



Village of River Grove  
Cook County, Illinois

**Request for Proposals  
for a  
Purchase and Development Agreement  
regarding  
Village-Owned Property  
located at  
8359 W. Grand Avenue**

Project Title:  
**Grand and Thatcher Development**

Please review and respond to:

Village of River Grove  
Attn: Raymond Bernero, Dir of Econ Dev  
2621 Thatcher Avenue  
River Grove, IL 60171  
E-mail: [ed@vorg.us](mailto:ed@vorg.us)  
Cell: 708-878-4988

Document Approved for Distribution on March 17, 2016

**Notice to Proposers:**

The Village of River Grove (“the Village”) is soliciting proposals for a qualified developer/contractor to purchase property and develop the project described below. Proposers are expected to demonstrate that they have the necessary qualifications to successfully deliver this project. Proposers are required to submit a completed Request for Proposal (RFP) package which will require an offer to purchase and a detailed presentation of the proposed design solution, additional team information, a detailed timeline which spans from the acquisition of the property through completion and occupancy of the new structure, the cost to complete the project, and any requests for municipal incentives.

**The Project:**

This project requires land acquisition, design, and construction of a commercial development on the southeast corner of Grand and Thatcher Avenues in River Grove, Illinois, commonly known as 8359 West Grand Avenue. The subject property is presently zoned “C-2 Office and Commercial District” and is included within the “Grand Avenue Village Center Plan” created by Camiros Ltd. and adopted by the Village in 2006, as well as the “River Grove Transit-Oriented Development (“TOD”) Plan”, created by Teska and Associates in 2013. Both of these planning documents are available on the Village of River Grove website at: <http://villageofrivergrove.org/devplan.html>

**The Site:**

The subject site is a relatively level, irregular, trapezoid shaped, corner parcel of land at street grade. It contains 13,573 square feet with 110 feet fronting on the north lot line along the south side of Grand Avenue, 118 feet fronting on the west lot line along the east side of Thatcher Avenue, 125 feet on the east lot line adjacent to the neighboring commercial structure, and 94 feet along the south lot line on the north side of the public alley.

The subject site is a vacant parcel of land. All utilities including storm sewer, sanitary sewer, gas, water, electrical power and telephone service are available to the subject site.

Immediately north of the subject property is Grand Avenue; immediately east of the subject property is a single-story commercial building; immediately south of the subject property is a dedicated alley; and immediately west of the subject property is Thatcher Avenue.

Grand Avenue is a main thoroughfare running in a northwest/southeast direction at the subject property. It is improved with a paved surface, as well as curbs, gutters and sidewalks abutting same.

Thatcher Avenue is a main thoroughfare running in a north/south direction at the subject property. It is improved with a paved surface, as well as curbs, gutters, and sidewalks abutting same.

It should be noted that there are electrically operated traffic signals at the intersection of Thatcher and Grand Avenues.

**Submittal Specifications:**

- Submit fifteen (15) bound copies and one (1) unbound copy of the information to the address listed and before the time identified in the Notice to Proposers. The unbound copy should be sequentially numbered, contain original signatures and be marked "ORIGINAL."
- Submit in 8" X 11" portrait format, bound on the left side. Fold-out pages are acceptable.
- The submittal packages should be simply prepared and contain all the information requested. All of the information requested for each major section shall be in that section. The order within each section is not significant, organize this information to best provide the information requested.

***SUBMITTAL PACKAGES MUST BE DELIVERED TO:***

Village of River Grove  
Attn Raymond Bernero, Econ Development Dir  
2621 N. Thatcher Avenue  
River Grove, Illinois 60171

***SUBMITTAL PACKAGES MUST BE RECEIVED NO LATER THAN:***

4:00 p.m. on Monday, May 23, 2016

***SUBMITTAL PACKAGE RECEIPT:***

Proposers should receive a time-stamped receipt from the Village upon delivery of their submittal packages. Proposers are advised to request a filed stamped receipt when filing submittal packages.

***LEGAL DESCRIPTION OF PARCEL:***

Lots 37, 38, 39, And 40 (except that Part of Lot 40 taken for Highways Purposes, as shown in Document 3275672) in Volk Brothers 1st Addition to Chicago Home Gardens, in the Southeast 1/4 of Section 26, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

***Cook County Property Identification Number (PIN):***

12-26-409-037-0000

***Owner:***

The Owner of this property is the Village of River Grove, located in Cook County, Illinois.

Grand and Thatcher Development RFP

1425 Brummel St.  
Elk Grove Village, IL 60007

TOPOGRAPHICAL-ALTA-MCSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 734-0530  
Fax: (847) 734-0533



Scale - 1 inch = 20 feet

*Jens K. Doe*  
Professional Land Surveyors, P.C.

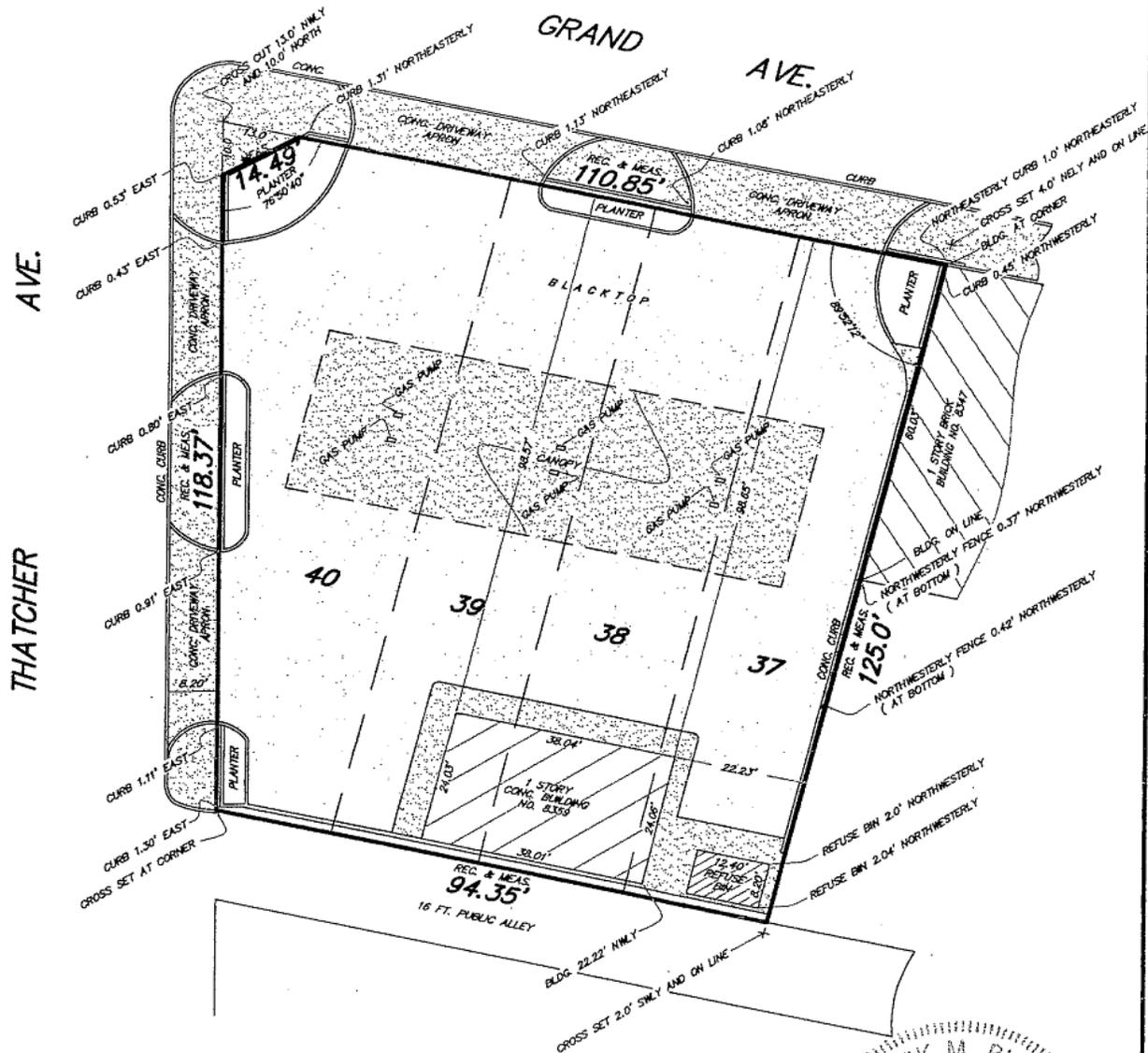
ORDER NO.  
06-1530

PLAT OF SURVEY

of

LOTS 37, 38, 39 AND 40 (EXCEPT THAT PART OF LOT 40 TAKEN FOR HIGHWAYS PURPOSES AS SHOWN IN DOCUMENT 3275672) IN VOLK BROTHERS 1ST ADDITION TO CHICAGO HOME GARDENS IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8359 W. GRAND AVENUE, RIVER GROVE, IL.



**NOTE:**  
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date: October 5, 2006.

ORDERED BY:  
SMITH, RICKERT & SMITH

State of Illinois )  
County of Cook )

JENS E. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon shown is a correct representation of said survey.

Chicago, Illinois, Dated this 6th Day of October 2006.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS E. DOE PROFESSIONAL LAND SURVEYORS, P.C.

DOMINICK M. BLIZNICK  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390  
LICENSE EXPIRATION: 11 - 30 - 06



## GENERAL INFORMATION

### **Authority Having Jurisdiction:**

The Village of River Grove Economic Development Director shall receive and review all RFP submittals. The River Grove Site Plan Review Committee shall then evaluate all RFP submittals and report its findings and recommendation to the Village Board of Trustees for final decision.

### **Proposer Registration:**

All potential Proposers are encouraged to register with the Owner as a Proposer. The Proposer Registration form is found at the end of this document. This form may be delivered to the Village of River Grove or e-mailed to the Economic Development Director at [ed@vorg.us](mailto:ed@vorg.us). The Owner will notify all registered Proposers of any addenda or other changes in the requirements, times or locations in a timely fashion. Any Proposer failing to register will not receive any notice of addenda or other changes to the RFP.

### **Licenses and Permits:**

All parties, persons or firms doing work on this project must be appropriately licensed as defined by River Grove Ordinances to perform their tasks. The codes and ordinances of the Village of River Grove are applicable to this project. The contractor and subcontractors shall be licensed as required by the Village of River Grove.

All appropriate building permits and subsequent inspections by the local authority are required.

### **Codes:**

- Village of River Grove Codified Ordinances, including Title VI (Zoning Code), Title VII (Building Code), and Title VIII (Fire Code), with amendments;
- 2000 International Building Code with amendments;
- 2000 International Mechanical Code with amendments;
- Illinois Plumbing Code with amendments;
- 2016 Chicago Electrical Code with amendments;
- American with Disabilities Act.

**Documents:** Documents will be available in both electronic format and hard copy. Electronic documents will be available on the website at: <http://villageofrivergrove.org/devplan.html>

### **Cost to Respond:**

All costs, direct or indirect, related to a response to this RFP are the sole responsibility of the Proposer. The Owner will not reimburse any cost incurred by any Proposer.

### **Non-Discrimination:**

It is the policy of the Village of River Grove not to unlawfully discriminate.

### **Questions:**

Submit questions, any request for clarification or other issues via email to [ed@vorg.us](mailto:ed@vorg.us). Questions must be received at least ten (10) calendar days before the scheduled deadline for the receipt of the Proposers documents. Answers to all questions will be in an addenda and distributed via e-mail to registered Proposers at least five (5) days prior to the deadline date.

## **Grand and Thatcher Development Project**

### **Introduction:**

The subject property is located approximately 13 miles northwest of Chicago's downtown Loop in the suburban Village of River Grove. The Village of River Grove encompasses an area of 1,538 acres and has a population of just over 10,000 residents.

The immediate area in which the subject property is located is primarily improved with a combination of commercial and residential multi-family buildings along Grand Avenue. There is a grammar school located west of the subject property on Thatcher Avenue.

Public transportation serving the Village of River Grove is very good. RTA Pace bus routes provide service along the main thoroughfares throughout the area. In addition, the Metra commuter rail system, with a boarding depot approximately two blocks north of the subject property, provides frequent service between River Grove and the downtown Loop. The commuter trains make the trip to the Loop in approximately 30 minutes. The westbound Metra takes riders as far as the city of Elgin and as far north as Antioch, Illinois. The CTA Blue line is accessible via a ten-minute drive north of the subject site and the CTA Green Line requires a fifteen-minute drive to the southeast. Driving time to the Chicago Loop takes approximately 35 minutes to one hour during normal traffic conditions.

Shopping for the subject area is readily available along the main thoroughfares such as Grand Avenue, Thatcher Avenue, Harlem Avenue, North Avenue, etc.

Residents of the area are employed in a combination of blue and white collar type jobs and, for the most part, are in the middle income bracket. Pride of ownership is evident in the majority of the structures throughout the area and the buildings are well-maintained.

### **Project Description:**

The Village of River Grove is soliciting proposals from qualified developers willing to invest funds to purchase and improve this high-traffic, hard-corner site and bring it back to a productive use that will integrate well into the existing business district. It will be the responsibility of the selected developer to obtain any and all necessary zoning changes, variances, building permits, and other approvals to facilitate the development of this property.

### **Environmental Conditions:**

The Village possesses an NFR Letter and additional detailed documents representing the environmental conditions present on the site. The site is buildable and all EPA-related documentation will be provided to all Proposers. The property will be sold "as is".

**Village Incentives - Tax Increment Financing:**

The Village of River Grove, in 2006, prepared a Tax Increment Redevelopment Plan establishing a tax increment financing district known as the Downtown Grand Avenue TIF District. This district included the downtown commercial area of Grand and Thatcher Avenues and included the subject property. Currently, with the current 2014 EAV being considerably less than the 2006 base EAV, on March 17, 2016, the village has eliminated the 2006 TIF District (Ordinance No. 2016-02) and has established a new, larger Grand Thatcher TIF Redevelopment Project Area with a lower current baseline EAV (Ordinance Nos. 2016-03, 2016-04 and 2016-05).

Tax increment financing provides a means for municipalities, after the approval of "a redevelopment plan and project," to redevelop designated areas. By pledging the anticipated increase in tax revenues generated by private redevelopment, the municipality is able to pay for the public costs incurred to stimulate such private investment, new development and rehabilitation.

In order to qualify for consideration of any TIF-funded incentives, the Proposer must submit a detailed pro-forma documenting that, but for such an incentive, the proposed project will not be financially feasible.

**Proposer Responsibilities and Submission Requirements:**

Proposers submitting a response to this Request for Proposals will be expected to address the following issues/topics in their written proposals and present them in the following order:

- (A) A written narrative describing the developer's vision of the project along with details on proposed use, specific end-use/tenant, compatibility with adjacent and surrounding neighborhood development, hours of operation, and parking demand.
- (B) Provide projected budget and demonstrate the ability to finance property acquisition and redevelopment costs. A letter from a qualified lending institution is preferred.
- (C) Submit a project timetable for the construction and completion of improvements. The Village would anticipate that the selected Proposer initiate design immediately with construction beginning upon completion of the design work.
- (D) Proposers must acknowledge their responsibility and ability to obtain any and all necessary zoning changes, variances, special use permits, building permits, certificates of occupancy, or other approvals from the Village of River Grove to accommodate or facilitate the development of this property. Acceptance of a sale contract by the Village Board of Trustees does not explicitly ensure approvals from other boards, commissions, or other governmental entities having appropriate jurisdiction over development of the property, and the Village specifically disclaims any such representation or understandings to the contrary.

**Proposer Qualifications:**

Submit information in the order listed below. Include only the information requested or directly related to the requested information in each section. If you feel additional information is necessary to support your qualifications, you may include it at the end of the required information in a section called "Supporting Data".

**(A) Management Summary**

Provide a cover letter indicating your desire to fully participate in this RFP process. Also, summarize the philosophy of your firm in providing your services. Finally, include a statement indicating your intention to enter into a contract with the Owner to deliver the project in the event that you are ultimately selected for award.

Identify a single point of contact and appropriate contact information. If the Proposer is a joint venture, all major participants shall sign the letter.

**(B) Team Experience**

List the experience your team has had in the last five years on similar projects. Identify the role that members of the proposed team played in each of the referenced projects and the date the projects were completed.

**(C) Key Personnel & Management Structure**

Provide the team's key personnel by position. Provide a brief resume on each key member of the team.

**(D) Development Team Qualifications and Organization**

Identify the full name, address, ownership and brief history of both the Architect and General Contractor. Identify the overall team qualifications to furnish design and construction services for this project.

Define the roles of the major participants throughout the project.

**(E) References**

Provide a listing of all similar projects done within the last five years.

For similar projects provide: Project Name, Architect, Contractor, Owner, dates of project, dollar value, contact person and phone number. The Owner intends to contact some or all of the references.

**(F) Supporting Data**

Include in this section data you think is significant to this project, but not included in any of the above sections.

**Proposal Evaluation Factors:**

The evaluation panel will include representatives of the Owner who are familiar with design and construction. There may also be legal or administrative advisors to the evaluators. The evaluation team will review the submittals to recommend the best development proposal to the Corporate Authorities. The selected Proposer will be notified by letter immediately after the evaluation panel completes its work.

**Evaluation Criteria:**

Selection for award of development rights for the Site will be based on the following criteria:

- (1) Quality of the Proposal and the Design: The development of the Site should complement existing structures and proposed developments as defined in the Grand Avenue Village Center Plan and in the River Grove TOD Plan. Both plans are available for review on the Village's website at: <http://villageofrivergrove.org/devplan.html>
- (2) Capabilities of the Proposer: i.e. existing projects, experience, etc.;
- (3) References: The character, integrity, reputation, judgment, and efficiency of the Proposer;
- (4) Proposed Use: A range of commercial uses are located in this area. The Village anticipates commercial development of the site that will generate a new source of retail sales-tax revenue.
- (5) Financial Position: The sufficiency of the financial resources and the ability of the bidder to execute the proposal.
- (6) Incentives: Government incentives or subsidies requested;

**Board of Trustees Consideration:**

Following the submittal deadline and consideration of the submittal packages received by the Village's Economic Development Director, Site Plan Review Committee, and Planning Group, the President and Board of Trustees will consider the approval of the best proposal. A copy of each submittal will be provided to the members of the Planning Group, and to the President and Board of Trustees.

After such approval, the Village and the approved Proposer will finalize the form of the redevelopment agreement to be entered into by the parties consistent with the terms approved by the President and Board of Trustees. The village staff shall prepare such redevelopment agreement and the President and Board of Trustees shall consider the final form of such agreement at a regularly scheduled meeting following such finalization.

**Good Faith Deposit:**

All submittal packages must include an earnest money deposit equal to 10% of the offer purchase price in the form of a cashier's check or certified check made payable to the Village of River Grove. Respondents may submit a letter of credit in lieu of the cashier's or certified check. Proposals submitted without the proper form of deposit or an insufficient dollar amount may be disqualified. Deposits will be returned to all non-selected respondents.

In the event a proposal is accepted, one-half of the deposit will be credited to the purchase of the subject property at closing and one-half will be retained by the Village until the appropriate zoning approval is completed in accordance with the terms and conditions of the Redevelopment Agreement executed by the Village and the selected respondent. The Village of River Grove will hold the deposit in a non-interest bearing account.

**Owner's Right to Reject Proposals:**

The Owner reserves the right to reject any or all Proposals and to re-solicit. The Owner does not guarantee that any contract will be awarded as a result of this RFP process.

The Owner reserves the right to seek clarification on any aspect of any proposal, and to remove from consideration any proposal which, in the Village's sole discretion, has deficiencies and which could not be rendered competitive without major revisions.

The Village reserves the right, at any time and in its sole discretion, to reject any and all proposals and/or to withdraw the RFP without notice. The Village and other participants in the selection process under this RFP will not be liable for any costs or damages incurred in connection with this RFP, including but not limited to the costs of preparing proposals, participating in any conferences, presentations or negotiations, any legal expense incurred, and any other costs, expenses, fees related to any such proposal.

**READ CAREFULLY:** By submitting a proposal in response to this request, a Proposer is certifying that:

- (A) It is not barred by law from contracting with the Village because of a conviction for prior violations of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating);
- (B) It is not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42. 1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village, Cook County, the State of Illinois, or the United States Internal Revenue Service;
- (C) It and any subcontractors shall provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580f 1, et seq.);
- (D) It and any subcontractors shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 512-101, et seq.); and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;
- (E) It and any subcontractors shall comply with the Americans with Disabilities Act;
- (F) It and any subcontractors shall comply with the Illinois Fair Employment Practices Act and the Illinois Prevailing Wage Act; and
- (G) It and any subcontractor shall comply at all times with all applicable federal, state, and county laws, ordinances and regulations, as well as with the River Grove Village Code, as amended, and any applicable Village rules, regulations, and policies.
- (H) All of the information provided in any proposal submitted is truthful and in good faith.



Village of River Grove

Request for Proposals for a Purchase and Development Agreement regarding Village-Owned Property located at 8359 W. Grand Avenue

Request to Register as a Respondent to this RFP and to Receive a Proposal Package for the "Grand and Thatcher Development" Project

I, \_\_\_\_\_, representing \_\_\_\_\_ formally request to be registered as a respondent to this RFP and further request a complete RFP Proposer Package.

My/Our Primary Contact Information:

Name \_\_\_\_\_ Title \_\_\_\_\_

Mailing Address \_\_\_\_\_

Primary Telephone \_\_\_\_\_ Secondary Telephone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Alternative Email Address: \_\_\_\_\_

Respondent/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

All questions, comments, and concerns regarding this RFP shall be addressed to the Village Primary Contact: Raymond Bernero, Economic Development Director E-mail: ed@vorg.us Cell: 708-878-4988

FOR VILLAGE USE ONLY: Registration received and RFP package delivered by: Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date Registration Received: \_\_\_\_\_ Time Received: \_\_\_\_\_