

Request for Proposals (RFP)
Mixed-Income Residential Development – 801–811 Main Street

*Request for Proposals for the Redevelopment of City-Owned Property
at Main & Sherman, Evanston, Illinois.*

<https://www.cityofevanston.org/business/city-owned-property/rfp/cityproperty/801-main-street>



Issued by: City of Evanston

Issuance Date: January 13, 2026

Deadline for Submissions: February 10, 2026 at 2:00 PM (CST)

I. Introduction

The City of Evanston (“City”) invites qualified real estate developers to submit proposals for the purchase and redevelopment of City-owned property located at 801-811 Main Street.

The City seeks a qualified development partner capable of delivering a high-quality, contextual, mixed-use project that strengthens the Main Street business district, establishes a gateway presence at Main and Sherman, and incorporates community benefits including inclusionary housing, parking solutions, and active ground-floor uses.

II. Property Overview

- ❑ **Price:** Appraised value \$1,675,000 (appraisal available on the project website: <https://www.cityofevanston.org/business/city-owned-property/rfpcityproperty/801-main-street>)
- ❑ **Location:** Northwest corner of Main Street and Sherman Avenue
- ❑ **City-owned parcel:** Approximately 26,000 square feet
- ❑ **Adjacent opportunity:** To improve the site redevelopment potential, respondents are encouraged to contact the owner of **908 Sherman Avenue** (see appendix) to negotiate acquisition or joint venture opportunity. The owner contact information is:

 Hammer LLC, Anthony Flanagan, hammerflanagan@me.com, 312.952.2613
- ❑ The site includes a 6,500-square-foot parcel improved with garages at the rear of the apartment building, bringing the total combined area (26,000 + 6,500) to approximately 32,500 sq ft.
- ❑ **Site Readiness / Demolition:** Demolition of the existing 801–809 Main Street structure is anticipated to occur prior to execution of a Purchase and Sale Agreement at the City’s expense.
- ❑ **Environmental status:** A Phase I & II Environmental Site Assessment (ESA) for 801–809 Main Street is available on the project website at <https://www.cityofevanston.org/business/city-owned-property/rfpcityproperty/801-main-street>

The City does not possess environmental reports for the Parking Lot 8 parcels. The selected developer will be responsible for completing any additional environmental due diligence required for financing, permitting, or construction.
- ❑ **Zoning:** The 801 Main Street property and a majority of Parking Lot 8 are zoned [B-1](#) (business). The northern portion of Lot 8 is zoned [R3](#). The properties are subject to City zoning requirements and Inclusionary Housing Ordinance. The property will likely be subject to the City of Evanston Planned Development (PD) process due to the size of the site and the redevelopment will likely exceed 24 units. The City anticipates a Planned Development application and will consider reasonable site development allowances consistent with project objectives.

III. Development Objectives & Preferences

The City's vision is a contextual, mixed-use building that responds to the site's unique location and neighborhood context. Specific preferences include:

Land Use & Design

- Up to 5-story mixed-use development with active ground floor uses is preferred.
- Ground-floor at the corner of Main and Sherman should feature an active commercial use (not limited to residential leasing offices or building amenities).
- Activates the street frontage with transparent windows.
- Incorporates the architectural vocabulary and materials of Main Street.
- Provides a sensitive transition of height and massing to the residential district.

Housing

- The project must comply with the Inclusionary Housing Ordinance.
- Provide a higher proportion of 2+ bedroom units than typically delivered in market-rate projects.
- Clearly identify any Site Development Allowances requested in exchange for density.

Parking & Access

- Consider replacing all or a portion of the 49 parking spaces from Lot 8 within the redevelopment.
- If the 908 Sherman parcel is acquired, accommodate the 12 private parking spaces lost with redevelopment.
- The City is open to creative parking management strategies, including shared or flexible-use parking.
- Explore vehicular access north of the 904–914 Sherman building via the alley; enabling removal of several curb cuts and creating a continuous streetwall along Main and Sherman. The site is zoned B1 (Business) and R3 (Residential).

IV. Property Valuation and Negotiation

The appraised value is \$1,675,000. A copy of the appraisal is available on the project website. The City seeks to collaborate with a development partner on a project that achieves both fair market value and meaningful public benefit. The final purchase price and terms will be subject to negotiation based on the project's overall merit, financial feasibility, and alignment with the City's development goals.

V. Submission Requirements

Respondents must submit proposals demonstrating their ability to successfully complete this project. Submissions must be provided electronically in PDF format no later than **Tuesday, February 10, 2026 at 2:00 PM (CST)** to:

Paul Zalmezak,
Economic Development Manager
City of Evanston – pzalmezak@cityofevanston.org

Submissions must include:

Developer Profile

- Organizational history, ownership structure, and key personnel.
- Relevant development experience (urban mixed-use, residential, and/or commercial projects).

Project Approach

- Vision for the site in relation to City objectives.
- Approach to architecture, urban design, and compatibility with surrounding context.
- Strategy for addressing parking and access

Financial Capacity

- Evidence of ability to finance acquisition and construction.
- Example project financing structures.
- Minimal public assistance preferred.

Community Engagement

- Experience with community engagement in past projects.
- Anticipated approach to working with the City and neighborhood stakeholders.

References

- Contact information for at least three (3) public or private-sector partners.

VI. Evaluation Criteria & Scoring Rubric

The following is the evaluation criteria based on community input and City Council goals.

1. Developer Qualifications & Experience (20 points)

- **Organizational strength & team expertise (10 pts):** Experience of firm and key personnel in delivering mixed-use, urban infill, and/or affordable housing projects.
- **Track record of similar projects (10 pts):** Demonstrated success with projects of comparable scale, complexity, and context.

2. Project Vision & Design Approach (30 points)

- **Alignment with City objectives (10 pts):** Vision addresses Main/Sherman gateway, contextual design, and mixed-use character.
- **Architectural/urban design quality (10 pts):** Sensitivity to neighborhood scale, use of materials, active ground floor, street activation, and height transition.
- **Innovation & site integration (10 pts):** Creative approaches to incorporating 908 Sherman parcel, demolition constraints, and urban design improvements.

3. Housing Program (15 points)

- **Inclusionary housing compliance (5 pts):** Clear commitment to meet/exceed Inclusionary Housing Ordinance.
- **Family-friendly housing (5 pts):** Proportion of 2+ bedroom units beyond typical market delivery.
- **Density allowances trade-offs (5 pts):** Transparency and reasonableness of any requested site development allowances.

4. Parking & Access Solutions (10 points)

- **Replacement of Lot 8 public parking (5 pts):** Credible plan to replace lost public spaces.
- **Vehicular access & street design (5 pts):** Reduction of curb cuts, improved pedestrian realm, and thoughtful circulation.

5. Financial Capacity & Feasibility (15 points)

- **Evidence of financial strength (10 pts):** Documented ability to finance acquisition, construction, and long-term operations.

- **Example financing approach (5 pts):** Demonstrates knowledge of feasible capital stacks (equity, debt, subsidies, etc.).

6. Community Engagement & Partnerships (10 points)

- **Past engagement success (5 pts):** Experience building consensus in similar projects.
- **Anticipated engagement strategy (5 pts):** Clear, collaborative approach with City staff, elected officials, and neighborhood stakeholders.

Total Possible Points: 100

VII. Timeline (subject to change)

Date	Event/Activity
January 13, 2026	Issue the Request for Proposals
January 20 · 2PM CST	Virtual Pre-submittal Conference Call Google Meet joining info Video call link: https://meet.google.com/fne-fnwp-fcn Or dial: (US) +1 567-331-0291 PIN: 247 882 135#
February 10, 2026	RFP Due
Week of February 16, 2026	Interviews and/or Selection
February 23, 2026	Tentative City Council Meeting to Approve Contract
March -September 2026	Tentative Due Diligence, Zoning, Land Use Commission, City Council
October 2026	Tentative Execute Sale of Property

At this time, there is no plan to shortlist potential development partners. If the evaluation process results in several qualified partners, staff may invite a shortlist for interviews. The Fourth Ward councilmember has already engaged the neighborhood and obtained community feedback, which has been incorporated into this RFP. No community meetings or public presentations required during the RFP process, except for the City Council meeting announcing the staff recommended selection. Upon selection, development partner will be required to submit a zoning analysis and initiate the zoning approval process which includes numerous public meetings and ultimately City Council consideration and approval.

VIII. Developers Responsibilities:

1. **Entitlements:** The Developer shall be responsible for all aspects of the Project, including pre-development planning, environmental review, and design. The Developer shall be responsible, at its sole expense, for obtaining all land use entitlements and government approvals required for its proposed Project.

During the Negotiation Period, the selected Developer shall undertake all other actions required for City approval of the Project, at Developer's cost. In addition to the Initial Study, Developer may, during the Negotiation Period, without any guarantee of approval thereof, seek City approval of a zoning change and/or planned development allowances that may be required for the development of the project.

2. **Proposer(s) Expenditures:** The Proposer(s) understand and agree that any expenditures they make in preparation and submission of responses, or in the performance of any services requested in connection with the responses to this RFP, are exclusively at the expense of the Proposer(s).

The City of Evanston shall not pay or reimburse any expenditure or any other expense incurred by any Proposer(s): 1) in preparation of a response and/or anticipation of a contract award; and/or 2) to maintain the approved status of the successful proposer(s) if an agreement is awarded; and/or 3) administrative or judicial proceedings resulting from the solicitation process.

3. **Predevelopment Costs:** The selected developer shall bear all predevelopment costs relating to this project including fees or expenses for engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Developer.
4. **Deposit:** The selected developer shall reimburse the City for out-of-pocket costs and expenses incurred (consultants' fees, title reports, and appraisal costs) in negotiating and preparing the Purchase and Sale Agreement and fulfilling its obligations under this agreement ("Reimbursable Costs"). The developer shall deposit with the City the sum of One Hundred Thousand Dollars (\$100,000) ("Deposit Funds"). The deposit funds shall be used and applied from time to time by the City to pay itself for the Reimbursable Costs. Any unused deposit funds

will be refunded to the Developer upon execution of the Purchase and Sale Agreement or project termination.

5. **Legislative Action:** City and Developer acknowledge that the City must exercise its independent legislative authority in making any and all findings and determinations required of it by law concerning the City parcels. Developer selection does not restrict the legislative authority of the City in any manner whatsoever and does not obligate the City to enter into a Purchase and Sale Agreement or take any specific action with respect to the Project. Selection of a preferred developer does not constitute approval of any project, zoning, or financial assistance.
6. **Financing:** The Developer shall be responsible for providing funding for the Project, whether it be in the form of debt financing, equity, tax credits or a combination of these methods. The property is within the Chicago-Main TIF District and may be considered for limited eligible costs, but not guaranteed. Projects with developer equity in the capital stack and minimal government subsidies are preferred. No financial risk or credit risk shall be imposed upon or borne by the City.
7. **Construction:** The Developer shall be responsible for construction and commissioning of the Project including obtaining all permits, fees, and approvals necessary for construction of the project.

The City reserves the right to reject any or all submissions, to request additional information, and to negotiate modifications to proposals deemed to be in the City's best interest.

IX. Questions & Submissions

All questions must be sent via email (no hard copies will be accepted) no later than **February 3, 2026**. Responses will be shared via addendum if needed.

Final responses are due **February 10, 2026**.

All inquiries and submissions should be directed to:

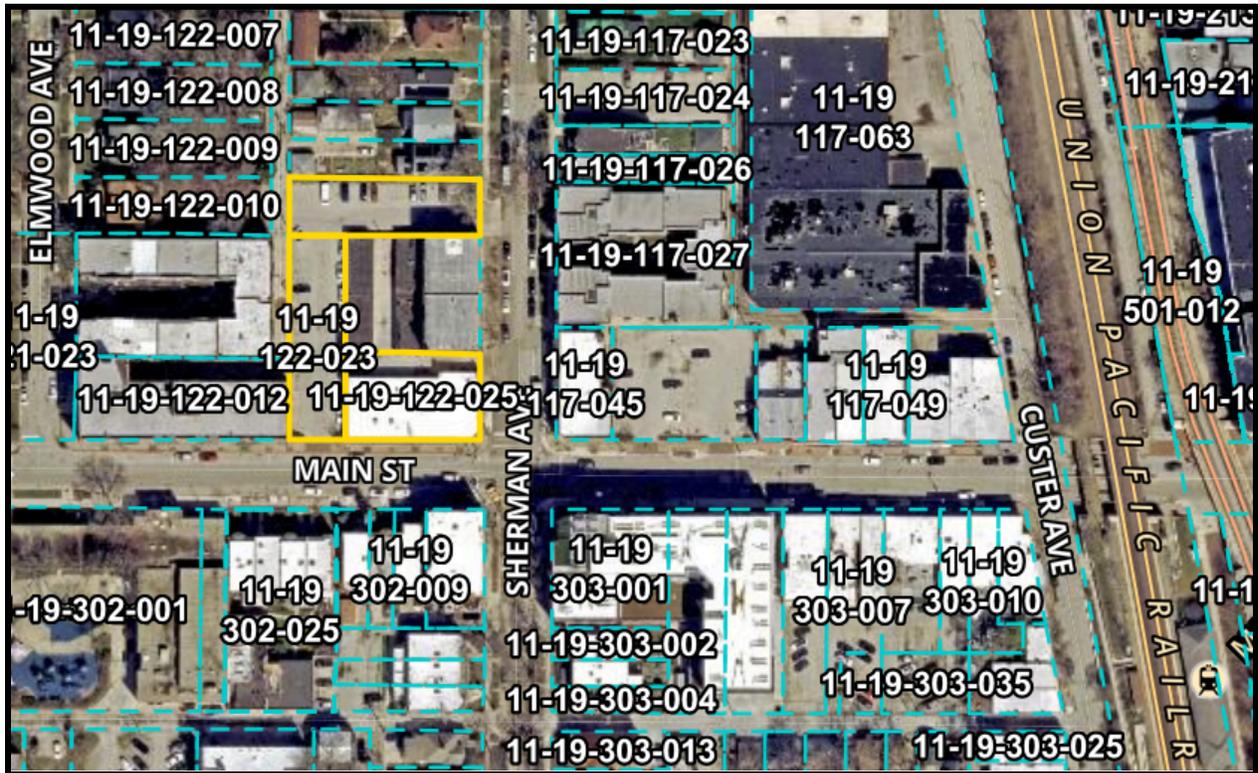
Paul Zalmezak, Economic Development Manager
City of Evanston, Community Development Department
Email: pzalmezak@cityofevanston.org

Subject line: "801 Main Street RFP Submission"

All questions and responses will be posted on the project website:
<https://www.cityofevanston.org/business/city-owned-property/rfpcityproperty/801-main-street>

X. Appendix A. Site Maps

City-owned 801-809 Main Street and Parking Lot 8

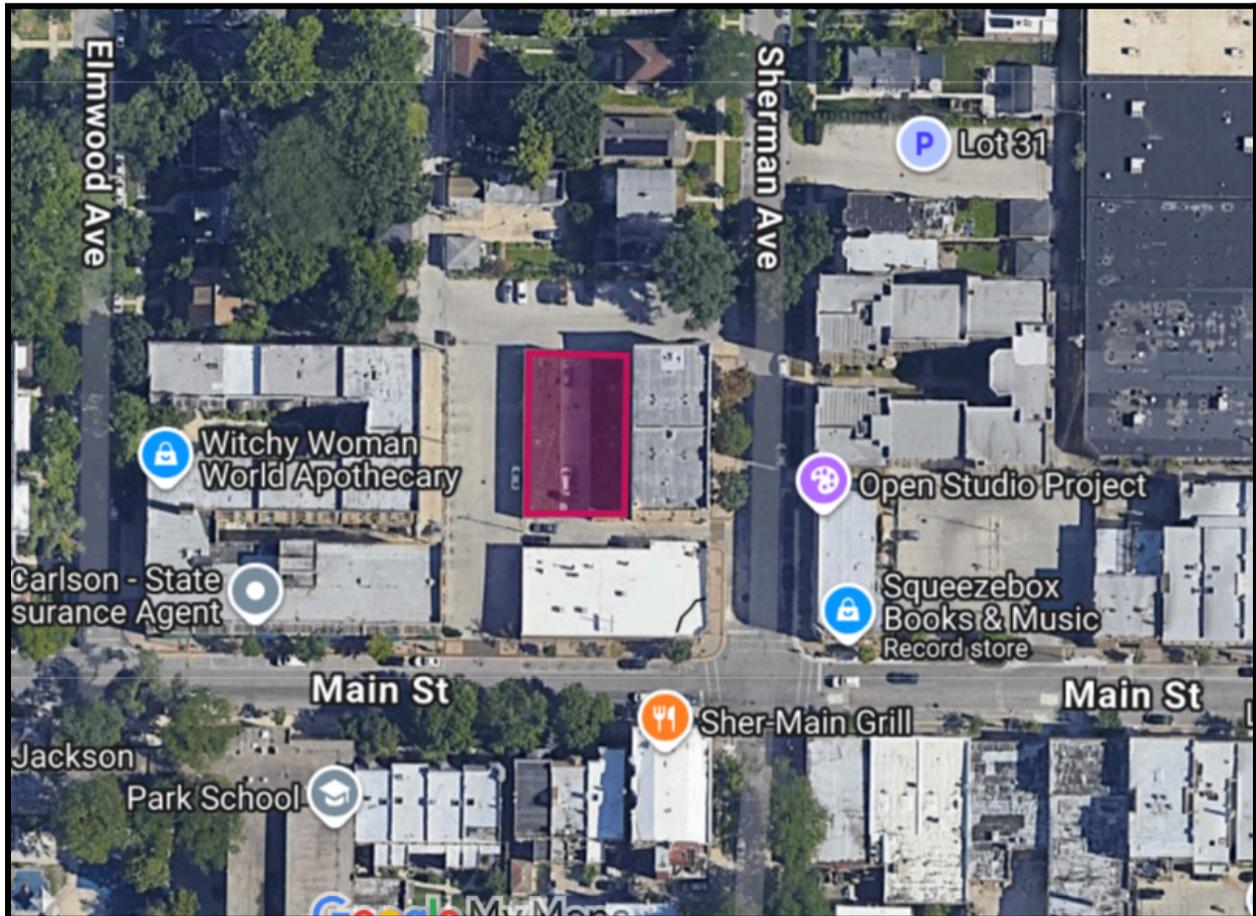


Zoning Map (R3 North of black line, B1 South)



908 Sherman - Apartment Garages

Contact: Hammer LLC, Anthony Flanagan hammerflanagan@me.com 312.952.2613



Potential Development Site with Garages (33,875 sq ft)

