



CITY OF NORTH CHICAGO ILLINOIS

REQUEST FOR PROPOSALS (RFP): DEVELOPMENT OF CITY-OWNED PROPERTY FOR RESIDENTIAL USE (+/-17ac) “ARRINGTON WOODS”

2025

City of North Chicago
1850 Lewis Avenue, North Chicago, Illinois 60064
www.northchicago.org

INTRODUCTION

This REQUEST FOR PROPOSALS ("RFP") intends to obtain a qualified person, firm, or corporation ("DEVELOPER(S)"), for the development of approximately 17 acres within the City of North Chicago, Illinois (the "PROPERTY"). The city is seeking to facilitate the development of the PROPERTY with residential uses as provided for within the City's existing zoning ordinance.

The DEVELOPER(S) will prepare a proposal package for the North Chicago City Council to consider. To be eligible for consideration, the DEVELOPER(S) must be capable of supplying the services **noted herein and meet other criteria outlined in this proposal.**

PROJECT SUMMARY

Property Description. Of the 17 acres of contiguous property, approximately 14.5 acres of the property is zoned R1: Single-Family Residential and 2.5 acres is zoned R5: General Residence. The City of North Chicago is the owner of the entire site.

Location. 0 Dugdale Ave; 0 Barrett Drive; 0 Kennedy Drive

PINS: 08-32-307-069; 08-32-307-019; 08-32-307-071

Development Vision. The city desires to develop the subject property in accordance with the city's zoning ordinance for residential purposes. Due to the city's high rate of rentals versus home ownership, owner-occupied housing is preferred. Limited quantities of townhome or condominiums may be included in proposals. The R5-zoned portion of the property permits up to 50 multifamily dwelling units by right and up to 8-unit townhome structures. However, because the majority of the site is zoned R1, a district that only permits single-family dwellings, single-family dwelling use is preferred for this development. Single-family dwellings are permitted by right across the whole property.

A Planned Unit Development is a possible scenario to facilitate the development of this property, however, development within the existing standards of the zoning ordinance is preferred.

Street and pedestrian connectivity is of great importance for this development opportunity. Cul-de-sacs and dead-end streets should be avoided.

Minimum Asking Price. The city is seeking a minimum sales price of \$1,250,000 based on a 2024 appraisal of the subject property. Offers less than asking price may be submitted.

Additional Assistance. The city may consider providing assistance for this project; however, assistance is not guaranteed and all proposals shall contemplate all development costs being the full responsibility of the developer, including impact fees. Should the project financials not be sufficient to support development of the subject property, proposals may include needs-based requests for additional assistance or demonstration of financial gaps requiring further assistance.

CONDITIONS OF PROPOSAL SUBMITTAL

All DEVELOPER(S) shall comply with all conditions, requirements, and specifications herein; any departure will constitute sufficient cause for the rejection of the proposal. A duly authorized official of the BIDDER submitting the proposal must sign the proposal. All price quotes must be firm for ninety (90) days following the proposal's due date. The City of North Chicago reserves the right to reject all

proposals or any part(s) thereof; to waive any formalities or informalities contained in any proposal, and to award the proposal to the most responsive and responsible proposing DEVELOPER(S) as deemed in the best interest of the City of North Chicago. The City of North Chicago will not return proposals or other information supplied to them by any proposing firm.

PROPOSAL SELECTION/EVALUATION FACTORS:

The City of North Chicago established a review committee to evaluate all proposals and provide a recommendation to the Economic Development/Planning/Zoning Committee. The DEVELOPER(S) selected for the award will be chosen based on the apparent most significant benefit to the City of North Chicago and not necessarily on the highest bid. Following notification of the successful DEVELOPER(S), it is expected that a development agreement will be negotiated to facilitate the proposed development.

Proposals shall be evaluated based on the following criteria:

- Responsiveness to the needs of the City of North Chicago, including increased home-ownership, additional variety in housing options and products, housing for all ages and household sizes, connectivity, amenities, and high-quality aesthetics.
- Adherence to the vision and aspirations of the North Chicago Comprehensive Plan.
- Responsibility of the proposing DEVELOPER(S), and its experience in executing developments of a similar nature.
- Financial stability of the DEVELOPER(S) and financial viability of the proposed project budget.

The following schedule will be utilized during the selection process.

<i>Critical Dates</i>	<i>Description</i>
December 5, 2025	RFP Deadline
Weeks of December 8, 2025 – January 12, 2026	Selection Committee – Interviews / Evaluations
Week of January 19, 2025	Negotiations with Leading Proposal(s)
February/March 2026	Development Agreement presented to Economic Development/Planning/Zoning Committee
February/March 2026	City Council Approval of the Development Agreement

PROPOSAL ELEMENTS AND FORMAT

Proposals submitted shall contain all information as requested herein and any additional information necessary to summarize the overall benefit of the proposal to the City of North Chicago.

Proposals shall include the following:

1. A cover letter stating the name, physical address, email address and telephone number of the BIDDER(S), binding the firm in a formal contract with the City of North Chicago.
2. Development Team Identification: include architects, engineers, contractors, developers, legal entities, etc. Include organization name, address, phone numbers, and emails.
3. An organizational chart of the proposed Development Team.
4. A list of projects the Development Team has previously worked on together.

5. A response that defines the methods and means by which the proposing DEVELOPER(S) will perform the services outlined in the RFP.
6. A project timeline that indicates the dates at which each task is expected to be completed, critical milestones will be met, entitlement processes are to take place, and more as necessary by the DEVELOPER(S).
7. A list of references for services provided by the proposing BIDDER(S) for municipal governmental agencies for projects of a similar type. Include contact names, email addresses, and telephone numbers.
8. The project budget. The DEVELOPER(S) should submit a budget describing the categorical costs necessary to complete the proposal. This may be preliminary but is required to be included in the proposal. DEVELOPER(S) should be prepared to provide a detailed budget in a timely fashion should they be selected.
9. Financial statements for the development entity or, in the event the development entity has not yet formed or has no financial statement, proof of at least one of the members of the development entity's financial capacity to deliver the proposed project. Additionally, a "letter of creditworthiness" from a financial institution(s) that describes prior credit relationships, prior lending history/amounts/range, anticipated parameters for lending on the proposed project, and that confirms the member or entity is not in default is also acceptable in lieu of or, in addition to, another form of financial statement.
10. Portfolio/Resume including any similar projects.
11. Explanation of how the plan meets the goals of this request or how the plan meets the goals of the City of North Chicago Comprehensive Plan.
12. Project Drawings. A concept design showing building massing, site layout, potential floor plans, and building elevations proposed on the site and any additional project drawings deemed necessary by the proposing DEVELOPER(S).
13. Any other information deemed necessary by the proposing DEVELOPER(S).

Please provide six (6) printed copies and one (1) electronic (USB flash drive) copy of the proposal. Submittal of a proposal shall be taken as prima facie evidence that the DEVELOPER(S) has full knowledge of the scope, nature, quality, and quantity of work to be performed and the detailed requirements and conditions under which the work is to be performed.

All proposals must be submitted on or before Friday, December 5, 2025, in a sealed envelope labeled "PROPOSAL – DEVELOPMENT OF CITY-OWNED PROPERTY". Proposals must be mailed or hand-delivered to:

Attn: Taylor Wegrzyn
Economic and Community Development Director
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064

INQUIRIES & CORRECTIONS

- All inquiries, including requests for written addenda to this RFP, relating to this request shall be addressed to:

Taylor Wegrzyn

Economic and Community Development Director
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064
(847) 596-8671
tayweg@northchicago.org

A copy of any addendum will be on file with the Economic and Community Development Department and available upon request.

ADDITIONAL EXHIBITS

1. 2024 COMPREHENSIVE PLAN
www.northchicago.org/economic_development
2. Zoning Map
www.northchicago.org/community
3. Zoning Ordinance
www.northchicago.org/economic_development
4. Subdivision Ordinance
www.northchicago.org/economic_development

REIMBURSEMENT OF FEES AGREEMENT

The successful DEVELOPER(S) shall be required to complete a reimbursement of fees agreement and maintain a security deposit in the amount of \$21,000.00 to cover all third-party expenses incurred by the city in the review of the proposed development.

INDEMNIFICATION

Except for expenses and liabilities arising from the negligence of the City, the DEVELOPER(S) as a result of this, expressly agrees to indemnify and hold the City of North Chicago harmless against any expenses and liabilities arising out of the performance or default of any resulting contract as follows:

- The DEVELOPER(S) expressly agrees to the extent that there is a causal relationship between its negligent, reckless, or intentionally wrongful action or indirectly employed by the DEVELOPER(S) and any damage, liability, injury, loss, or expense (whether in connection with bodily injury, death or property damage or loss) and save the City and its employees harmless against all liabilities, penalties, demands, claims, lawsuit, losses, damages, cost, and expenses arising out of the performance or default of any resulting contract from RFP. Such costs are not included any defense, Settlement, or any fees incurred by the City or its employees. This promise shall consist of bodily injuries or death occurring to DEVELOPER(S)'s employees and any person directly or indirectly employed by the DEVELOPER(S) (including without limitation any employee of any subcontractor), the City's employees, the employees of any other independent contractors, or occurring to any member of the public. When the City submits notice, the offerer shall promptly defend any action mentioned above. This obligation shall survive the suspension or termination of this Agreement. The insurance coverage limits required herein shall not serve

to limit this obligation to indemnify. The recovery of costs and fees shall extend to those incurred to enforce this indemnity.

IMPACT FEE ORDINANCE

The City of North Chicago Subdivision Ordinance requires land or cash contributions to the applicable park and school districts (Section 4.5 of Subdivision Ordinance). The ordinance contains a table to determine the number of students generated (copied below) and uses a land dedication rate of 10.0 acres per 1000 population. Cash contributions shall be based on the “fair market” value as determined by an agreement between DEVELOPER(S) and the applicable districts or an appraisal. See the Subdivision Ordinance for more details.

TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

Type of	Pre-School	Elementary	Junior High	TOTAL	High School	Adults	Total per
Detached Single Family							
2 BR	.286	.247	.096	.343	.175	1.8	2.604
3 BR	.313	.399	.179	.578	.291	2.0	3.182
4 BR	.417	.532	.289	.821	.387	2.3	3.925
5 BR	.440	.714	.517	1.231	.525	2.4	4.596
Attached Single Family							
1 BR	-	-	-	-	-	1.5	1.500
2 BR	.488	.103	.014	.117	.038	1.9	2.543
3 BR	.514	.323	.090	.413	.155	2.0	3.082
4 BR	.718	.639	.234	.884	.284	2.2	4.086
Low Density Apartment (Up to 15 dwelling units per acre)							
Eff'cy	-	-	-	-	-	1.000	1.000
1 BR	.070	.052	-	.052	-	1.420	1.542
2 BR	.315	.213	.085	.298	.098	1.780	2.491
3 BR	.472	.319	.128	.447	.188	2.000	3.107
4 BR	.496	.556	.174	.730	.261	2.100	3.587
High Density Apartment (16 dwelling units per acre and up)							
Eff'cy	-	-	-	-	-	1.000	1.000
1 BR	.050	.026	-	.026	-	1.260	1.336
2 BR	.210	.065	.035	.100	.029	1.430	1.769
3 BR	.430	.150	.080	.230	.092	2.000	2.752

ZONING ORDINANCE

The City of North Chicago Zoning Ordinance should be referenced to review the applicable zoning regulations for the property's two zoning districts: R1 and R5. Highlights of the standards are copied below, but please consult the full ordinance for additional regulations.

Bulk and Yard Regulations:

Legend		
A = Area (sq. ft.) Lot Size	B = Width (ft.) Lot Size	C = Front Yard (ft.)
D = Rear Yard (ft.)	E = Total Side Yard (ft.)	F = Minimum Side Yard (ft.)
G = Abutting R-Zone	H = Lot Coverage (%)	I = Floor Area Ratio
J = Height (ft.)	K = Height (stories)	

R1 - Single Family Residential District	A	B	C	D	E	F	G	H	I	J	K
Single Family Dwelling	8,000	60	30	20	15	5	n/a	45%	0.6	35	2.5
All Other Uses	30,000	100	30	30	20	10	n/a	35%	0.5	35	2.5

R5 - General Residence District	A	B	C	D	E	F	G	H	I	J	K
<i>Attached Dwelling:</i>											
First Unit	5,000	50	30	20	10	5	n/a	55%	0.8	35	2.5
Each Additional Unit, 8 Units Max	3,000	25	~	~	2	1	n/a	~	~	~	~
<i>Apartment:</i>											
First Unit	5,000	50	30	20	10	5	n/a	55%	0.8	55	5.0
Second Unit	3,000	25	~	~	2	1	n/a	~	~	~	~
Each Additional Unit (Over Two Unit), 50 Units Maximum*											
1 BR or Efficiency	1,000	2	~	~	0.5	0.25	n/a	~	~	~	~
2 BR	1,500	2	~	~	0.5	0.25	n/a	~	~	~	~
3 BR	2,000	2	~	~	0.5	0.25	n/a	~	~	~	~

All Other Uses	30,000	100	30	30	20	10	n/a	35%	0.5	35	2.5
----------------	--------	-----	----	----	----	----	-----	-----	-----	----	-----

Homes shall not have a floor area less than 1,000 square feet (Zoning Ordinance 3.3.14.1)

Parking. Two parking spaces are required per single-family or townhome dwelling. 1.0 space is required for 1-bedroom apartments, 1.5 spaces is required for 2-bedroom apartments, and 2.0 spaces are required for 3+ bedroom apartments. An additional guest space is required for every ten units (Zoning Ordinance Table-3).