

# 101-109 S. Main Street Request for Proposals (RFP)

Lombard Village Board of Trustees  
Workshop Session

April 27, 2017

# 101-109 S. Main Street



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## Background:

Former DuPage Theatre site has been owned by the Village since 2000 (donated to Village from Big Idea Productions)

- 2.19 acres in total
- Zoning: B5
- Existing Use: vacant land, along with Village commuter lot
- Comprehensive Plan: (CBD) Mixed Use Community Commercial
- Downtown Revitalization Guidebook also notes interim land uses as well as a possibility for civic elements

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FIGURE 1.4b  
Site 1: 101 S. Main St Site | OPTION 1B

## » Description of Approach (1B)

The primary long-term development opportunity for this site is a commercial building. Other public/civic uses are encouraged as part of this commercial development or as a separate use. A public civic plaza/village green is also provided for community events, play areas for children, outdoor seating, or other uses. Parking would be divided into a surface lot and an underground structured garage. The new parking area will need to provide for 92 spaces to account for the redevelopment of the existing commuter parking lot.

Option 1B also supports the long-term redevelopment potential for the funeral home and commercial parcel to the south for additional commercial and/or civic space. The long-term potential of these two parcels depend on the property owners' intentions for the future use of their respective properties. Unless the property owners are willing to participate in a redevelopment effort, the existing funeral home and commercial uses will remain.

## » Site Data (1B)

Site Area	95,457 sq ft (2.19 acres)
Parcels	2 parcels
Commercial / Office	3-story building 60,000 sq ft (entire building) 20,000 sq ft (per story)
Commuter Parking	92 parking spaces needed
Civic Plaza	0.5 acres
Existing Uses	Vacant lot Commuter parking lot



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## Background

- In 2000s, past RFPs were undertaken to solicit interest in property/project
- Key focus upon restoration of DuPage Theatre and Shops
- Companion development on-site intended to generate additional TIF increment to offset renovation/restoration costs

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## Background

- 2006 – the life of the Downtown Lombard TIF was extended to 2024 (2023 tax year) through state legislation to provide for site redevelopment with ability to utilize/generate TIF increment
- TIF life extended Property not subject to reimbursement to other taxing bodies
- All future EAV increment will return to the TIF

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## Background

- Theatre razed in Spring, 2007
- Real estate market collapsed shortly thereafter
- Property regraded, landscaped, maintained by Village
- Parking lot retained for commuter parking purposes

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## Village Board Discussion

### Issues Introduced in 2013 Strategic Planning Session

- Keep or dispose of real estate (RFP/RFQ)
- Market timing issues
- Village ownership provides great opportunity to steer use and design
- Desirability for varying uses
- Impacts of development
- Downtown TIF District – desirability to incentivize development



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## **Village Board Discussion**

### **Raised in 2013 Strategic Planning Session:**

- Village Board directed staff to prepare a Request for Interested Parties (RFIP) to solicit interest levels for development
- Staff prepared RFIP, marketed opportunity, met with development community
- Met with Elmhurst regarding comparable project (Hahn Street development) to learn from their experiences

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## **Special Meeting of the Village Board (2015):**

- Village Board heard discussion by Tracy Cross & Associates regarding market considerations
- Presentation focused upon strength of multiple-family residential housing market
- No formal action/direction taken by Village Board

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## **2016 Actions:**

- Undertook two real estate market appraisals
- Undertook environmental testing activities, and
- Engaged in initial discussion efforts relative to development opportunities for the site

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## **Village Board – Options Available**

- Status Quo (Keep as a parking lot and green space)
- Issue RFP for Property to Solicit Development Proposals

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## **Desire to pursue a private development project**

- ❑ Implementation of Downtown Lombard Redevelopment Guidebook
- ❑ Puts property back on tax rolls
- ❑ Provides increment to Downtown TIF
- ❑ Can be a catalyst for new bricks & mortar development in the downtown

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## **RFP Policy Question 1 - Land Use Options (all or combination)**

- ❑ Apartment/Condominium Units
- ❑ Rowhouse/Townhome Units
- ❑ Retail Commercial Use
- ❑ Single-User Retail Commercial Use (with Retail Grocery Store preference)
- ❑ Multiple Tenant Commercial Uses (including offices, service uses and the like)
- ❑ Non-Traditional Uses (including civic use, open space, etc.)
- ❑ Other

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## RFP Policy Question 2 - Price Options

- No minimum asking price
- Set a minimum asking price of \$500,000
- Set a minimum asking price of \$1,000,000
- Other/To Be Negotiated

Note: As the property is within a TIF District, greater financial flexibility can be considered by the Village Board (i.e., the Board does not have to sell the property for at least 80% of the appraised value)

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## **RFP Policy Question 3 - Review Criteria**

- Seek the best market deal
- Set the best land use fit for downtown/community

Note: The draft RFP will identifies specific review parameters. This will be finalized prior to formal release



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## Action Requested by Staff

- Provide directions to the three questions
- Staff will prepare final RFP; begin marketing and outreach effort
- Goal: Issued by June 1