



REQUEST FOR PROPOSALS

Wicker Park Bucktown SSA #33

2026 Landscape Architect & Design Services for Mautene Court Plaza

Special Service Area #33, the business improvement district for the Wicker Park and Bucktown neighborhoods, is seeking proposals from qualified firms in providing landscaping architecture and landscape design services for Mautene Court (1260 N Milwaukee Ave) as herein outlined.

Special Service Area #33 requests qualifications from architects, engineers, or combination thereof in preparing a landscaping plan that includes a visual of baseline and proposed conditions, preliminary project mapping with phasing, preliminary cost estimates and other services as necessary during each phase of the project.

SSA #33 will give prime consideration to the firm with significant, current experience in the development and design of similar landscape designs.

Services Requested:

The selected firm will be required to perform basic services to be specified more fully in a contract agreement to be negotiated after selection. The project will consist of:

- Landscape renovation of Mautene Court Plaza (1260 N Milwaukee Ave) to include the following concepts or elements:
 - Redesign & renovation of existing landscape beds and tree pits within Mautene Court Plaza, with a requirement of preserving the existing trees and tree pits in the remodeled Mautene Court Plaza
 - Consideration/creation of additional green space within Mautene Court Plaza, with an emphasis on native plants that can survive in restricted sunlight
 - Redesign & renovation of remaining paved space within Mautene Court Plaza, with emphasis on eco-friendly, permeable paving alternatives that prioritize sustainable stormwater management to reduce runoff and pollution, in compliance with recommendations from the Metropolitan Water Reclamation District of Greater Chicago
 - Consideration/creation of public seating/meeting spaces, with an emphasis on sustainable/recyclable materials that are theft-averse

Submit a site survey and analysis:

- Provide site plan and a narrative report
- Based on site survey analysis, provide design concepts for landscaping in Mautene Court Plaza
- Provide cost estimates and estimate time to complete services

Selection Process:

Special Service Area #33 may invite several firms to present their proposal to the SSA #33 Commission and answer any questions from the Commissioners prior to making a final decision for this project. SSA #33 will notify applicable firms of the date and time of said presentation well in advance.

Proposals should include:

- Basic description of your firm: size, location, areas of expertise
- Description of your firm's public design experience (especially if it includes other special services areas, business improvement districts, or parks departments)
- Detailed breakdown of fee structure, scope of services and anticipated timelines
 - Description of understanding of the project description of how the firm will organize to perform services
 - Description of firm's approach to communicating with SSA #33 throughout project
- Information on the professionals who would serve as primary contacts for SSA #33
- Contact information for 3 references, not-for-profit organizations preferred (SSAs or SSA service provider organizations encouraged)
- Provide proof of liability coverage.
- **Cost proposal including a detailed budget (A budget cap of \$200K will be in place for this project)**

Please refer to *Attachment A: Mautene Court Plaza Details*, *Attachment B: SSA #33 Service Map* and *Attachment C: Background on WPB SSA #33 and Core Values*. If you have questions prior to submission, please email us at ssa33@wickerparkbucktown.com

Submission Deadline:

Friday, April 30, 2026 at 5pm.

Proposals should be sent via:

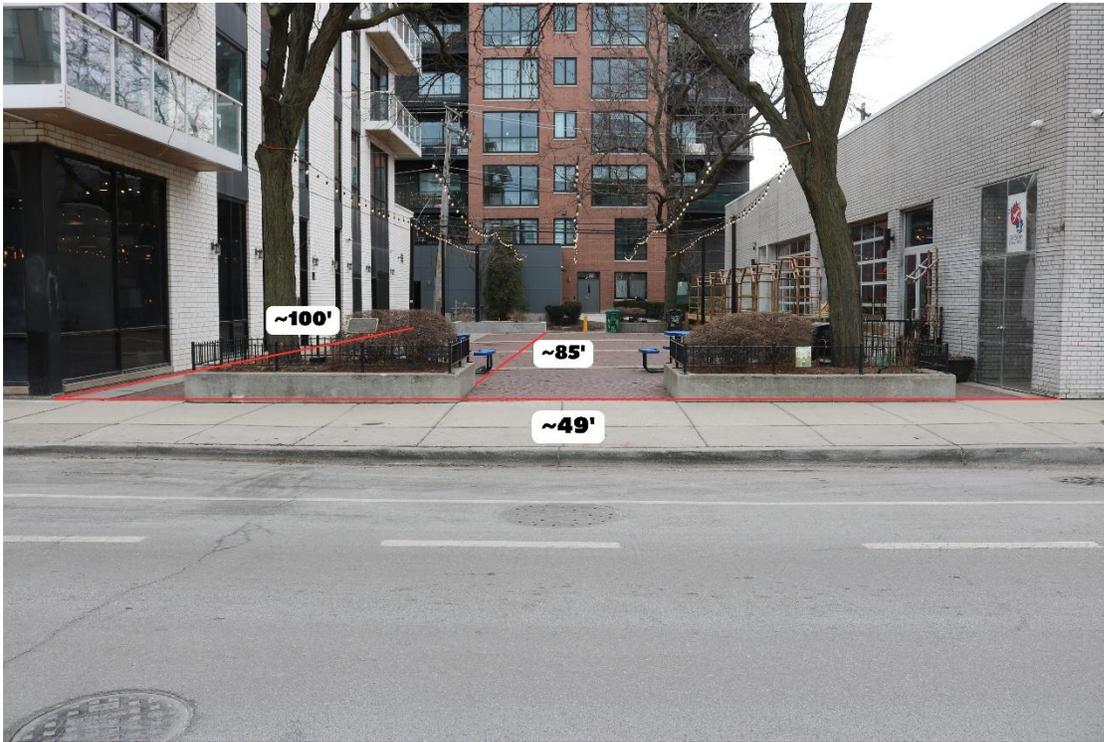
Email (preferred method) to: ssa33@wickerparkbucktown.com

Or in person or by mail to:

Wicker Park Bucktown Chamber of Commerce
Attention: SSA #33
1414 N Ashland Ave
Chicago, IL 60622

Late proposals will not be accepted or considered.

Attachment A



Approximate Mautene Court Plaza Dimensions (L x W):

Full Lot: ~100' x 49'

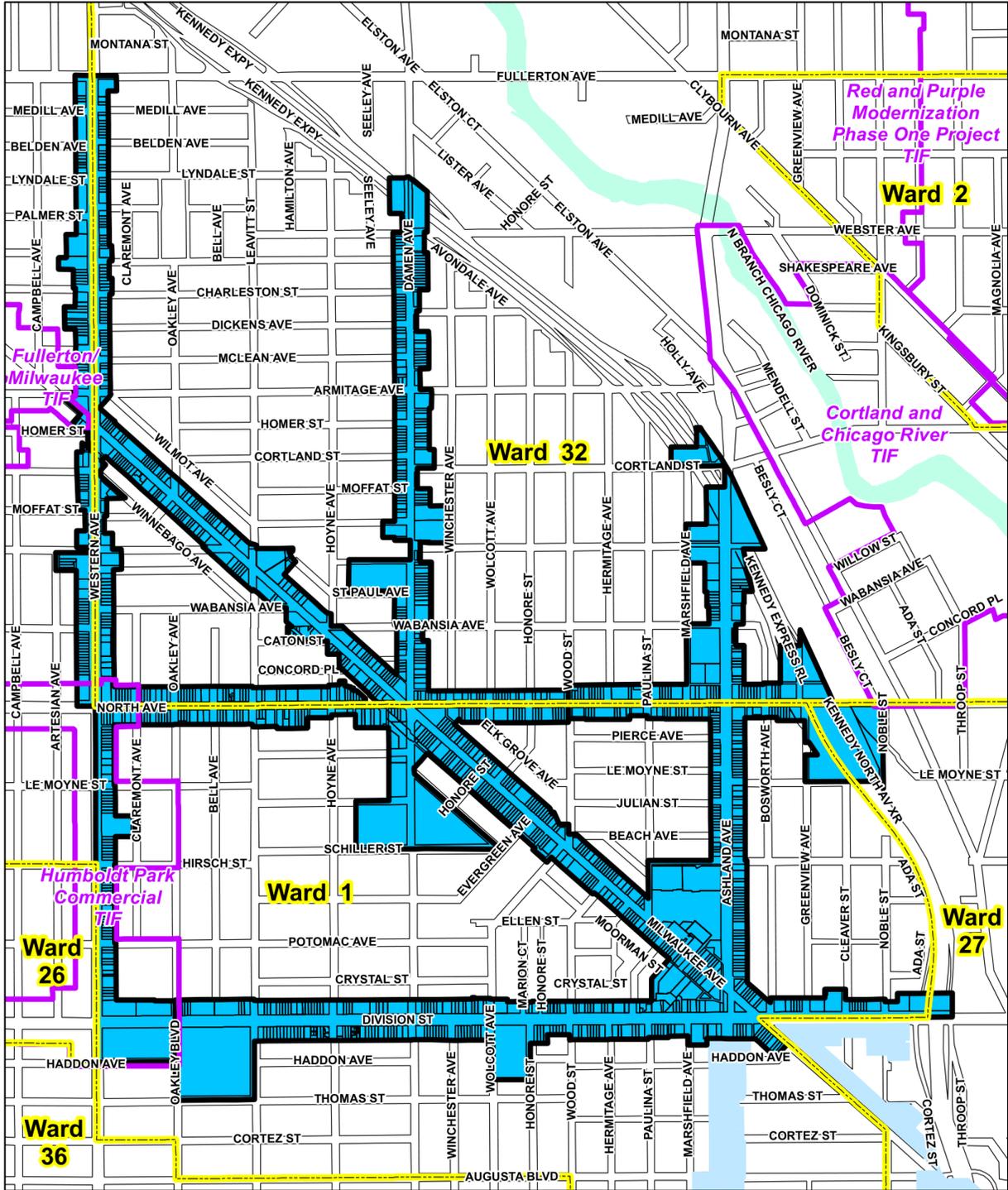
Inner Court Dimensions (defined as length between inner tree pit boundaries and width between concrete pathways): **~85' x 35'**



Tree Pit Dimensions (L x W x H): **~14' x 7.5' x 1.5'**

Adjacent Dining Patio Dimensions of Daebak Korean BBQ (L x W): **~60' x 10'**

Attachment B



- Legend**
- Wicker Park / Bucktown
 - Other SSA
 - TIF
 - Wards (2023)

**Wicker Park / Bucktown
SSA #33**



Copyright, 2011, City of Chicago
WORK PRODUCT

Attachment C

Background on SSA #33 and Core Values

What is WPB SSA #33?

The mission of SSA #33 is to sustain and promote the prosperity and unique qualities of life in the Wicker Park and Bucktown neighborhoods and commercial district, while preserving its diverse character for the benefit of its residents, visitors, and businesses through the wise and discerning investment of resources to enhance our public ways.

Core Values

The Commission of SSA #33 has a set of core values that are at the heart of any and all decisions made. These values guide the Commission, influencing goals, priorities, and allocation of funding for projects.

Environmental best practices are preferred and should be incorporated into all projects. Being located in a well-established urban area presents unique environmental challenges. Green space is limited, while hard, impervious surfaces abound, especially on the commercial streets of SSA #33. Alternatives to conventional methods of managing stormwater runoff should be explored and implemented whenever possible. As natural resources become increasingly limited, the need to recycle as well as find alternative methods for powering vehicles, buildings, etc. is becoming more imperative. The Commission is committed to finding ways to encourage recycling and a more “green lifestyle” in order to lessen the burden on infrastructure and resources.

Walking, bicycling, and public transit are preferred methods of transportation. Traffic congestion and parking are major concerns in the Wicker Park and Bucktown neighborhoods. The Commission feels that it is important to maintain the neighborhoods as safe, interesting, and inviting places to walk and bike. When residents are walking and biking, they are more likely to use transit. The private vehicle is here to stay and needs to be considered in planning, however, the Commission desires to put the needs of walkers, cyclists and transit riders first, as they are the more sustainable means of transportation in an urban setting.

Public space, particularly streets, are an integral part of making a neighborhood exciting. When people talk about a great neighborhood, they are often referring to the public life of the neighborhood, an experience that can only be had in the public way, on streets or sidewalks. An active, exciting, and interesting street life is the backbone of successful neighborhoods, as it serves residents, visitors, and businesses of all kinds equally. When people talk about a great neighborhood, they rarely speak of the interior of houses or stores, but rather the people they watch, the storefronts that catch their eye, the outdoor spaces where they relaxed, and the overall experience of being in the neighborhood as experienced from its sidewalks. To this end, the Commission is interested in maintaining the unique atmosphere of Wicker Park and Bucktown that can only be experienced in the public way.

Honoring the heritage of the neighborhoods while progressing into the future.

The Wicker Park and Bucktown neighborhoods have been home to many artists, musicians, writers, and others in the creative community for many years. Unfortunately, there has been a decline in the creative community, a detriment to the culture and liveliness of the neighborhoods. Similarly, the neighborhoods have a wealth of architectural history that has also been lost. The Wicker Park and Bucktown neighborhoods are at an important crossroads: find ways to nourish the creative community and preserve architectural heritage so that it continues to flourish or risk further decline and the loss of what has helped define the neighborhoods for so long.

Any community process should be open and transparent to its stakeholders. SSA #33 is funded through property tax dollars and exists as a public body. Any planning, budgeting, or decision-making process shall be open to the public. The Commission considers transparency and engagement to be paramount to its success and validity in the community.