AMI).
 - b.** Within the 40%, at least 20% of the housing units offered must be affordable units restricted to tenants and owners earning at or below 30% AMI.
 - c.** These affordability requirements must remain in place for at least 30 years following the transfer of the property.

The parcels will be used for the RPM project until the estimated project end date of December 2026. Once CTA's use of the site is complete, each parcel will be transferred to City ownership briefly and then transferred again to the selected developer at a cost of \$1. Disposition of property will be concurrent with the financial closing for the redevelopment proposal. Property transfer will be structured as a fee simple conveyance.

PROPERTY TRANSFER

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(s), "pursuant to a right of entry," to conduct due diligence prior to the execution of a formal redevelopment agreement (RDA). Environmental remediation may be required by the developer; existing environmental review data will be shared by the City. The developer should anticipate an initiation of the rezoning process if necessary for execution of the site vision.

Developers will be expected to initiate construction immediately upon financial closing with construction expected to be complete 24 months after closing. 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 applicant.

V. Developer Rights and Responsibilities

Affordable Housing Requirements

If the developer is seeking only a partial or complete write-down of the cost of the land and the receipt of proceeds from the allocation and sale of Illinois Affordable Housing Tax Credits (also known as Donation Tax Credits) (Pathway 1), affordable housing requirements are limited to the FTA obligations described in the Site Disclosures section.

If the developer is seeking additional financial assistance from the City, such as the receipt of Low-Income Housing Tax Credits or other subsidy (Pathway 2), the developer must comply with all requirements and standards set forth in the 2025 Qualified Allocation Plan, the City of Chicago Underwriting Standards Guide, and the City of Chicago Architectural and Technical Standards Manual.

Application Timeline

- » **April 1:** Solicitation opens for Pathway 1 proposals
- » **June 15:** 2025 QAP published -- Solicitation opens for Pathway 2 proposals. Application due date to be provided.
- » **June 30:** Applications close at 11:59 p.m. for Pathway 1 proposals

Redevelopment Agreement

To establish the legal obligations, rights, and responsibilities of both the City of Chicago and the selected developer, the City shall enter into a RDA with the selected developer with respect to the project, and the RDA shall encumber the title to the project site(s).

- » Producing detailed schedules for planning, design, financing, construction, and maintenance activities
- » Coordination of all LIHTC syndication arrangements
- » 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 the above uses for the cost of \$1 per parcel
- » 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

If the City provides Low-Income Housing Tax Credits in connection with the selected development proposal, the City shall require that the proposed owner of the site enter into a regulatory agreement that shall encumber the title to the project site(s).

The regulatory agreement shall set forth the obligations, rights, and responsibilities of the owner and the affordable housing land use restrictions required under Section 42 of the Internal Revenue Code.

The regulatory agreement shall be in effect for a period of not less than 30 years in accordance with the requirements of Section 42.

VI. Submission Requirements

Pathway 1: Pathway 1: Developers may propose to redevelop the site by completing an application on ChiBlockBuilder.com if potential development subsidies are limited to a partial or complete purchase price write-down and the receipt of proceeds from the allocation and sale of Illinois Affordable Housing Tax Credits (also known as Donation Tax Credits). Requirements for this pathway include a project proforma, statement of qualifications, and initial project summary/programming diagrams. A development selected in this manner will be obligated to comply with the minimum affordability requirements established by the FTA (see Site Disclosures section), with a preference for greater affordability. Developers choosing this pathway should not apply through the QAP process.

Pathway 2: Developers may propose to redevelop the site by applying to the Department of Housing (DOH) Qualified Allocation Plan (QAP) Preliminary Project Application (PPA) process if additional financial subsidies are requested, such as Low Income Housing Tax Credits (LIHTC). A development selected in this manner will be obligated to provide affordability greater than FTA standards, with an expected minimum of 60% affordable units. Developers choosing this pathway should not complete the ChiBlockBuilder form and should instead apply through the process outlined in the 2025 QAP. See chicago.gov/QAP for details.

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