The Pershing Road site contains two historic six-story buildings, designed by architect Samuel Scott Joy and built in 1918, and a 160,000 square foot parcel with a parking lot and a one-story parking garage. The two industrial buildings, each over 570,000 square feet in size, are located within the historic Central Manufacturing District (“CMD”). The CMD, which was placed on the National Register of Historic Places in 2015, was one of the country’s first planned industrial districts. The CMD was home to over 200 manufacturers, including such industrial giants as Wrigley, Spiegel, Westinghouse, and Goodyear.

The site is located within the McKinley Park neighborhood, so named for the 69-acre McKinley Park which has a lagoon, a swimming pool, and an ice-skating rink. This neighborhood has a large, working-class population, with residential areas north of the site and industrial areas continuing south of the site.

The City of Chicago expects the winning proposal of the Reinventing Cities competition to add vibrancy to Chicago’s southwest communities, particularly the McKinley Park neighborhood. While the City’s preference is for redevelopment of the entire site, bidders may also propose to redevelop the site in phases or may bid on only a portion of the site, such as just one or both of the historic six-story buildings. Proposals should enhance opportunities for Chicago’s workforce and for nearby residential communities. The project should aspire to be carbon-neutral, while increasing the site’s resilience to water events. The overall design of the project should relate positively to the site’s context, provide publicly accessible spaces, and engage visual interest from the street.

**Expected program:** Local zoning law allows for a wide variety of uses, such as office, business services, indoor urban farming, eating and drinking establishments, private event venues, and certain industrial services. The City will consider zoning amendments to allow other innovative uses that enhance Chicago’s workforce and for nearby residential opportunities.

**Owner:** The buildings and parcels are owned by the City of Chicago.

**Plot area:** The historic six-story buildings each measure approximately 263’ wide and 325’ deep, and contain over 570,000 square feet of interior space with 10.5'-13’ clear floor-to-ceiling dimensions. Behind the two buildings is a paved parking lot of over 100,000 square feet in size. At the east side of the site, the 1717 W. Pershing Road property offers over 160,000 square feet of land and a development potential for 500,000 additional square feet. The City owns a third six-story building west of and adjacent to the site, which the City fully occupies, and is thus not included in the Reinventing Cities Competition offering.

**Type of property transfer intended:** The City intends to sell all, or a portion of this site to the winning bidder. Bidders must offer to purchase and rehabilitate at least one of the six-story buildings. Transfer of ownership would follow the City’s negotiated sale process, which requires final approval from Chicago’s City Council and Mayor.
Presentation of the site and expectations for its redevelopment

The Pershing Road site offered through the Reinventing Cities competition contains two six-story historic industrial buildings located at 1769 and 1819 West Pershing Road, and a one-story building and parking lot at 1717 West Pershing Road. The two industrial buildings are located in the historically significant Central Manufacturing District (CMD), one of the nation’s first planned industrial districts. Placed on the National Register of Historic Places in 2015, the CMD was once home to over 200 manufacturers, including industrial giants like Wrigley, Spiegel, Westinghouse, and Goodyear.

The site is located about six miles southwest of downtown in Chicago’s McKinley Park neighborhood, so named for the 69-acre public park located a short walk from the site. McKinley Park offers walking trails, a lagoon, a swimming pool, and an ice-skating rink. The residential areas north of the site are home to a large working-class community, while industrial uses are located south of the site.

The site is easily reached by car or truck from the Stevenson Expressway north of the site and the Dan Ryan Expressway east of the site. The Chicago Transit Authority (CTA) offers direct commuter rail access to the Loop or Midway Airport from an Orange line stop at 35th Street and Archer Avenue, a 15 minute walk from the site. Three CTA bus routes (#49, #9, and #39) also serve this area, while designated bicycle lanes span the length of Pershing Road.

The two historic buildings at 1769 and 1819 West Pershing Road once served as a U.S. Army Quartermaster Depot. Designed by architect Samuel Scott Joy and built in 1918, each building measures approximately 263’ wide and 325’ deep. Both buildings have basements and contain over 570,000 square feet of space, with 10.5’-13’ clear floor-to-ceiling heights. The building facades are detailed with terra cotta string courses, sills, expressed piers, crenellated parapets, and corner towers. The primary entrances are each adorned with a decorative emblem of an eagle holding arrows and an olive branch.

While the 1769 W. Pershing Rd. building is vacant, a portion of the 1819 W. Pershing building is currently being used for long-term storage by the City. Both buildings have concrete structures designed for a 300-lb per square foot floor load capacity. The exterior envelope of each building requires extensive roof, window, and masonry repairs. Bidders should propose to retain, rehabilitate, and reactivate these buildings as part the redevelopment of this site.

The City’s preference will be for bidders who propose to redevelop the entirety of the offered site, including rehabilitation of both six-story buildings. Phasing of the proposed redevelopment will be allowed. For a phased proposal, the City’s top redevelopment priority is 1769 W. Pershing Rd., followed by 1819 W. Pershing Rd. Any proposals to purchase only a portion of the site, such as a bid to rehabilitate just one of the six-story buildings, would also be considered. After selecting a winning proposal and as part of a future transfer agreement, the City would relocate any existing uses as needed.

The one-story building and parking lot at 1717 W. Pershing Road offers over 160,000 square feet of land. Two City departments actively use this site, and as these uses would require relocation, this property is only offered in connection with proposals that would rehabilitate at least one of the buildings at 1769 and 1819 W. Pershing Rd. The City will also require that any proposed project shall retain or provide 300 parking spaces for continued City use. The City will retain ownership of the six-story building at 1869 W. Pershing as well as the driveway between 1869 and 1819 W. Pershing. Any necessary easements between the City and the winning bidder will be incorporated as part of the future transfer agreement.

Redevelopment of this strategic site must contribute to the vibrancy of Chicago’s southwest communities, particularly the McKinley Park neighborhood. The City encourages proposals which will provide active uses and amenities that enhance Chicago’s workforce opportunities, while adding to property values and the local tax base. The successful proposal must demonstrate that the design of the site and buildings will provide a carbon-neutral development. The site plan should provide for inviting and usable public spaces, and contain unique features and substantial landscaping within the site. The new program for the buildings should provide...
active uses at street-level to engage visual interest and the design of the project should relate positively to the site’s context.

Included in C40’s online Data Room for this site are several documents: the City’s Greater Stockyards neighborhood planning summary, two marketing booklets prepared for the six-story buildings by DTZ America, Inc., and the National Register Nomination for the Central Manufacturing District: Pershing Road Development Historic District. Floor plans for the six-story buildings can be found in the DTZ America documents.

**Specific planning rules and regulations regarding the development of the sites**

The Pershing Road Buildings site is zoned M2-3 for Light Industrial uses. Immediately south of the site is the Stockyards Industrial Corridor which has an active manufacturing base. The Department of Planning and Development will consider proposals for this site that provide compatible uses given this existing context. Any proposed changes to the underlying zoning, including the creation of a new Planned Development, requires the review and approval of the Department of Planning and Development, the Chicago Plan Commission, and City Council. The Planned Development review and approval process is outlined in the Chicago Zoning Ordinance, Chapter 17-8, along with the City’s design standards and guidelines. Zoning Chapter 17-8 is available online at: [http://library.amlegal.com/nxt_gateway.dll/llinois/chicagozoning/chicagozoningordinanceno_gndandusedordinancetemplates$fn=default.htm%3.0$vid=amlegal/chicagozoning IL](http://library.amlegal.com/nxt_gateway.dll/llinois/chicagozoning/chicagozoningordinanceno_gndandusedordinancetemplates$fn=default.htm%3.0$vid=amlegal/chicagozoning IL)

Due to their large floor plates and availability of conduit access, potential uses of the six-story buildings may include, among other things, office uses and/or research and development centers.

The site is also located within the 35th/Halsted Tax Increment Financing District, more information on this TIF is available on the City’s website at: [https://www.cityofchicago.org/city/en/depts/dcd/supp_info/tif/35th_halsted.html](https://www.cityofchicago.org/city/en/depts/dcd/supp_info/tif/35th_halsted.html)

Also included for reference in the online Data Room of this site are the following reports for the 6-story buildings: Fleet & Facility Management 1769 & 1819 Pershing Road Assessment Report, 1819 W Pershing Rd UST Removal Report, 1819 W Pershing Rd Phase I ESA report, and 1819 W Pershing Rd Phase II ESA report.

The *Expression of Interest* requirements for this site will include those described in the Reinventing Cities Regulation document, along with Chicago-specific requirements. These local requirements include the following:

- A narrative to explain the extent of the site that the bidder is proposing to redevelop, any phasing proposed, the rehabilitation work expected for the 6-story buildings, and confirmation that 300 City parking spaces will be retained or provided;
- An Affirmative Action Plan which would achieve a minimum participation with contract expenditures of 26% for Minority-owned Business Enterprises (MBEs) and 6% for Women-owned Business Enterprises (WBEs). The City’s list of certified minority and women owned firms are available online at [https://www.cityofchicago.org/city/en/depts/dps/provdrs/cert/svcs/certdirectory.htm](https://www.cityofchicago.org/city/en/depts/dps/provdrs/cert/svcs/certdirectory.htm);
- A Legal Action History Summary, including descriptions of all legal actions over the past three years in which the submitting entity - including its principals and the principals of its key team members - have been a debtor in bankruptcy, found liable in any lawsuit, and/or been convicted in any criminal action;
- A summary of how the proposal will meet the City’s and/or community’s local redevelopment goals for the area; and
- A description of any anticipated requests to amend the Zoning Code to allow for proposed changes to the currently allowed land uses or development rights.
- A description of any anticipated requests for city financial assistance.
A Selection Committee will review and evaluate the submitted RFQs and select a Short List of respondent teams. The short-listed teams will then be invited to provide a more detailed response through a Phase 2 Request For Proposals (RFP) process. The submission requirements will include those expressed in the Reinventing Cities Regulation document, along with Chicago-specific requirements that may include the following:

- A binding Offer to Purchase, stating the Offer Amount, and accompanied by a 10% Good Faith Deposit;
- Completed Negotiated Sale Application, (see the attached example);
- A Detailed Project Budget, with funding commitments and any request for local tax incentives or other public subsidies;
- A Project Schedule, including community engagement, City-staff review and the required legislative approval processes;
- An Economic Impact Analysis to include fiscal impacts, property taxes generated, and employment opportunities.
- As the six-story buildings were once connected to a centralized on-site utilities source which provided electricity, water, and steam, proposals must include a plan which addresses new methods of providing these buildings with power and other utilities. This utilities plan may include on-site generation and/or connections to Chicago’s utility infrastructure.

City intends to sell the site, or a portion thereof, to the winning bidder. The transfer of ownership of the site from the City of Chicago to the winning team would follow the City’s negotiated sale process. Entities or individuals may qualify to purchase property by negotiated sale agreement, except for some restrictions that may apply to City of Chicago employees. The purchaser must be able to demonstrate the financial ability and experience necessary to complete the purchase and the proposed development. The value of the property may be established by a market value appraisal prepared by an independent appraiser. The City may recommend a write-down from the appraised value only when the proposed development meets the redevelopment goals of the community and provides tangible public benefits. The winning bidder’s completed negotiated sales application will be reviewed by City staff, who will then present the terms to the Community Development Commission (CDC) and the Chicago Plan Commission (CPC) for review and approval. Upon approval of the general terms, a Redevelopment Agreement (RDA) will be negotiated between the applicant and the City. The RDA is a contract that commits the purchaser to completing the redevelopment proposal within a specified time frame and according to specified terms. The negotiated sale will be completed following the RDA’s approval by the City Council and when signed by all parties. Included for reference in the C40’s online Data Room for this site is the City’s Negotiated Sale Application.

Specific climate or environmental issues regarding the development of the site

According to U.S. Climate Data, Chicago has 2611 annual hours of sunshine and the average annual precipitation is 33.2 inches with 120 days per year of precipitation. The average temperature is close to 50°F with average highs in July of 81°F and average lows in January of 18°F. About half of the precipitation in Illinois comes from short and intense thunderstorms during the warmer months of the year and the Chicago region experiences an average of 8-10 days a year with over an inch of precipitation (data from June 2015 Report for the Urban Flooding Awareness Act by the Illinois Department of Natural Resources).

As is typical of many older cities in the country, Chicago has a combined storm and sewage utility system. To help manage excessive storm water, developments in Chicago are regulated by the City’s Storm Water Ordinance.

In accordance with the Reinventing Cities competition goals, the City expects an exemplary project for this site that will highlight the City of Chicago’s commitment to address climate change. The project should seek to deliver a greener way of life by providing a resilient urban development. Therefore, bidders must demonstrate that the design of the site and buildings will deliver a carbon-neutral project.
Important Dates:

Site Visits to Access Interiors of Pershing Road Buildings (meet in front of 1717 W. Pershing)
- February 2nd, 2018, at 2 p.m.
- February 23rd, 2018, at 2 p.m.

Pre-Bid Meeting
- February 23rd, 2018, from 10:30 a.m. to noon at the Claudia Cassidy Theater in the Cultural Center at 78 E. Washington, Chicago, IL 60602.