

BID OPPORTUNITY FOR VACANT CPS SCHOOL BUILDINGS & VACANT LAND SITE



Department of Capital & Facility Operations

Informational meeting discussing:

- **Bid process**
- **Board approval process**
- **Site info**
- **Potential Development Incentives**
- **Success stories on prior vacant school redevelopment projects**

* a recording of this meeting will be posted on the CPS Youtube channel

Introduction of Team



- CPS Real Estate team:
 - Jason Powell, Property Manager
 - Milton Flynt, Real Estate Specialist
 - Alex Cocanig, Real Estate Analyst
 - Stephen Stults, Real Estate Director
- Venguanette (Venny) Dye, Executive Director of Capital Planning & Construction
- Michael Nardini, Broker, CBRE
- Nicole Mentone, Broker, CBRE
- Sarah Ware, Principal & Broker, Ware Realty Group, LLC

Overview of the Bid Process & Board Approval Process



Steps in the CPS bid process:

- 1) Bid Solicitation posted online on 3/14/2025, advertised in the newspaper on 3/15, 3/22, and 3/29
- 2) Bidders are strongly encouraged to obtain a position letter from the local alderperson and the locally elected and appointed board members
- 3) Deadline for questions about the bid solicitation is 5/16/2025 at 2:00pm (*see page 4 of bid solicitation*) and must be emailed to sburton@cps.edu
- 3) Bids due to CPS office on 5/30/2025 @ 4:00pm, with earnest money deposit of \$25,000
- 4) CPS to review bids internally to determine if they meet minimum bid requirements and to select the top two highest and best responsible bids for each site
- 5) Meetings to be scheduled with local alderperson and local board members to discuss the bid proposals and to help guide a community process
- 6) Schedule community meetings to present redevelopment proposals – if a site receives two competitive proposals then both plans may be presented at the same meeting
- 7) Proceed to CPS Board for approval
- 8) Proceed to City Council or PBC approval, depending on how title to a each property is held
- 9) Set closing date

What if more than 1 bid is received for a site?



- Illinois School Code (105 ILCS 5/34-21) (Ch. 122, par. 34-21)
 - If there is more than one responsible bid, negotiate separately with the 2 highest and best among such responsible bids and, upon tentative agreement with one or both bidders, one or both of such bids may be submitted to the board for acceptance of one or rejection of both. Such negotiations may not result in a diminution of the terms of the sale of the real estate and must result in an agreement which is, in the reasonable judgment of the board, equal to or higher in value than the highest responsible bid.
 - The top 2 bidders will be identified after the bid submission deadline. The remaining bidders will receive an email from CPS Procurement to make arrangements to pick up their earnest money checks.

History of and Commitments Made by City of Chicago and CPS



After the closure of approximately 50 schools in 2013, the City of Chicago and CPS committed to a community engagement process in an effort to identify potential uses for the closed school buildings and they formed an advisory committee of real estate professionals, community members, and elected officials.

The committee's goal was to identify end uses that would support the redevelopment of the buildings in a way that would provide benefits to the community, with the committee recommending that the proposals that provide the most benefits should be prioritized.

This is an important factor to consider when seeking support from the local Alderperson as they may be more willing to provide support for projects that include tangible community benefits. This can be allowing public use of green space near a school, or even community programming time for a schools auditorium.

* See Report of the Advisory committee for School Repurposing & Community Development:
<https://www.chicago.gov/content/dam/city/depts/mayor/Press%20Room/Press%20Releases/2014/January/02.07.14CPSREPORT.pdf>

Forms to be completed



- II. Offer to Purchase Real Estate (pages 6-10 of bid solicitation).
- Exhibit B – Economic Disclosure Statement and Affidavit (City of Chicago), including Appendix A, B, and C.
- Exhibit C – Use and Development Proposal for Property
- Exhibit D – Bidder's Disclosure Form (CPS), this form must be completed by the bidding entity, original signature and notary are required.

EARNEST MONEY

- You must include a Certified or Cashier's Check in the amount of \$25,000 made payable to the Board of Education of the City of Chicago.

Make sure all documents are signed with original signatures.

Use Restriction



- All the properties listed for sale include a Use Restriction. Please make a note of the uses. Offers that are outside the use restrictions will NOT be considered.

THE PROPERTY **MAY NOT** BE USED FOR:

- (1) THE SALE OR MANUFACTURING OF LIQUOR OR TOBACCO PRODUCTS,
OR
- (2) K-12 CHARTER OR SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OR CHIEF ADMINISTRATIVE OFFICER.

Other Requirements



Bidders are required to obtain a Certificate of Occupancy or to demolish the improvements on the property within five (5) years of the date of the deed unless this requirement is waived or extended by the Chief Operating Officer of the Board.

In the event this requirement is not fulfilled or waived, the Board reserves the right, in its sole discretion, to re-enter the property and to reclaim title and possession thereof.

5345 W. Congress & 5400 W. Harrison Chicago, IL

Former Armstrong School

Property Information

- Building SF: 14,750 SF
- Land SF: 59,344 SF
- PINS: 16-16-121-019-0000 (part of);
16-16-121-063-0000 (part of);
16-16-121-064-0000
- Zoning: RS-3
- Neighborhood: Austin
- Ward 29 / Alderman Chris Taliaferro

[Click Here for Bid Information](#)



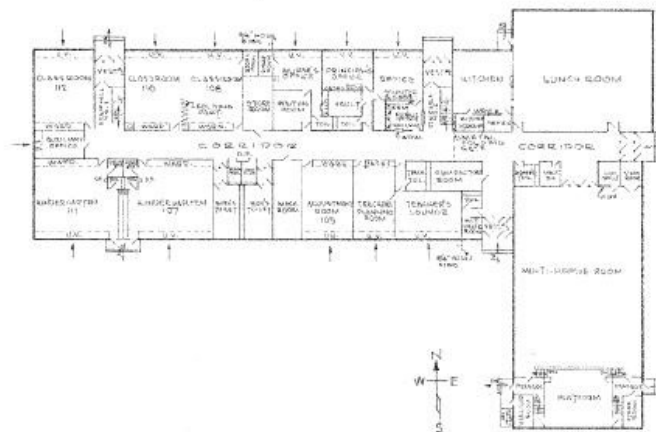
1241 W. 58th Street Chicago, IL



Former Bontemps School

Property Information

- Building SF: 53,600 SF
- Land SF: 114,194 SF
- PINS: 20-17-130-036 thru 039;
20-17-131-004-0000; 20-17-131-026 thru 029
- Zoning: RS-3
- Neighborhood: West Englewood
- Ward 16 / Alderman Stephanie Coleman



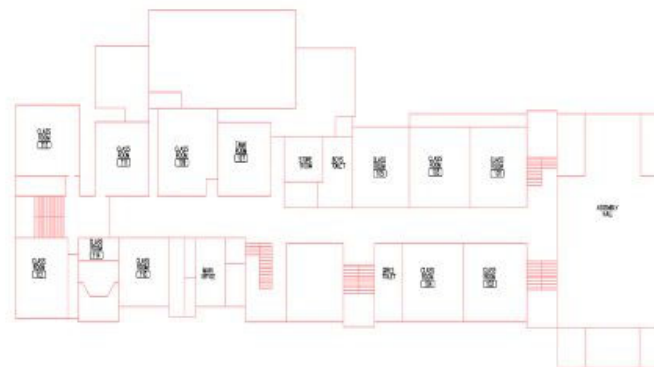
[Click Here for Bid Information](#)

7401 S. Chappel Chicago, IL

Former Bouche Branch Annex School

Property Information

- Building SF: 39,400 SF
- Land SF: 9,876 SF
- PINS: 20-25-222-001-0000
- Zoning: RT-4
- Neighborhood: South Shore
- Ward 7 / Alderman Gregory Mitchell



[Click Here for Bid Information](#)



9800 S. Torrence Chicago, IL



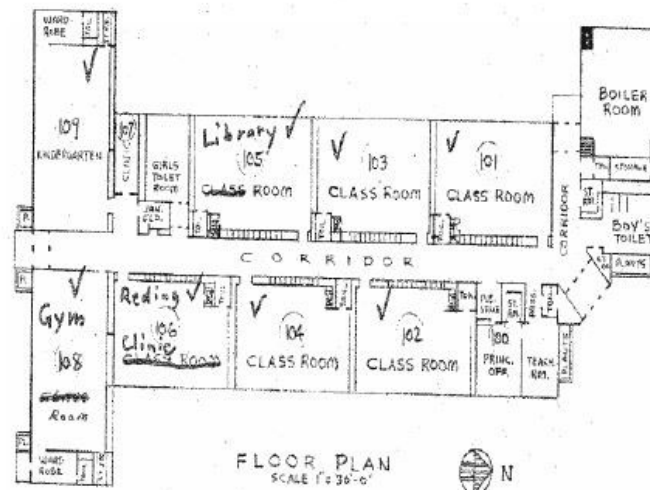
Former Burnham Branch School

Property Information

- Building SF: 14,000 SF
- Land SF: 76,633 SF
- PINS: 26-07-136-060-0000
- Zoning: RS-2
- Neighborhood: Jeffrey Manor
- Ward 7 / Alderman Gregory Mitchell



[Click Here for Bid Information](#)



1903 E. 96th Street Chicago, IL



Former Burnham Main School

Property Information

- Building SF: 14,100 SF
- Land SF: 100,768 SF
- PINS: 25-12-105-062-0000; 25-12-105-063-0000
- Zoning: RS-2
- Neighborhood: Jeffrey Manor
- Ward 7 / Alderman Gregory Mitchell



[Click Here for Bid Information](#)

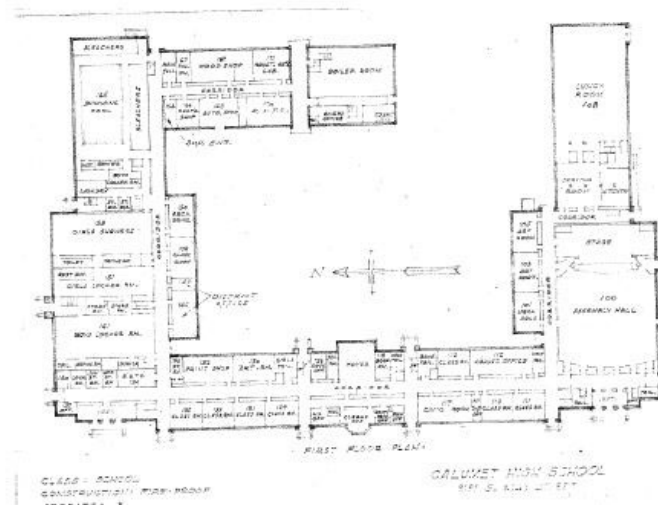
8131 S. May Chicago, IL

Former Calumet High School

Property Information

- Building SF: 325,000 SF
- Land SF: 356,409 SF
- PINS: 20-32-217-001-0000
- Zoning: RS-2
- Neighborhood: South Shore
- Ward 17 / Alderman David Moore

[Click Here for Bid Information](#)

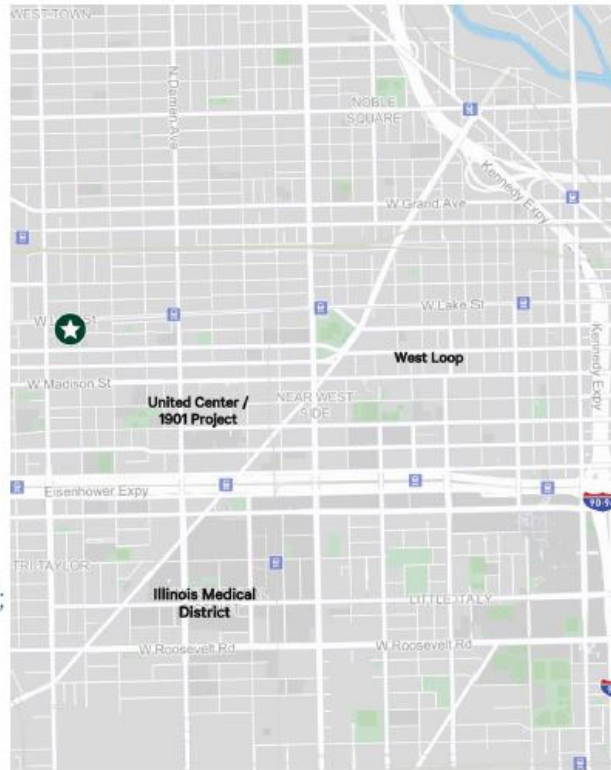


2306 W. Maypole Chicago, IL

Former Dett School

Property Information

- Vacant land
- Land SF: 70,737 SF
- PINS: 17-07-316-011; 17-07-316-031;
17-07-316-032; 17-07-316-042; 17-07-316-043;
17-07-316-048; 17-07-316-052 thru -057
- Zoning: C1-2, RT-4
- Neighborhood: Near West Side
- Ward 27 / Alderman Walter Burnett, Jr.



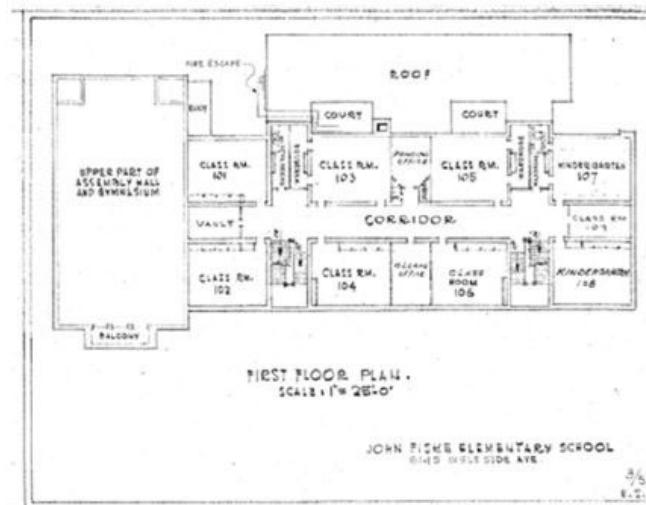
6145 S. Ingleside Chicago, IL



Former Fiske School

Property Information

- Building SF: 73,930 SF
- Land SF: 107,682 SF
- PINS: 20-14-309-002
- Zoning: RM-5
- Neighborhood: Woodlawn
- Ward 20 / Alderman Jeanette Taylor



[Click Here for Bid Information](#)

Contact Us

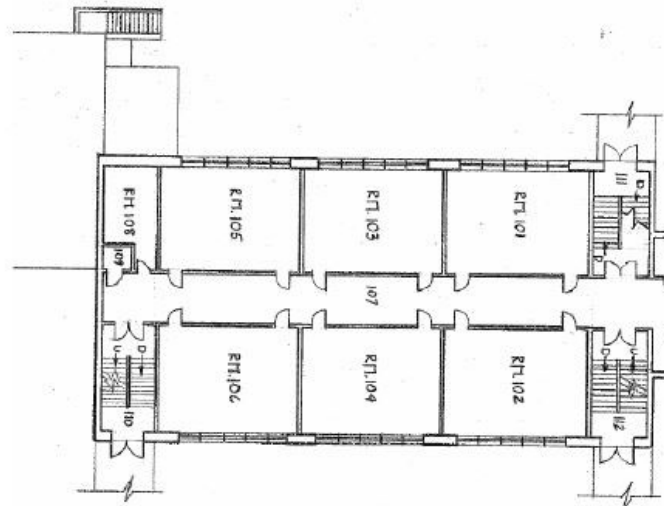
4257 & 4258 W. Adams Chicago, IL



Former Goldblatt School

Property Information

- Building SF: 62,300 SF
- Land SF: 75,771 SF (lot: 9,222 SF)
- PINS: 16-15-213-036-0000; 16-15-209-024-0000
- Zoning: RT-4
- Neighborhood: West Garfield Park
- Ward 28 / Alderman Jason Ervin



[Click Here for Bid Information](#)

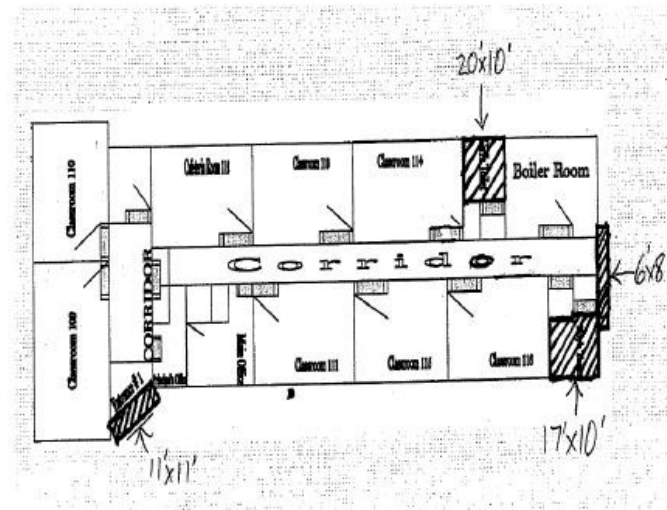
10211 S. Crandon Chicago, IL



Former Goldsmith School

Property Information

- Building SF: 14,559 SF
- Land SF: 153,652 SF
- PINS: 25-12-425-044-0000
- Zoning: RS-2, RS-3
- Neighborhood: Jeffrey Manor
- Ward 7 / Alderman Gregory Mitchell



[Click Here for Bid Information](#)

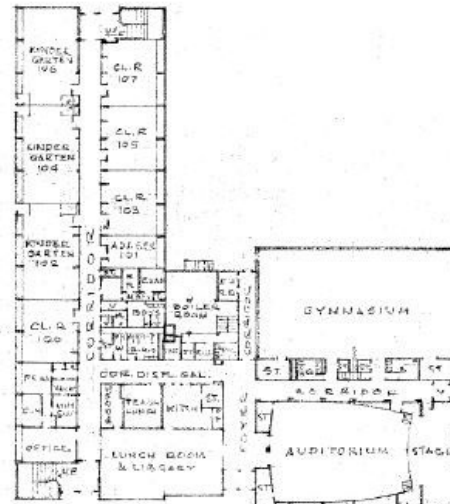
1326 S. Avers Chicago, IL



Former Henson School

Property Information

- Building SF: 64,300 SF
- Land SF: 90,988 SF
- PINS: 16-23-109-001; 16-23-109-032;
16-23-109-042; 16-23-109-043; 16-23-109-013;
16-23-109-022
- Zoning: RT-4
- Neighborhood: Lawndale
- Ward 24 / Alderman Monique Scott



[Click Here for Bid Information](#)

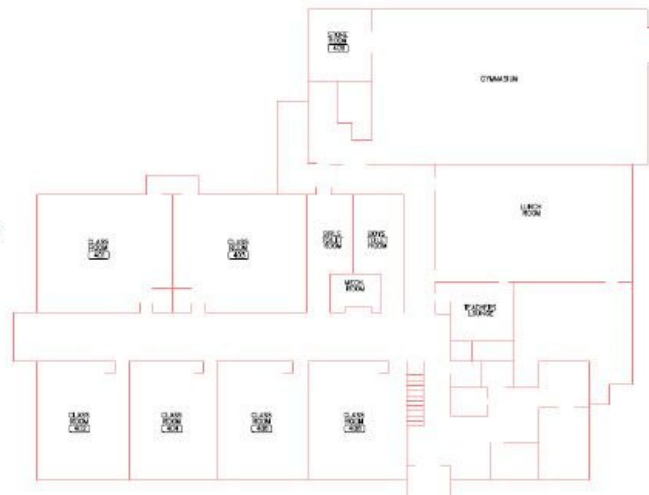
10414 S. State Chicago, IL



Former Kohn Annex School

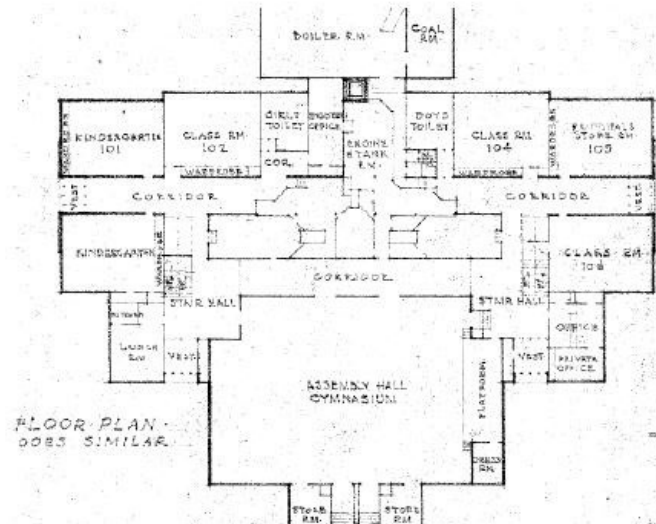
Property Information

- Building SF: 99,900 SF
- Land SF: 83,595 SF
- PINS: 25-16-208-001-0000 (part of)
- Zoning: RS-3
- Neighborhood: Roseland
- Ward 9 / Alderman Anthony Beale
- (Main building at 10401-25 S. Perry is also available.)



[Click Here for Bid Information](#)

- Building SF: 36,176 SF
- Land SF: 71,383 SF
- PINS: 25-16-208-001-0000 (part of)
- Zoning: RS-3
- Neighborhood: Roseland
- Ward 9 / Alderman Anthony Beale
- (Annex building at 10414 S. State is also available.)



[Click Here for Bid Information](#)



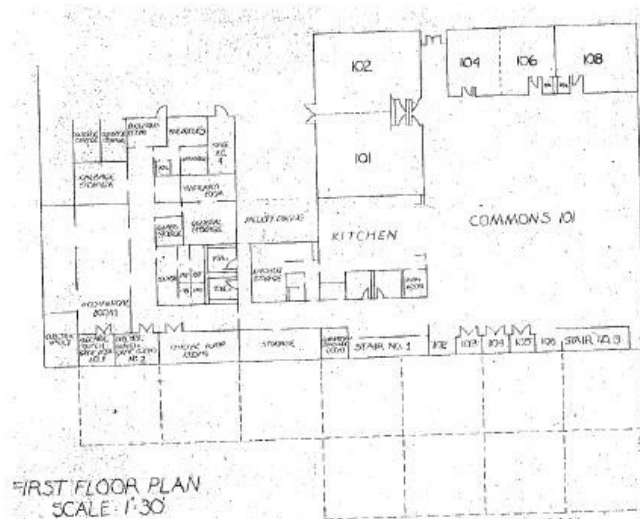
8407, 8363 S. Kerfoot & 501 W. 84th Street Chicago, IL



Former Morgan School

Property Information

- Building SF: 80,640 SF
- Land SF: 137,428 SF
- PINS: 20-33-301-061; 20-33-301-063-0000;
20-33-301-064-0000; 20-33-301-023-0000;
20-33-304-007-0000
- Zoning: RS-3
- Neighborhood: Austin
- Ward 21 / Alderman Ronnie Mosley



[Click Here for Bid Information](#)

2221 S. Lawndale Chicago, IL



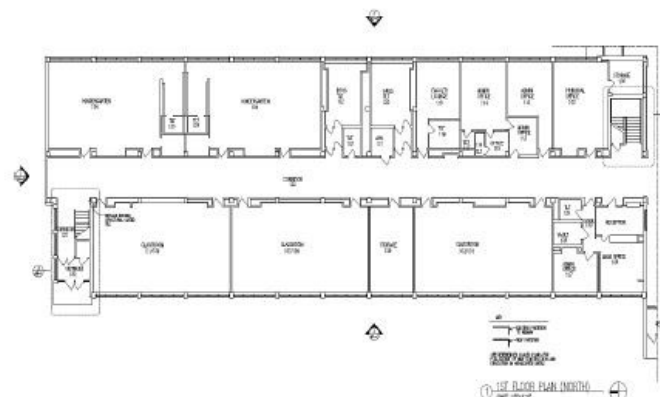
Former Paderewski School

Property Information

- Building SF: 56,100 SF
- Land SF: 61,918 SF
- PINS: 16-26-106-010-0000
- Zoning: RT-4
- Neighborhood: Little Village
- Ward 22 / Alderman Michael Rodriguez

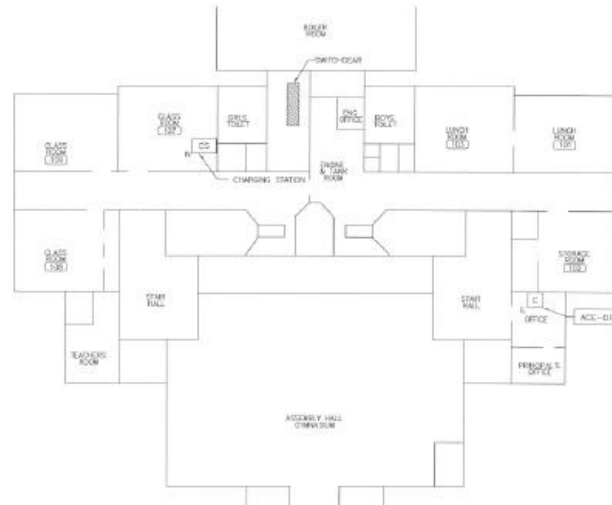


[Click Here for Bid Information](#)



A photograph of the Francis P. Garfield School, a large, multi-story brick building. The building features a central entrance with a pediment supported by columns. Above the entrance, a sign reads "FRANCIS P. GARFIELD SCHOOL" and "CHICAGO PUBLIC SCHOOLS". The building has many windows and a flat roof. In front of the building is a paved sidewalk leading to the entrance, flanked by grassy areas and black metal fences. A black trash can is visible on the right side of the sidewalk. The sky is overcast.

- Building SF: 69,000 SF
- Land SF: 152,632 SF
- PINS: 20-09-402-001; 20-09-402-002;
20-09-402-015; 20-09-402-020 thru -027;
20-09-402-030; 20-09-402-031
- Zoning: RS-3
- Neighborhood: Fuller Park
- Ward 20 / Alderman Jeanette Taylor



[Click Here for Bid Information](#)

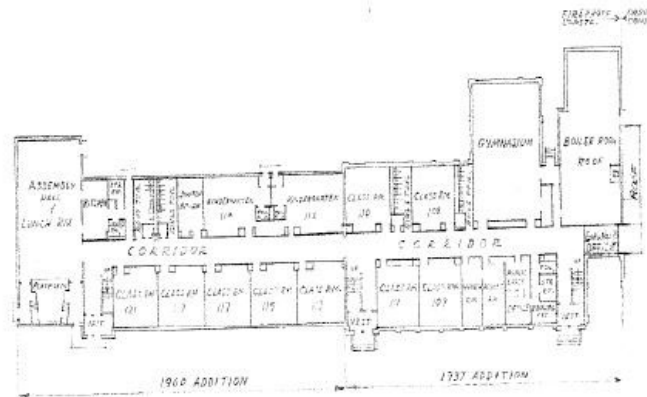
6059 S. Wabash Chicago, IL



Former Ross School

Property Information

- Building SF: 185,000 SF
- Land SF: 118,976 SF
- PINS: 20-15-307-009; 20-15-307-010; 20-15-307-022; 20-15-307-023; 20-15-307-001; 20-15-307-011; 20-15-307-012
- Zoning: RT-4
- Neighborhood: Washington Park
- Ward 20 / Alderman Jeanette Taylor



FIRST FLOOR PLAN
SCALE 1"=30'-0"

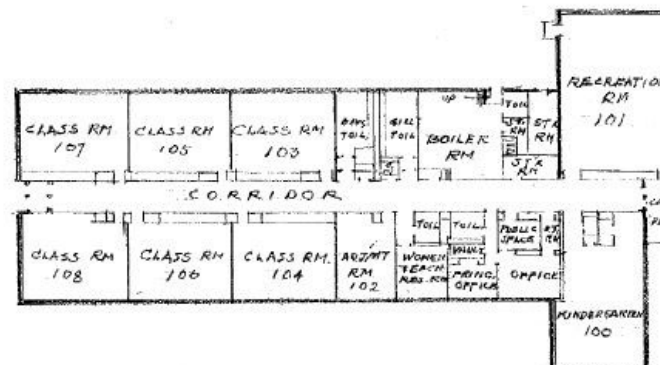
[Click Here for Bid Information](#)

200 E. 99th Chicago, IL

Former Shedd School

Property Information

- Building SF: +/- 14,000 SF
- Land SF: 158,641 SF
- PINS: 25-10-122-001-0000
- Zoning: M1-1
- Neighborhood: Roseland
- Ward 9 / Alderman Anthony Beale



FLOOR PLAN
SCALE 1"=30'-0"

[Click Here for Bid Information](#)

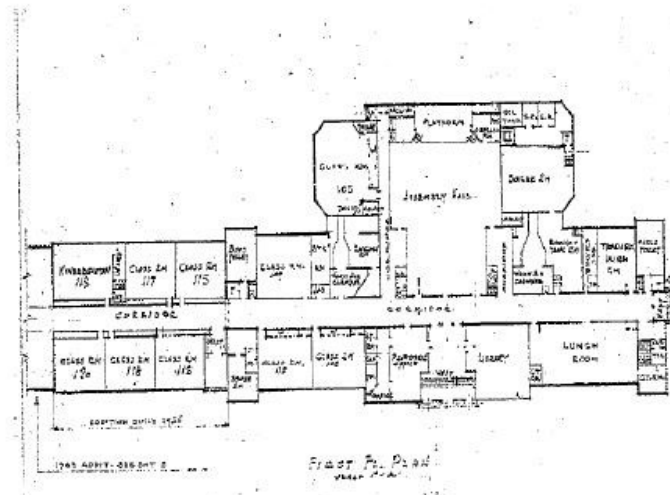
6420 S. University Chicago, IL



Former Wadsworth School

Property Information

- Building SF: 120,000 SF
- Land SF: 109,241 SF
- PINS: 20-23-109-027; 20-23-109-047;
20-23-109-048
- Zoning: RT-4
- Neighborhood: Woodlawn
- Ward 20 / Alderman Jeanette Taylor



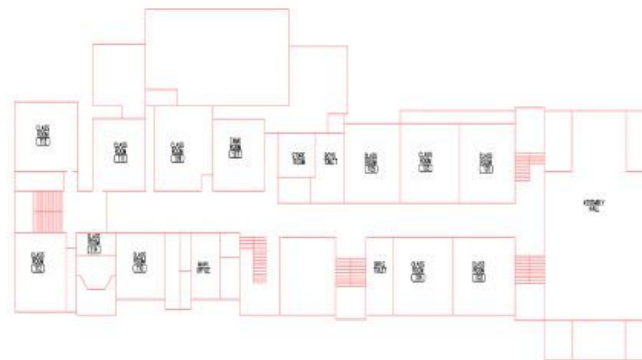
[Click Here for Bid Information](#)

6950 S. Sangamon Chicago, IL

Former Wentworth School

Property Information

- Building SF: 62,630 SF
- Land SF: 124,537 SF
- PINS: 20-20-420-007 thru 009
- Zoning: RT-4
- Neighborhood: Englewood
- Ward 16 / Alderman Stephanie Coleman



[Click Here for Bid Information](#)



FIRST FLOOR PLAN
10/11/2024 AM

CHICAGO PUBLIC SCHOOLS
CAPSAL MANAGEMENT PROGRAM
BIDAL CONTRACTING - PAPER
DANIEL WENTWORTH
ENGINEERING SCHOOL
10/11/2024 AM

Potential Development Incentives



Property tax incentives, 3 tiers, Omnibus HB2621

LIHTC

IHDA - 4% tax credits

LIHTC - 9% tax credits

HUD 223 Loan Program

City of Chicago Community Development Grants

LISC Local Initiative redevelopment loans

TIF

Transit Oriented Development density bonus

Historic Tax Credits (Class L, Federal Tax Credits)

New Market Tax Credits

Opportunity Zone Tax Credits

Potential for Historic Designation



Criteria for Designation of Chicago Landmarks

A. The following seven criteria for designation of Historic Landmarks (see Municipal Code Sect. 2-120-620):

1. (Critical Part of City's Heritage) Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.
2. (Significant Historic Event) Its location as a site of a significant historic event which may or may not have taken place within or involved the use of any existing improvements.
3. (Significant Person) Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.
4. (Important Architecture) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
5. (Important Architect) Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, State of Illinois, or the United States.
6. (Distinctive Theme as a District) Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive area, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.
7. (Unique Visual Feature) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

A potential Chicago Landmark must meet at least two of the above landmark criteria.``

Property Details Table

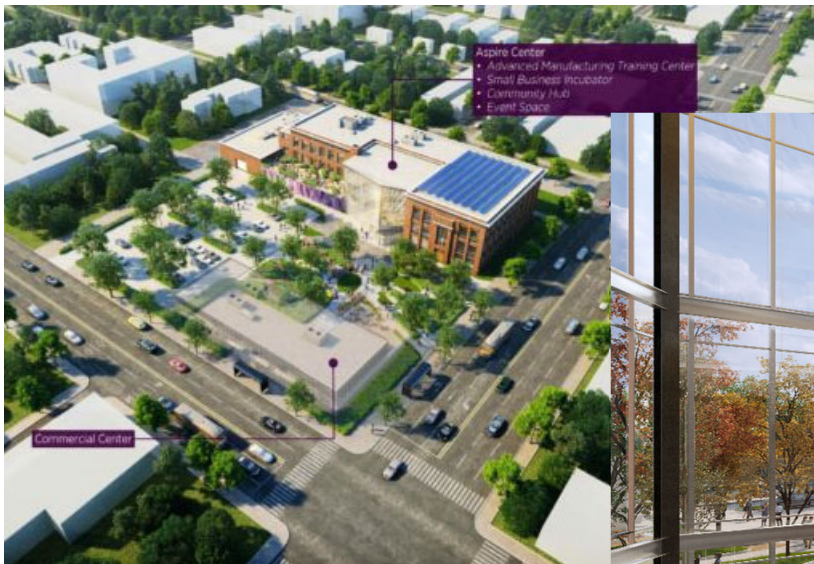


FORMER SCHOOL NAME	ADDRESS	Building s.f.	Land s.f.	Zoning	In TIF district?	Transportation Oriented Development site
Armstrong, Louis (Main & Annex)	5345 W Congress	14,750	59,344	RS-3	Harrison/Central T-144	No
Bontemps	1241 W 58th St	53,600	114,194	RS-3	No	No
Bouche Branch Annex	7401 S Chappel	39,400	9,876	RT-4	No	Yes, Jeffery Blvd CTA Bus 350ft
Burnham (Branch)	9800 S Torrence	14,000	76,633	RS-2	No	No
Burnham (Main)	1903 E 96th St	14,100	100,768	RS-2	No	Yes, Jeffery Blvd CTA bus 528ft
Calumet HS	8131 S May St	325,000	356,409	RS-2	No	No
Dett	2306 W Maypole	n/a	70,737	C1-2, RT-4	Central West T-86	Yes, Western CTA bus 1056ft & Damen CTA Green Line 2112ft
Fiske	6145 S Ingleside Ave	73,930	107,682	RM-5	No	Yes, Cottage Grove CTA bus 1056ft; Cottage Grove CTA Green Line 1584ft
Goldblatt	4257 & 4258 W Adams St	62,300	75,771 + 9,222	RT-4	Midwest T-95	No
Goldsmith	10211 S Crandon Ave	14,559	153,652	RS-2, RS-3	No	Yes, 103rd St CTA Bus, 1056ft
Henson	1326 S Avers Ave	64,300	90,988	RT-4	Midwest T-95	No
Kohn - Main	10401-25 S Perry Ave	36,176	71,383	RS-3	No	No
Kohn - Annex	10414 S State St	37,400	83,595	RS-3	No	No
Morgan	8407 S Kerfoot Ave; 8363 S Kerfoot Ave; 501 W 84th St	80,640	137,428	RS-3	No	Yes, Gresham Metra Rock Island, 2450ft
Paderewski	2221 S Lawndale Ave	56,100	61,918	RT-4	Ogden/Pulaski T-161	Yes, CTA Pink Line 1584ft; Cermak Bus 259ft; Central Park Bus 1056ft
Parkman	245 W 51st St	61,109	70,410	RS-3	47th/Halsted T-121	Yes, Garfield CTA Red Line, 2640ft; Wells, Wentworth, 51st St CTA bus
Ross	6059 S Wabash Ave	79,200	118,976	RT-4	Washington Park T-178	Yes, State St CTA bus, 1056ft
Shedd	200 E 99th St	14,000	158,641	M1-1	No	Yes, Michigan Ave bus, 528ft
Wadsworth	6420 S University Ave	120,000	109,241	RT-4	Woodlawn T-65	Yes, 63rd St Bus 900ft
Wentworth	6950 S Sangamon St	62,630	124,537	RT-4	No	Yes, Halsted St + 69th St CTA buses 1056ft

Success Stories



Aspire Center redevelopment of former Emmet School



Success Stories



IBEW redevelopment of former Drake Elementary School



Important Links:



- Repurposing website link: <https://www.cps.edu/about/school-transitions/school-repurposing/>
- Report of the Advisory committee for School Repurposing & Community Development:
<https://www.chicago.gov/content/dam/city/depts/mayor/Press%20Room/Press%20Releases/2014/January/02.07.14CPSREPORT.pdf>
- For additional information contact:
 - Nicole Mentone, at nicole.mentone@cbre.com
 - Michael Nardini, at mike.nardini@cbre.com
- Schedule a site visit:
 - japowell8@cps.edu
- A link to this presentation slide deck will be posted at:
<https://www.cps.edu/about/school-transitions/school-repurposing/>
and: <https://www.youtube.com/user/ChiPubSchools>

Questions?



Sale of Surplus Chicago Public Schools Real Estate: 21 Closed School Sites Spec No. 25-972: Questions and Answers

Question 1: To clarify these properties are not able to be renovated for charter or school programs?

A: The property may not be used for a K-12 Charter School or for any K-12 school.

Question 2: I have an inquiry regarding the Bidder as we have several options. We plan on applying for some grants to renovate and wonder what best practices CPS has worked with in terms of the Bidder Entity.

A: CPS does not have an opinion and cannot guide potential bidders on what type of bidder entity a bidder should apply under. Any and all bids will be considered regardless of the bidders entity type or whether a bid is submitted in an individual's name.

Question 3: What is required for proof of financing?

A: The bid solicitation requires the bidder to provide proof of funding sources such as equity, loan commitments, grants, securities, other real estate or collateral, etc. Buyer must also provide a schedule and anticipated time table for construction. Additionally, a Certificate of Occupancy must be obtained within five years. A bidder can identify particular sources of financing as "contingent".

Question 4: Do you know if it is possible for a bidder to submit 1 bid submission with bids for multiple sites? I assume they will still need to submit 15 earnest money checks, but not sure if 1 signed bid doc will suffice?

Each property should have a separate offer. Offer should state offer price and include have:

Exhibit A – Legal description + use restriction for each site

Exhibit C - Use Proposal for the specific site + financial info

Earnest Money Deposit

If the Bidder is the same for all properties, can they submit:

One – Exhibit B – the City EDS – notarized

One - Exhibit D – CPS Procurement Disclosure Form - notarized

One - Certificate of Good Standing from the SOS for the business entity that is submitting the bid