



Village OF Richton Park, IL

Community Development Department

REQUEST FOR PROPOSALS

FOR THE

Re-Use of The Previous Richton Park Library Building

**4045 Sauk Trail
Richton Park, IL**

RFP Issued: April 8, 2015
Submission Due: May 8, 2015

Re-use of The Previous Richton Park Library Building

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I. INTRODUCTION

The Village of Richton Park, Illinois is seeking a developer to purchase and redevelop a building which previously housed the Community Library, located at 4045 Sauk Trail, approximately 2,000 feet southwest of the Metra rail station, in Richton Park. The parcel consists of 48,609 square feet (1.12 acres +/-) and is planned for commercial usage. The City is seeking a high quality commercial, office or retail re-use with ample parking in accordance with Richton Park zoning requirements.

For complete site and project description, see attached Exhibits.

This request is intended to invite proposals that shall include plans for the site that advance the goals and concepts identified in the Richton Park Comprehensive Plan, with any new design complementing the Town Center Plan. All relevant information about the Village can be viewed at the Richton Park Community Development Department, or at the Village website, www.richtonpark.org.

To be considered, interested parties should submit a response to this request to the Village, in accordance with the submittal requirements set out in Section 3 hereof.

EX-LIBRARY BUILDING AREA

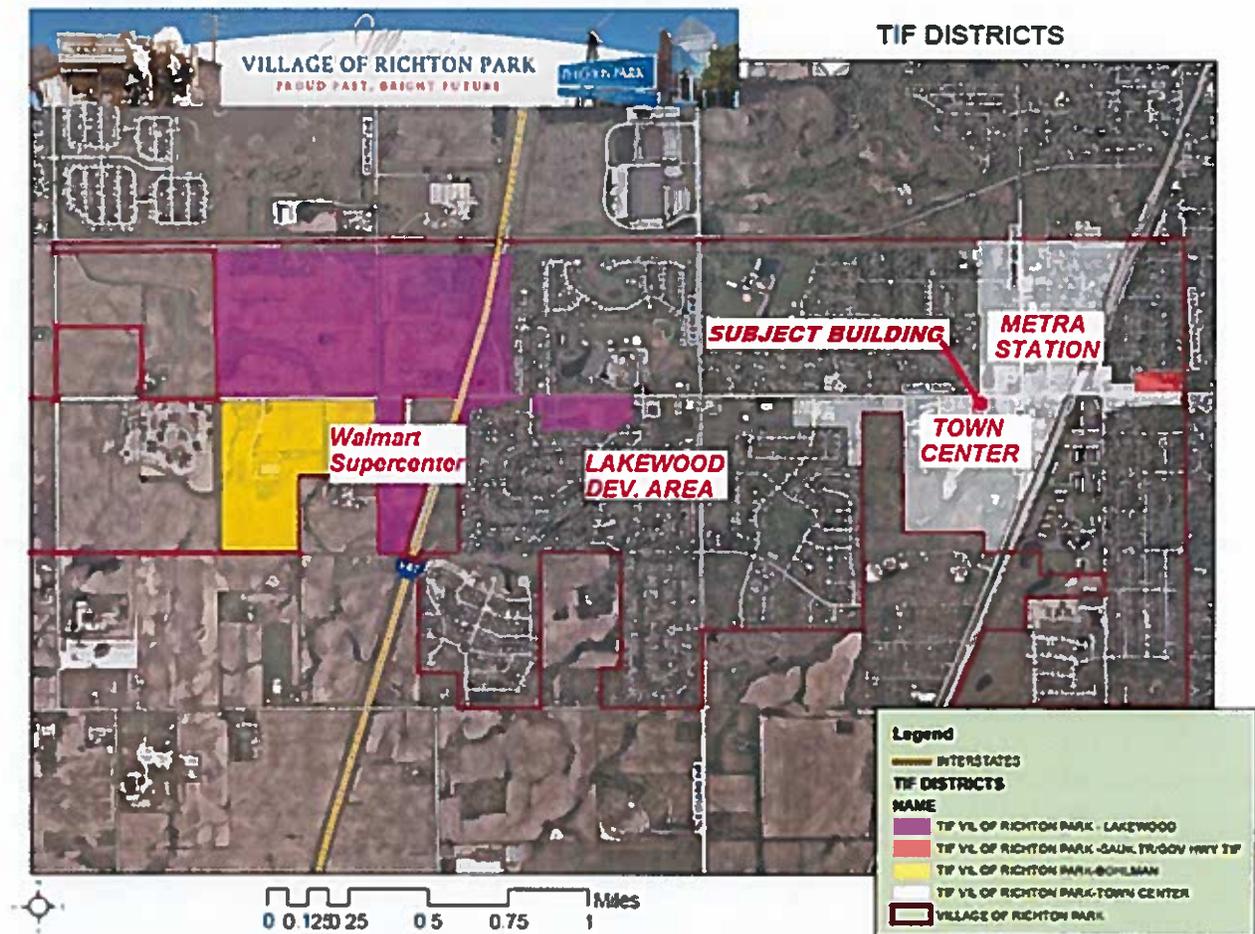


II. BACKGROUND

The Village of Richton Park seeks a private party to redevelop/repurpose the building which previously housed the Richton Park library. This is intended to be a commercially oriented development along Sauk Trail, near Town Center and Metra station (the "Project"). The proposed development is desired by the Village in order to continue the standard and design criteria established in the Town Center Plan and the Sauk Trail corridor, transitioning between the older portions of the community and the soon to be developed areas to the west.

The Building is within 1,500 feet of the commuter parking lot for Metra, which serves approximately 2,700 weekday commuters on its South Suburban Line, which runs between University Park and Downtown Chicago.

This project envisions the re-use of the building for a commercial or office use to strengthen the transition between the Town center area redeveloping along Sauk Trail and Governor's Highway, and the emerging commercial developments to the west in the area of Sauk Trail's full interchange with I-57, and more specifically the location of a new Walmart Superstore to be constructed immediately west of I-57 in 2015.



The Town Center area is now planned for market rate luxury apartment and condominium units in the area surrounding the Metra Station. New occupants in those areas traveling to the new Walmart Center and other new commercial areas west of I-57 will be traveling past the library building site, adding to the nearly 30,000 vehicles per day presently using Sauk Trail at this location.

Additionally, the Village will promote streetscaping and new lighting throughout the area similar to those design elements adopted in the Town Center plan. The Village has already undertaken grant programs for storm water management throughout the area and set up capital improvements programs for future street improvement programs.

COMMUNITY, MARKET, SITE

The Village of Richton Park is a community with a strategic location in the south suburban Chicago area. (Exhibit 1). Situated just 30 miles southwest of Chicago's downtown loop, 45 minutes from O'Hare International Airport and Chicago's Midway Airport, and surrounded by major transportation routes, Richton Park is perfectly located for business and residential users within the Chicagoland area. Two I-57 interchanges are accessible within the Sauk Trail Development corridor and those offer immediate access within minutes to I-80 and I-294. Over 2,700 commuters per weekday utilize the convenient and frequent Metra trains that provide transit to Chicago within 55 minutes from the Richton Park station.

Richton Park is the home to many amenities that separate this village from other communities in the local area. With its above average school districts and served by parks and walking/biking trails, Richton Park can provide for strong education from grammar school to high school with opportunities of higher education, while also providing an escape from the average city/suburban life into nature all in the community's backyard.

The amenities of education and recreation are a great compliment for what the future holds for Richton Park's commercial districts. The old library building is centrally located between I-57 and the commercial areas at Governor's Highway. The Sauk Trail commercial corridor will offer medium to high density multi-family sites near the Metra station with general commercial business stretching west down the street.

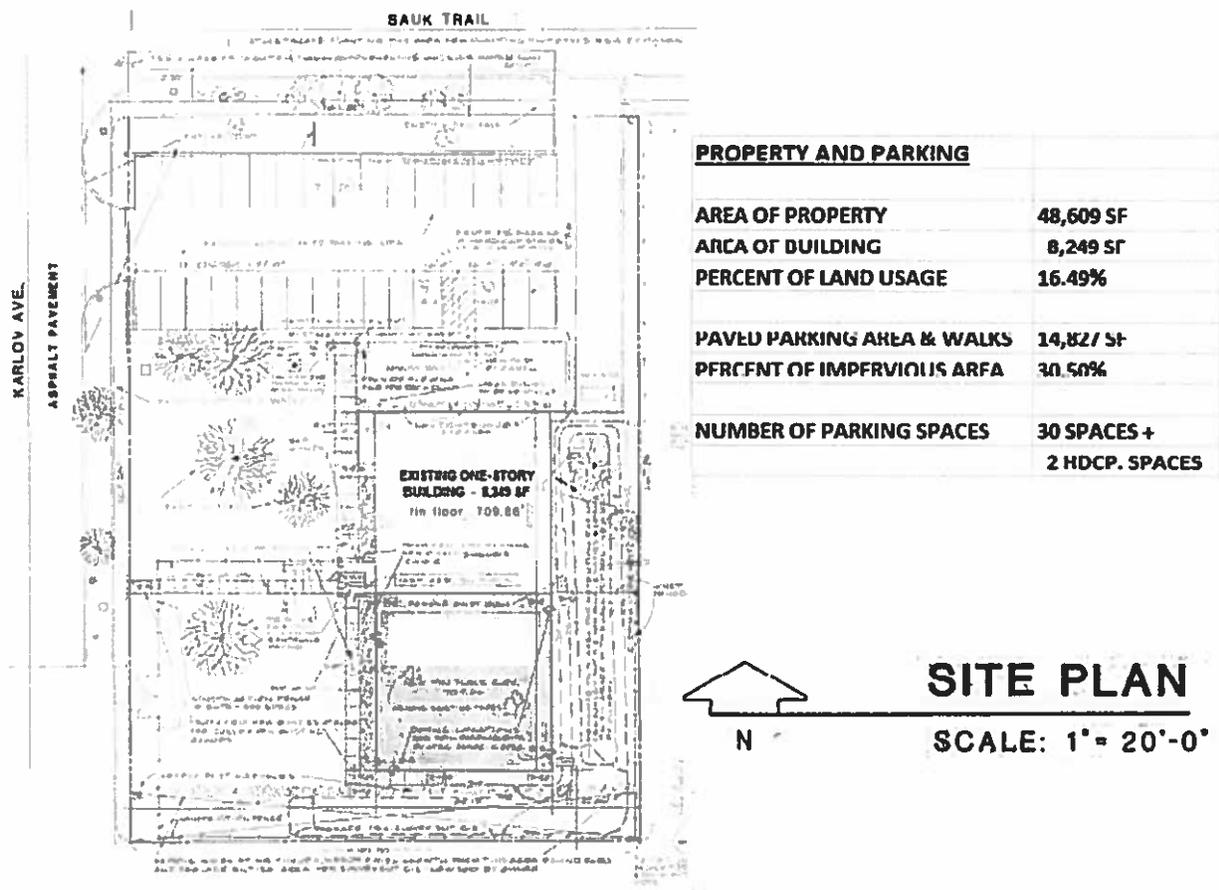
The Sauk Trail development district provides areas for local patrons for both entertainment and shopping. The Village continues to take an aggressive approach toward revitalizing this commercial corridor. Several TIF districts have been established allowing the Village to provide incentives and infrastructure improvements.

Demographics

- Total Population within 3 miles: Approximately 52,000
- Median Household Income: \$67,541
- Employment: 21,241

Other Richton Park attributes include a well-established park district with ten parks and recreation areas in the village, a private charter school, a new library, senior housing and many commercial, professional and industrial businesses.

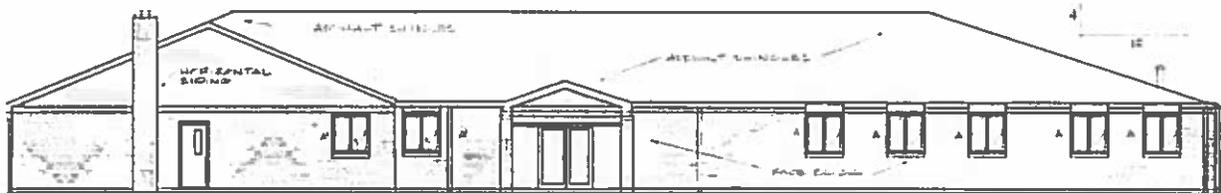
III. SITE AND BUILDING DESCRIPTION



a. Site Profile

The Subject Property is located at the SE corner of the Sauk Trail and Karlov Avenue intersection. The site has approximately 182 feet of frontage along Sauk Trail, 268 feet along Karlov Avenue, and contains 48,609 square feet (1.12 ac.) It is centrally located with proximity to retail, office, and the Richton Park Metra station.

The subject property is surrounded by a blend of commercial and residential spaces. The area to the east consists of commercial uses and medium-high density apartment complexes east of the heavily commercial intersection at Governor's Highway and Sauk Trail, as well as the Metra station, and the redeveloping Town Center area. Across Sauk Trail to the north is the Super Save Shopping Center, presently under new ownership and undergoing revitalization in accordance with the design criteria set out in the Town Center Plan. To the south is a planned residential neighborhood. Further west, is a full-directional interchange with I-57, which provides access to over 70,000 vehicles per day.



West Elevation

The subject building is one story masonry structure, in good condition, and basically ready for occupancy, with all mechanical systems in good operating order. It requires only the remodeling required for the specific re-use intended by the new owner. The Village however makes no warranty as to the condition of the building or its structural or operating systems. An inspection period open to all potential respondents is detailed in Section VI hereof.

b. Tax Increment Financing District

The development site is in the Village of Richton Park Town Center Tax Increment Financing District. This TIF District was initiated in 2013 and will extend to 2036. Funds from this TIF are available to assist with short term reinvestment in the proposed project, as well as for enhancing the current surrounding properties, streetscapes and the like. The sale of city-owned property and any companion Development Agreements which are aided by TIF funds must be in conformity with the TIF statute, where applicable. The Village has recently provided TIF funds for the construction of the new commercial uses in the community and may or may not offer TIF assistance for the redevelopment of the subject building, depending upon the anticipated economic return of the project as discussed in Section VI.

The Village will work with the selected developer to assist as possible with the proposed development. Assistance may include an attractive site purchase price, TIF assistance as warranted and allowed by statute, neighborhood improvements, and required site or area infrastructure improvements. Types and amounts of assistance available are negotiable, based on long term benefit of the development to the Village.

c. Zoning

The underlying zoning for this site is presently "Public", because it was previously the site of the public library. Surrounding properties on Sauk Trail are presently zoned B-2, Community Business District, and it is anticipated that the future classification for this parcel would also be B-2, leading to uses which are compatible with those commercial uses found in the area.

For reference to those types of uses deemed allowable in the B-2 zone, respondents are directed to pages 55-63 of the Richton Park Zoning Ordinance, which can be accessed at the Richton Park website (www.richtonpark.org) or at the Community Development Department, Village Hall, 4455 Sauk Trail, Richton Park, IL 60471. This zoning allows various types of commercial uses, including those allowed in the B-1 Neighborhood Business District and in the B-2 Community Business District zones. Permitted uses for commercial units shall be limited to the uses listed in the Village's Zoning Ordinance. Changes in that zoning would require an amendment to the existing regulations and proposed changes should be detailed in the bidder's proposal.

Should the selected developer seek to change the zoning to other than the planned B-2, any new zoning would be subject to review and approval by the Village. Such approval would require Site Development Plan Review for the project. It will be the Applicant's responsibility to finance and secure any and all variations, special permits, site development plan approval, and all other approvals that may be required.

It is recommended that all applicants/bidders familiarize themselves with the Village zoning, parking, and signage criteria before making a proposal in response to this RFP. It is also highly recommended that all applicants familiarize themselves with the Town Center design criteria for streetscaping and decorative walks and lighting design. The Village's needs can be best met by a plan which ties these design criteria to new developments all along the Sauk Trail corridor.

A complete set (electronic/PDF) of existing building plans is available upon request.

IV. VILLAGE DEVELOPMENT OBJECTIVES & REQUIREMENTS

It is anticipated that the winning applicant will propose a development which utilizes this Sauk Trail frontage for a commercial use, and generates substantial tax increments to assist the Village in continuing its improvements throughout this area. The Village hopes to be a partner in any re-design of the existing site and building and would like the development completed as soon as reasonably possible. As such, any development proposal would be expected to include a time schedule for development, with any requested incentives tied to conformance with that schedule. Changes to the plan during its implementation may be allowable so long as the overall use and concept of the project do not stray substantially from the plan filed in response to this RFP.

The development shall comply with all applicable Village of Richton Park codes and ordinances, including, but not limited to: zoning (unless zoning relief is granted), stormwater regulations, building and life safety. Richton Park codes can be found on the Village's website at www.richtonpark.org.

V. VILLAGE OF RICHTON PARK PARTICIPATION

The redevelopment of this property is an essential part of the community's efforts to not only beautify the area with new development, but to bring development as a whole to a new level in Richton Park, both commercially and residentially. Richton Park has continued to demonstrate its willingness to partner in the redevelopment of this corridor by purchasing infill redevelopment sites, implementing improvements of the village streetscape and creating village owned and maintained development parcels. The village continues to pursue control of other parcels needing to be repositioned within the Richton Park marketplace. Those who provide proposals to the city are invited to investigate the Village's plans for other surrounding properties.

SUBMITTAL REQUIREMENTS

The following information, to be delivered in a sealed packet marked "Library Building Redevelopment RFP," must be included in the submittal response:

- A. A letter of introduction signed by the principal(s) of respondent firm(s), which letter should include the purchase price being offered for the property.
- B. Presentation of project concept: to the extent that the proposed development differs from its existing plan and elevations, respondents must submit illustrations of their development plans with concept-level site plans and sketches, accompanied by a detailed redevelopment concept statement to include proposed use, square footages and a preliminary financial pro forma.
- C. Preliminary Estimate of Public Participation Requested: Each respondent must include a preliminary estimate of the amount of public participation requested and how that participation fits within the overall preliminary pro forma of the project. In addition, the respondent must indicate which development components the requested public participation would help to finance.
- D. Estimate of Economic Impacts: A preliminary estimate of both direct and indirect economic impacts from the project should be provided. Direct impacts would include projected commercial and service sales and jobs, as well as the property, sales, utility and real estate taxes arising from them.
- E. Respondent's information: Name, addresses, and phone numbers of firm(s) responding (include contact information for each member if the development team includes a partnership of multiple firms developer and each member firm of the consultant team); Description of the form of organization (corporation, partnership, etc)
- F. Description of relevant experience of the respondent firm.
- G. Project Examples: List and briefly describe relevant, successfully completed projects. Project examples may be from individual experience of the principals or from firm projects.
- H. References: For each firm, submit a minimum of three (3) references from public agencies, private companies, or individuals with whom respondent has had relevant experience.
- I. Include contact names, addresses and telephone numbers.

SUBMITTAL DEADLINE

RFP responses must be received by the Village of Richton Park at the office set out below no later than 5:00 pm on May 8, 2015, unless the deadline is extended by the Village.

Respondents are asked to submit 12 copies of all proposal materials, along with one copy in digital/electronic format (PDF), via e-mail, to the person/address listed below.

Submit all materials to:

Name: Ms. Ouida Neal

Title: Economic Development Coordinator

Agency: Village of Richton Park, IL

Address (mail or deliv): Village of Richton

Park 4455 W. Sauk Trail

Richton Park, IL 60471

Inquiries regarding all aspects of this RFP should be directed to:

Ms. Ouida Neal, Economic Development Coordinator

Village of Richton Park, 4455 W. Sauk Trail

Richton Park, IL 60471

Ph: (708) 753-8820

Fx: (708) 481-9315

Email:

oneal@richtonpark.org

Pre-Submittal Meeting

A pre-submittal meeting may be called by the Village depending on the number of inquiries and/or requests for the information prior to the RFP submittal deadline. A tour and inspection of the existing building has been scheduled for Thursday, April 23 at 10:00 a.m. (CST). Interested parties should notify Ms. Neal, either by telephone or e-mail using the contact information shown above, that they will attend the tour, and arrange to bring any subcontractors or professional advisers to the building at that time. Additional times may be arranged if all questions cannot be answered at that time.

Village Discretion and Authority (Terms and Conditions)

- A. The Village may accept such responses as it deems to be in the public interest and furtherance of the purposes of the Village of Richton Park, or it may proceed with additional selection processes.

- B. The Village reserves the right to reject any and all RFP respondents at any time, to waive minor irregularities and to terminate any negotiations implied in this RFP or initiated subsequent to it.
- C. The Village reserves the right to request clarification of information submitted, and to request additional information from any respondent.
- D. The Village reserves the right to revise this RFP, including the submittal deadline and the RFP evaluation process. Such revisions will be announced in writing to all RFP respondents.
- E. The issuance of the RFP and the receipt and evaluation of submissions do not obligate the Village to select a developer and/or enter into project-specific negotiations.
- F. The Village will not be responsible for costs incurred in responding to this RFP.
- G. The Village may cancel this process or the subsequent project-related processes at any time prior to the selection of any respondent without liability.

Exhibit List

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Exhibit 1

*The Library Building Redevelopment
Richton Park, IL*

Regional Map

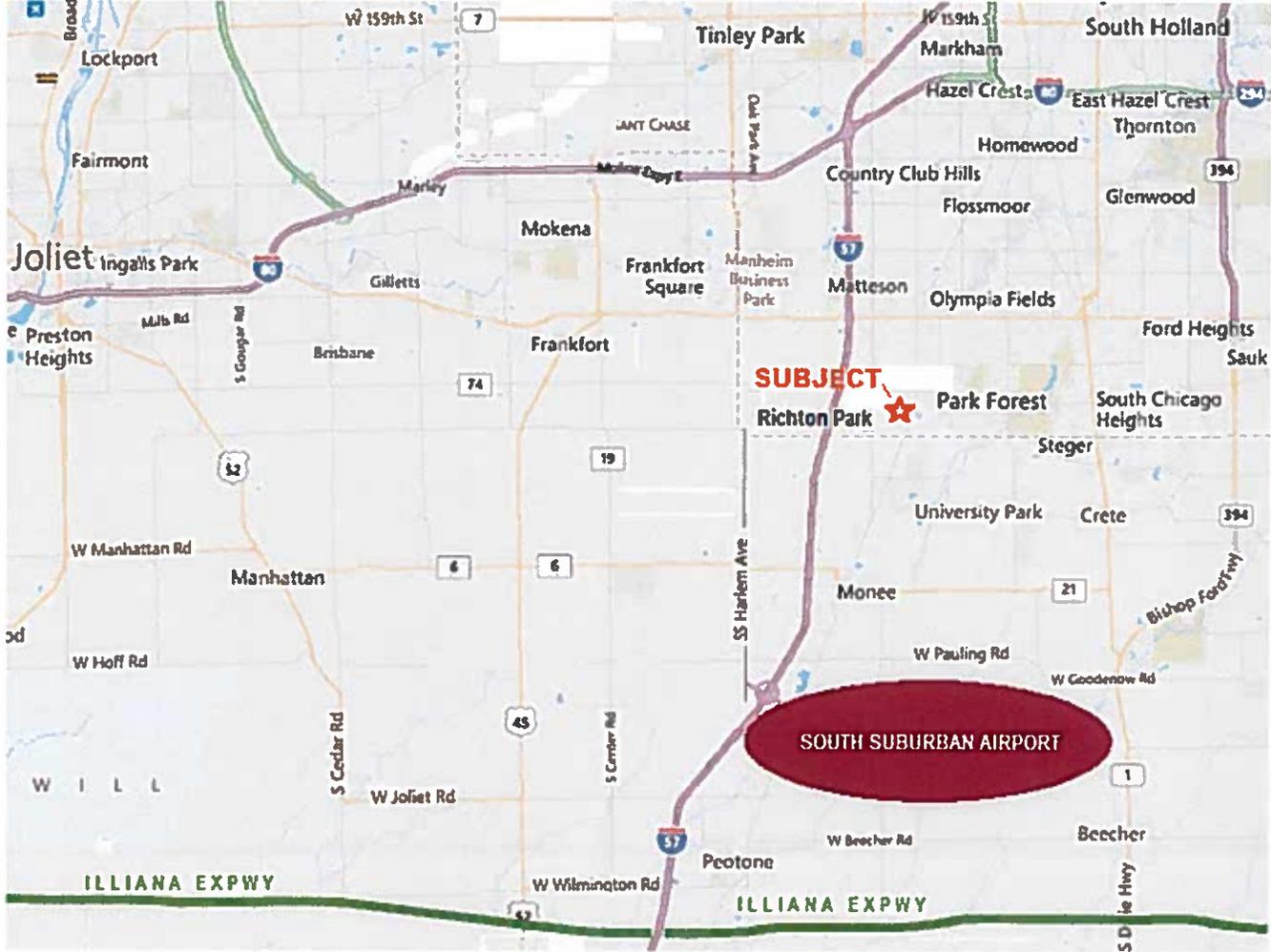


Exhibit 2

*The Library Building Redevelopment
Richton Park, IL*

Location Map and TIF Districts

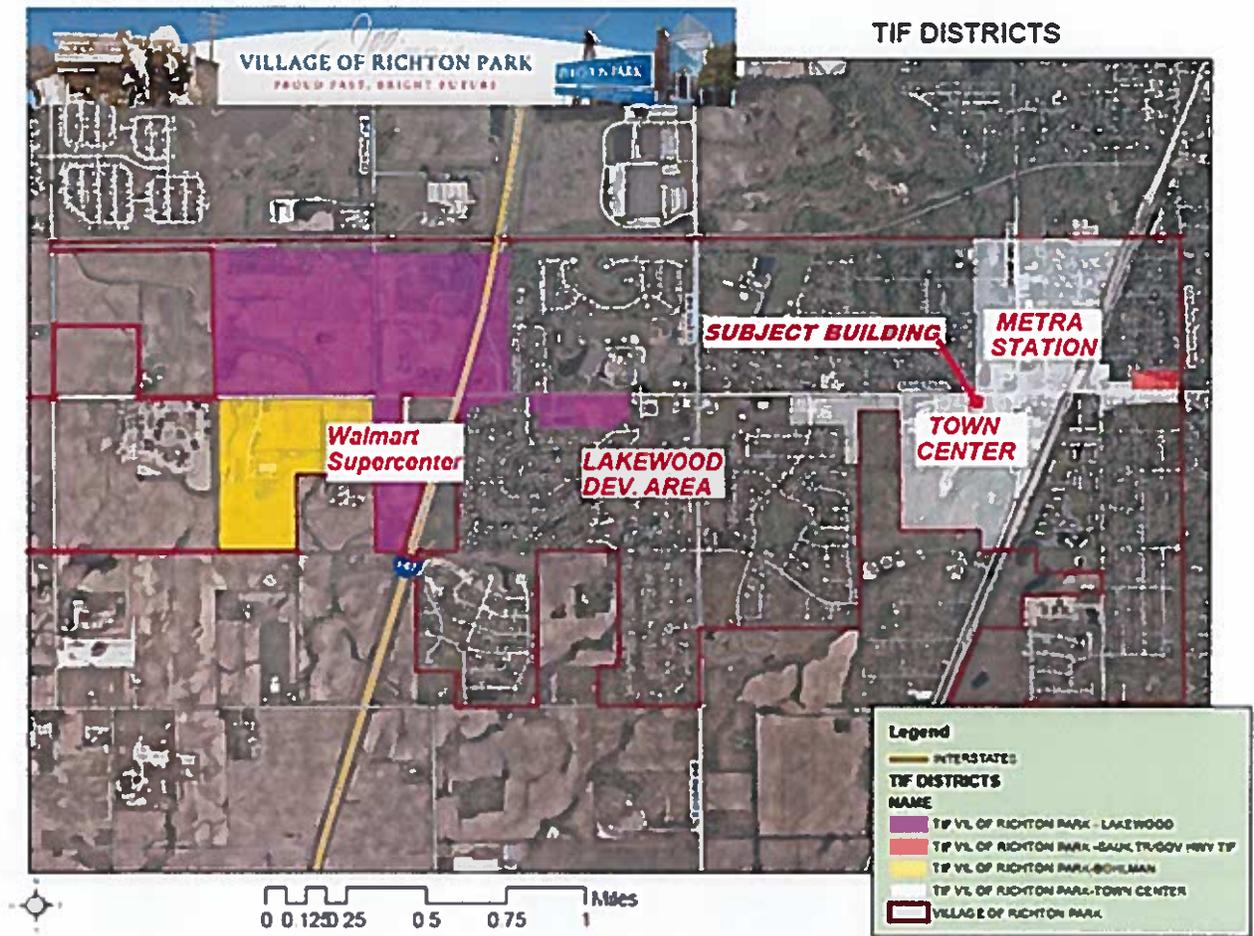
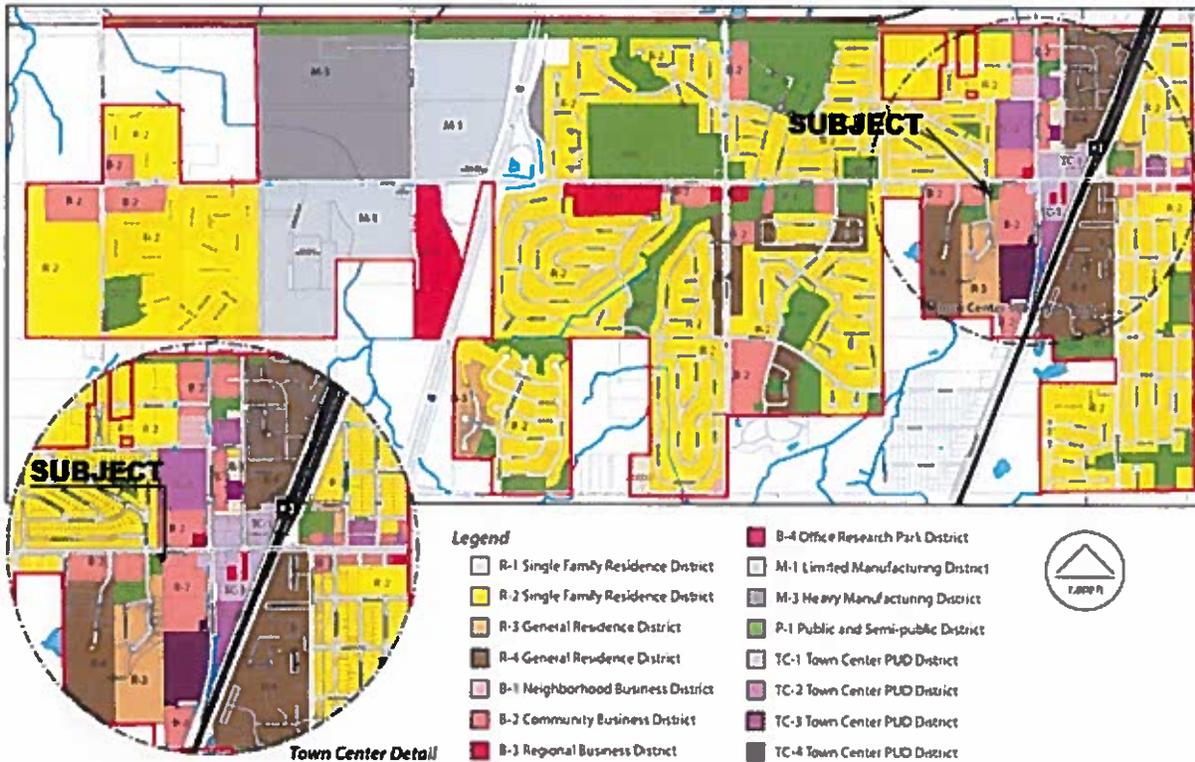


Exhibit 3

**The Library Building Redevelopment,
Richton Park, IL**

Zoning

Village of Richton Park, Illinois Zoning Map January 2011



Subject property is presently zoned P-1 (Public) but will be redeveloped as B-2 (Community Business District)

Exhibit 4

*The Library Building Redevelopment,
Richton Park, IL*

Site

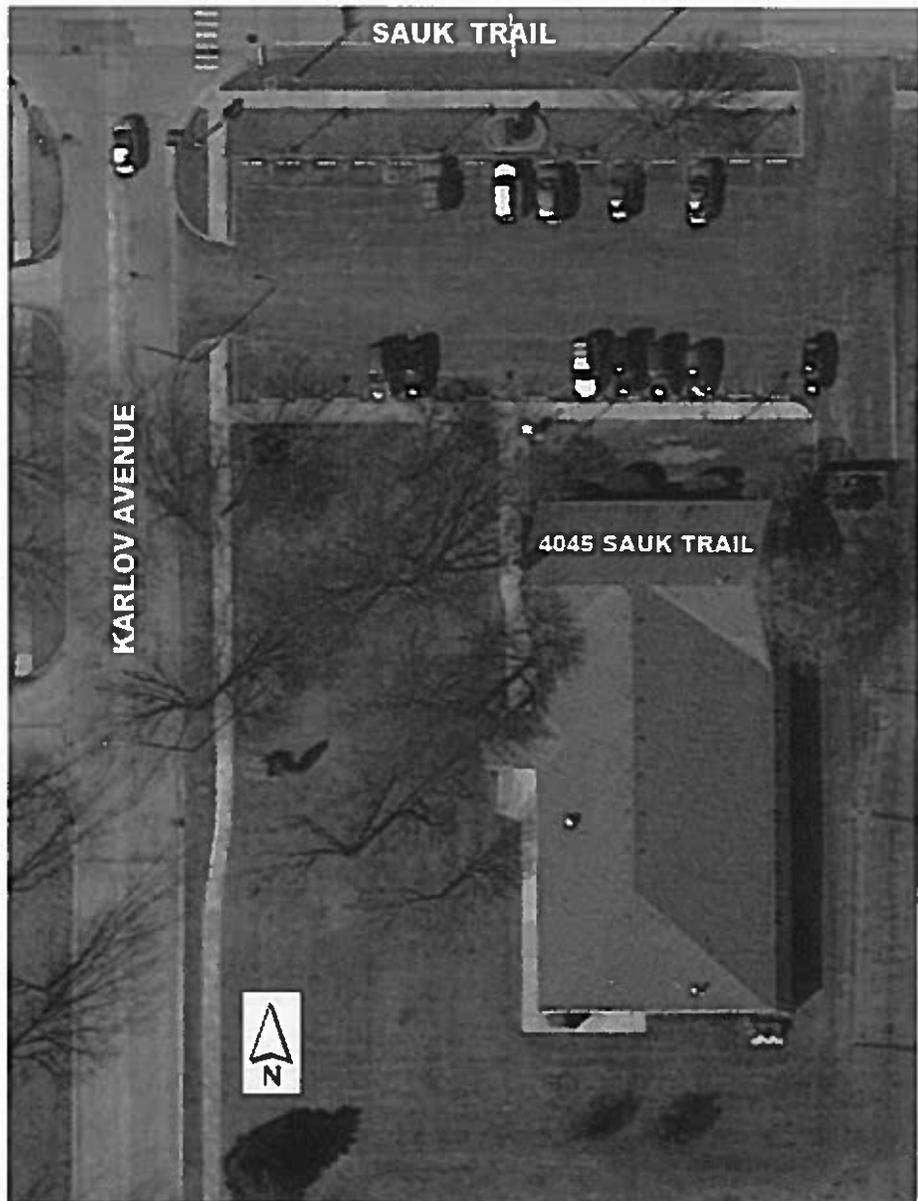


Exhibit 5

*The Library Building Redevelopment,
Richton Park, IL*

Traffic Counts & Area Commercial

