



Village of Lombard

Request for Proposals ***Draft for Discussion***

101 and 109 S. Main Street

April, 2017

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The information contained in this RFP is intended solely to provide general information on selected topics concerning the site. It does not and cannot address every issue or concern that may be associated with the site. Furthermore, the information contained herein is intended only as a guide to developers and/or redevelopment groups and said information should not be relied upon as the sole source of information in preparing a proposal for submittal to the Village of Lombard (the “Village”). The Village of Lombard makes no representations or warranties about the accuracy, completeness or suitability for any purpose of the information contained in the RFP or the attachments thereto. All such information and related attachments are provided for the convenience of the developer and/or redevelopment group only and may contain technical inaccuracies or typographical errors. By submitting a proposal, the developer and/or redevelopment group expressly agrees to hold the Village of Lombard harmless for all such inaccuracies or errors that may be contained in the RFP and from any subsequent damages that may result therefrom.

I. EXECUTIVE SUMMARY

The Village of Lombard is seeking parties in the purchase and redevelopment of two parcels in Downtown Lombard, at 101-109 South Main Street and consisting of approximately 2.19 acres.

The site is located in the Central Business District (zoned B5), south of the Union Pacific railroad tracks and the “core” downtown area. The Lombard Downtown Revitalization Project Guidebook identified the site as offering the most significant development potential in the downtown. The image and appearance of the downtown, and the need to sustain a pedestrian environment are key to continued success. Reinforcement of the connection with the “core” downtown is of paramount importance in the redevelopment of the subject properties.

This request is intended to identify qualified interested parties, design concepts and economic development plans for the site acceptable to the Village that advances the goals and concepts identified in the 2011 Lombard Downtown Revitalization Project Guidebook as well as those represented herein. The Village acknowledges that the ultimate design project is a collaborative effort and will work with the selected developer in a timely manner. This report and other relative information about the Village can be viewed at www.villageoflombard.org.

To be considered, interested parties should contact the Village as follows:

William Heniff, Director of Community Development
Community Development Department
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148
(630) 620-3599 – Office
(630) 620-8222 – Fax
heniffw@villageoflombard.org

II. INTRODUCTION

The purpose of this Request for Proposals (RFP) is to solicit and subsequently evaluate the interest of developers or redevelopment groups in working with the Village of Lombard, Illinois, to redevelop a highly significant redevelopment site, which is located within the heart of the Village's Downtown. The Village of Lombard is the owner of the subject property. Developers may also express an interest in submitting multiple proposals for this site, the details of which are discussed in greater detail in subsequent sections of this RFP.

Lombard

The Village of Lombard is a community with a strategic location (EXHIBIT 1). Situated just 20 miles west of Chicago's downtown loop, 18 minutes from O'Hare International Airport, and surrounded by major highways on all sides, Lombard is perfectly located within the Chicagoland area. Interstates 88 and 355 provide quick and easy access to downtown Chicago and surrounding suburbs, as well as to O'Hare International and Midway Airports. Convenient and plentiful Metra commuter trains cross Lombard and reach Chicago in less than 40 minutes.

Lombard is home to eleven public and six private elementary schools, two (public and private) secondary schools, Helen Plum Memorial Library, two museums, 18 parks, and over 2,000 commercial, professional and industrial businesses. The residential population of Lombard is approximately 43,395 persons within 10.5 square miles.

Downtown Lombard

The subject property is located within Downtown Lombard (EXHIBIT 2) and is within walking distance of Metra's commuter train station. The Village has made a significant investment to improve the Downtown streetscape, preserving the historical importance of the area. The geographical area of downtown Lombard, centrally located at the intersection of Main Street and St. Charles Road, is approximately 65 acres consisting of approximately 80 businesses. Previous studies have revealed that the current retail mix of goods and service providers are similar to that of neighboring downtowns however the proportionate number of these providers to the number of residents served are considerably less in comparison. Downtown Lombard has seen significant new business expansion in the last two years, with new sit-down restaurants and boutique retail shops. The perception of varied and numerous choices can influence the draw of visitors to the downtown whether these visitors are residents that are a five minute walk away, or nonresidents, driving/traveling by train from out of town. Numerous existing buildings and businesses have taken advantage of the Village's facade improvement program and retail business grant programs whereby costs for improvements to the property in the Downtown area are shared between the property owner and the Village.

The Downtown Lombard Market Analysis along with demographic details, the Downtown Lombard Revitalization Guidebook, Available Grant Programs and additional Lombard information is available at [Downtown Lombard Information](#) web page.

III. PROJECT SITE CHARACTERISTICS AND DESCRIPTION

The subject property consists of two parcels totaling approximately 95,457 square feet in area with 345' of frontage along Main Street, 260' of frontage along Parkside Avenue, 427' along the eastern end of the property, and approximately 250' along the southern end of the site. The majority of the site is vacant with a commuter parking lot consisting of 92 parking stalls (EXHIBIT 3).

Transportation and Access

The subject property is addressed at 101-109 S. Main Street and specifically located at the southeast intersection of Main Street and Parkside Avenue, directly south of the Union Pacific/Metra Rail Line and one (1) block south of the intersection of Main Street and St. Charles Road, two major crossroads within Downtown Lombard. Main Street is an existing four (4) lane arterial route which runs from Route 38 (Roosevelt Road) on the south to Illinois Route 64 (North Avenue) on the north, directly bisecting the Village. St. Charles Road is a two (2) lane roadway extending from Bellwood on the east to Carol Stream on the west.

Traffic counts from 2012 provided by the Illinois Department of Transportation show that approximately 17,100 cars travel along Main Street between St. Charles Road and Parkside Avenue on a daily basis. On St. Charles Road, traffic counts indicate a daily traffic volume of approximately 14,400 vehicles passing through the Downtown area. Traffic counts are highest during the morning and evening rush hours.

Access to Lombard is readily available from North Avenue (Illinois Route 64) and Roosevelt Road (Illinois Route 38) which have full interchanges onto the Veteran's Memorial Tollway (Interstate 355). Access to the Tri-State Tollway (Interstate 294), Eisenhower Expressway (Interstate 290), and the Reagan Memorial Tollway (Interstate 88) is also excellent. Illinois Route 53 and Butterfield Road (Illinois Route 56) are also located in the Village. Lombard is located approximately ten (10) miles southwest of O'Hare International Airport.

The Lombard Metra Station is located just south of the intersection of Main Street and St. Charles Road, in the heart of Downtown Lombard, and provides service to and between Downtown Chicago and Elburn. Daily ridership is over 1,200 persons, and it is a forty-minute commute to Chicago's Loop. Since the Metra tracks are built on an overpass, commuter trains do not interfere with roadway traffic in Downtown Lombard.

Surrounding Land Uses

The subject property is surrounded by single family residential uses to the east; mixed-use development with a funeral home, mixed-use apartment/commercial building, commercial uses to the south; the Edward Elmhurst Memorial Lombard Health Center and other commercial development to the west and Parkside Avenue and the aforementioned railroad tracks to the north.

Utilities

The subject site is served by the Village of Lombard for all traditional municipal services. Adequate potable water, storm sewer and sanitary sewer systems are in place and accessible within the anticipated development project area. A map of the municipal utilities are shown in EXHIBIT 4.

IV. MARKET FACTORS/DEVELOPMENT FEASIBILITY

A Downtown Lombard Market Analysis was completed in 2010 by Houseal Lavigne & Associates. This study, which is considered to be helpful background information for applicants during the RFP process, is available on the Village's web site <http://www.villageoflombard.org/DocumentCenter/Home/View/2631>

V. LAND USE PERMITS AND PROPERTY DEVELOPMENT

The Village has in place development regulations which are similar to those found in other nearby Chicago suburban communities. All developers will be required to go through normal land use and building permitting procedures and will be required to meet all existing Village land use and building code requirements unless specific variances are granted as provided for in the Municipal Code. The selected developers will also be responsible for payment of any requisite utility connection fees, building permit fees or and other requisite or applicable fees assessed by other governmental entities.

Applicable Codes

Lombard codes can be found on the Village's website at www.villageoflombard.org. The following development codes are applicable within the Village include, but are not limited to:

- 2012 International Building Code
- 2012 International Residential Code
- 2015 International Energy Conservation Code
- 2012 Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Property Maintenance Code
- 2011 National Electric Code
- 2014 Illinois Plumbing Code
- 2012 International Fire Code
- NFPA 13-2010 Fire Sprinkler Code
- NFPA 72-2010 Fire Alarm Code
- NFPA 101-2009 Life Safety Code
- 1997 Illinois Accessibility Code
- 2010 ICC/ANSI A117.1 Standard for Accessible & Usable Buildings & Facilities
- Accessibility Requirements of Fair Housing Act
- Lombard Municipal Code Chapter 150: Building Code
- Lombard Municipal Code Chapter 155: Zoning Ordinance
- Lombard Municipal Code Chapter 154: Subdivision & Development Ordinance
- Lombard Municipal Code Chapter 153: Sign Ordinance
- Lombard Municipal Code Chapter 151: Flood Control
- DuPage County Stormwater and Floodplain Ordinance

The developer expressly agrees that any submitted proposal and subsequent work performed shall at all times comply with and observe all federal and state laws, local laws, ordinances, and regulations.

Zoning

The subject property is zoned B5 Central Business District. Permitted uses for first floor tenant spaces fronting Main Street, with a minimum depth of 50', shall be limited to the uses listed in EXHIBIT 5. Section 155.418 - *B5 Central Business District* of the Lombard Zoning Ordinance shall govern the remainder of the subject property, including use of any upper level floors.

Refer to Section 155.418 of the Lombard Zoning Ordinance for information regarding the B5 Central Business District. The Lombard Zoning Ordinance is available online at www.villageoflombard.org.

Note: The Village is willing to consider some flexibility at various levels in order to achieve the most beneficial reuse of the site. This ability to be 'flexible' may include reviewing existing restrictions in terms of zoning, building height, bulk, etc. or even establishing a planned development. It will be the Applicant's responsibility to secure any and all zoning relief actions and all other approvals that may be required. However, the existing restrictions will require following the necessary approval processes and those approvals sought from the Village cannot be guaranteed at this time.

In addition to the underlying zoning provisions, the Village Board offers the following supplemental considerations pertaining to the type of development are sought for the project as follows:

(Provisions will be added after workshop session based upon the Village Board Discussion of Policy Question 1)

VI. VILLAGE DEVELOPMENT OBJECTIVES & REQUIREMENTS

The following themes are an integral part of the Village's plan for redevelopment of the subject property.

Quality Design

- Architecture and urban design are especially important at this location. The project design must be characterized with visual interest by high quality design, materials, and site amenities. The project shall support and enhance the Village's ongoing efforts to create and expand the exciting and distinctive shopping and living environment within Downtown Lombard. EXHIBIT 6 shows examples of construction activity in the Downtown Lombard area since 2000. There is no single "architectural theme" for the downtown. In fact, it is the Village's hope that a variety of buildings and architectural styles continue to be a part of the downtown. The various styles should be

brought together by a unified image. Unifying elements can include masonry construction, possibly arcade bases, sloping roofs, and a pedestrian orientation (walkways, courts, or other gathering points). Specific building materials associated with an established regional or national retailer can also be considered. Companion accent elements such as fabric awnings, gooseneck lighting, historical signage elements, consistent with the 2011 Downtown Lombard Redevelopment Guidebook, can be favorably reviewed.

- Buildings should be placed at the property line in order to enhance the pedestrian atmosphere of the downtown. Taller building elements should be located in such fashion as to lessen the impact to surrounding residential uses.
- The development must be complimentary to the residential land uses on the east side of the property site. Mechanical equipment must not be visible or must be heavily screened from public view on all sides. Signage, lighting, awnings and canopies for the development should be consistent in design and placement.
- Projects should provide attractive, well-landscaped frontages along all public streets, and adequate screening and buffering around parking and loading areas.
- Plans should include gateway areas and unified streetscape elements, including lighting, benches, graphics and brick paver sidewalks that are in keeping with the Village's streetscape program. Signage should blend with the development and complement its architectural character.
- Public art that enhances the appearance of the area and supports its pedestrian character is encouraged in the area. It is expected that any public art installation would provide unique character to the area and could brand the area as a gathering place. Public art could be in the form of sculpture, monuments, fountains, and murals.
- The parking design element is considered critical to maintaining the pedestrian character of the downtown. Requisite parking must be readily accessible and should be located in the rear or at the side of buildings. Parking fields located out in front of buildings, indicative of strip center development, is not acceptable.
- Sufficient off-street parking should be provided to meet the demand of the proposed land uses.
- Downtown Lombard is a pedestrian-oriented environment. The development plan must take into consideration the pedestrian experience as it relates to, but not limited to, building scale, lighting, windows, signage, landscaping and other tangible elements.
- The development plan can address the opportunity for an interactive, high quality open space. Incorporating interactive public open space which encourages social interaction, civic engagements and outdoor enjoyment that creates a civic or passive use space for the Downtown area is desired. The Village anticipates that the planned improvements of existing plazas and the additional public open space for this development must be visible, inviting and will produce viable options for pedestrians to visit, gather and interact with others, and are to include seating and lighting. These concepts are discussed within the 2011 Lombard Downtown Revitalization Project Guidebook.

- The Village supports efforts to incorporate environmentally sensitive and sustainable components into development plans and has adopted a Sustainability Framework. A copy can be found at <http://www.villageoflombard.org/documentcenter/view/2792>
- The Village has adopted the DuPage County Stormwater and Floodplain Management Ordinance and local amendments and will work with prospective developers to guide them through the engineering review processes. Plans should identify methods for addressing stormwater management issues.
- While final architectural and engineering plans are not required, the design concept should be in sufficient detail to evaluate the design elements and features that are expected to be incorporated into the proposed development project. A plan should be included which shows such designation as any proposed streets (public and private), all buildings and their use, common open space, parking areas, service areas and other facilities to indicate the character of the proposed development. Specific information should include:
 - Layout of driveways and pedestrian ways showing right-of-way and pavement widths.
 - Proposed building setback lines, indicating dimensions.
 - Areas other than street right-of-way intended to be dedicated or reserved for public use and the approximate area of each such area.
 - Architectural, landscape and site lighting concept plans, preliminary sketches and renderings for all principal buildings submitted in sufficient detail to permit an understanding of the style of the development.
 - Building height. The vertical distance from the base grade to the average height of a flat, mansard or gambrel roof or the mid-point of a hip or gable roof.
 - Parking concept plan indicating the total number of covered spaces, open area spaces, and retail spaces.

VII. SPECIFIC REDEVELOPMENT PROJECT PROVISIONS

In addition to any other regulations and provisions, the Village offers the following specific goals to be achieved as part of the RFP process.

- 1) Both single and multiple redevelopment submissions can be made. However, if multiple submission as are desired, they should be submitted independently of each other.
- 2) The Village also encourages the submission of viable market – driven projects for the entire site.
- 3) The Village seeks a financially sound development project for this high profile and prominent site. The development proposal should be comprehensive in nature, and not contemplate a phased or piecemeal approach to completing the project, or incorporate a contingent phase based upon a successful initial phase of development.
- 4) High priorities on the part of the Village for this site includes *(to be finalized after workshop session)*.
- 5) Uses deemed unacceptable to the Village include *(to be finalized after workshop session)*. Additionally, any potential reuse which would impact negatively on the neighboring residential

area, in the Village's discretion, would not be acceptable to the Village. Adequate requisite screening buffering of any proposed uses would be mandatory.

- 6) The Village has anticipated that all developers and/or redevelopment groups selected will initiate negotiations directly with the Village and will coordinate the redevelopment of the subject property required for redevelopment purposes. If additional parcels are required, the developer must state so in its proposal.
- 7) The Village has a strong desire to participate in a project with a development entity and with any tenant users who possesses the ability to make a long term commitment to the site.

Proposals should be presented either separately or contain specific sections for each redevelopment alternative since it is the Village's intention to review each redevelopment proposal individually and to select developers based upon analysis of any proposed redevelopment alternatives for the site. The Village also reserves the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of the proposal, and to waive any technicality in any proposal submitted. In addition, the Village may choose to accept any part of a proposal or two (2) or more different proposals as the Village deems necessary and/or appropriate. The Village also reserves the right to allow only a portion of the site to be developed. If contract negotiations cannot be concluded successfully with the chosen developer and/or redevelopment group, the Village may negotiate a contract with any other developer and/or redevelopment without notice and without re-advertising for proposals.

VIII. VILLAGE OF LOMBARD PARTICIPATION

The redevelopment of these properties is critical in the Village's efforts to expand the Central Business District image of Lombard. The Village has implemented gateway improvements with Village signage and sidewalk improvements throughout the downtown, and created Village owned and maintained public parking lots to assist in these efforts. The Village has participated in past public/private partnerships within the Downtown and understands that inducements may be required in order to successfully redevelop the site identified within this RFP. The Village will carefully evaluate developer requests for direct Village involvement and/or financial inducements on a case-by-case basis and make individual decisions regarding the type and extent of Village involvement and/or financial inducements that will be extended to individual redevelopment projects.

The site is in the Village of Lombard Downtown Tax Increment Financing (TIF) District. This Downtown TIF District was initiated in 1989 and has been extended to 2024. The development site is within the Downtown Tax Increment Financing District and as such the Village of Lombard can use available funds to facilitate projects that meet the objectives of the TIF redevelopment plan. Funds from the Downtown TIF are used to reinvest in the Downtown TIF area, as well as for enhancing the current amenities. The sale of Village-owned property and any companion Development Agreements will be in conformity with the TIF Statutes, if applicable.

Sale/Purchase Price

The Village is supportive of development projects that will enhance Downtown Lombard, the community as a whole and which meet the representations contained within the RFP. Any submitted development proposals should state a threshold cost they are willing to pay. See incentives section below for other

factors related to reimbursements the Village may consider, if applicable and warranted. No brokerage fees will be paid.

(Additional text will be added after workshop session based upon the Village Board Discussion of Policy Question 2)

Incentives

As this property is located within a TIF District, the Village can “think outside the box” in relation to an applicant’s possible incentive need. This allows the Village to expound upon existing incentive programs should an applicant have such a need to make a project viable. The Village has established grant programs that an applicant may wish to use, if applicable and warranted.

The Village has also an established [Economic Incentive Policy](#) that may be used in conjunction with the real estate redevelopment and/or any grant programs in order to facilitate the “right deal”.

An applicant wishing to utilize a new or existing incentive as part of their proposal should first discuss their interest with Community Development Director William Heniff, prior to submittal so the desired incentive parameters are properly articulated when the proposal is submitted.

Remediation & Costs

This parcel previously had an underground petroleum storage tank located on the premises. The Village has undertaken investigation and remediation efforts and will provide any interested party with any relevant data in the Village’s possession pertaining to said clean-up efforts upon request. The Village can also provide the results to soil boring and testing activities completed in 2016. Any requisite soil remediation or removal costs associated with the project may be worthy of an incentive as part of the redevelopment request.

The Village will work with the developer to re-locate and/or bury utilities to complement the proposed development. The developer must notify the Village of their proposed plans as soon as possible in their design phase, so as to allow the Village time to plan and review infrastructure improvements.

Any proposal in which public incentives may be necessary must include detailed rationale for such requests. Such basis for any incentive will take the form of a gap justification, and the provision of a 10-20 year pro forma, summary of sources and uses, and an identification of extraordinary costs associated with the proposed development is hereby requested. The Village reserves the right to request additional items to provide a basis for an inducement.

IX. PROPOSAL PROCESS

Proposals should be submitted at the Community Development Department in the Lombard Village Hall, 255 E. Wilson Avenue, Lombard, IL. Submitted items must include:

- Project narrative discussing the details of the proposed project and how the project relates to the various adopted city documents discussed herein
- Development team and experience
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site. Said narrative shall also include any prospective retail commercial commitments the developer may be able to

- secure as part of the development entitlement process through a specification development or build-to-suit options.
- Offering Price, Financing Strategy, and any requests for aid in financing or cost reimbursal needs.
 - Project Schedule

(Additional language pertaining to the proposal and evaluation processes will be added after workshop session based upon the Village Board Discussion of Policy Question 3)

Developers must submit ____ copies of their proposals on or before 4:30 p.m., _____, _____, 2017, at the office of:

William J. Heniff, AICP
Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60148

Proposals submitted in response to this request should be reasonably detailed and informative. The Village will consider these proposals in their entirety. After review of the proposals, the Village will narrow its focus to a lesser number of proposals and potentially request selected developers and/or redevelopment groups to submit more detailed plans and/or refine their original proposals.

Proposals should be presented in a standard 8-1/2" x 11" format to facilitate review and reproduction (11" x 17" graphics folded into the proposal will be acceptable). The contents of each proposal must include the following:

- 1) Proposed Use Mix – A project description and site plan should be provided. The proposal should delineate the anticipated use or mix of uses and their relative magnitudes. Proposed types of commercial tenants or uses can be identified at this stage; however, if not directly identified, the type of commercial tenant proposed and marketing strategy should be clearly detailed. If the proposal is for a specific tenant or tenants and that information can be revealed to the Village at this time, it should be included in the proposal.
- 2) Design Concepts – The proposal should indicate how the development will be designed and implemented in a manner that will enhance the attractiveness of the area and be compatible in terms of scale and overall character. The design professionals to be utilized on the project must be identified, along with evidence of their experience and skills, particularly on similar projects. At this stage, the credibility of the design team is more important than actual architectural schemes. The proposed design can be presented in a selected number of concept sketches with accompanying narrative.

Items to be addressed must include, but should not be limited to: basic mass and height relationships, both within the development and in contrast to existing uses within the Downtown;

functional flows of pedestrian and vehicular traffic by types (tenants, customers, deliveries, etc.); and overall architectural style.

- 3) Developer and/or Redevelopment Group – The proposal should contain information establishing that the submitting party or parties are bona fide developers with the financing and track record to ensure project implementation. Because of the scale and complexity of the proposed redevelopment project, it is important for the Village to ensure that it has a quality partner.

A statement is required describing the names, experience and anticipated level of participation of all persons and firms which are to be primarily associated with the developer and/or redevelopment group. If a managing operator is contemplated, similar information about his or her experience and background should be provided. It is understood that at this time it may be impossible to list all investors and other specialized people who may be needed to complete the project if the proposal is selected by the Village.

- 4) Financing the Development – A statement is required which details the proposed method of financing the development, including evidence satisfactory to the Village Board that both interim (construction) and permanent financing sources have been contacted or obtained with favorable results, and that the members of the redevelopment have the financial capacity to successfully carry out the project. Any other tangible evidence of marketability of the development should be included. Please also note that a performance bond will be required of the selected developer/redevelopment group as part of any redevelopment agreement with the Village.

- 5) Desired Incentives – The proposal should describe what assistance (if any) from the Village of Lombard is necessary in order to make the redevelopment feasible. All incentives available through the Tax Increment Allocation Redevelopment Act as well as others contemplated by the redevelopment group may be considered and should be included in the proposal.

Requests for Village assistance shall clearly outline how that potential assistance will fit the needs of the total redevelopment package. Sufficient supporting information including, but not limited to, estimated project costs and preliminary pro forma should be supplied. This information must demonstrate that the requested assistance is justifiable to permit the proposed redevelopment to be accomplished at competitive fair market costs, which will not create any unreasonable burdens for the Village of Lombard. It is anticipated by the Village that any local incentives or inducements granted will be financed either by the property tax increment created by a site redevelopment or additional sales taxes generated by the retail user. Any additional County, State or Federal incentives or inducements sought and a planned method for securing such funds, would need to be identified, particularly if Village approvals are required for application of such funding sources.

The Village of Lombard does not guarantee that any inducements will be granted in connection with this RFP process and ultimately, with a selected development entity.

- 6) Benefits/Impacts to Community – The proposal should provide a summary which describes the economic and qualitative benefits to be realized from this project.

Developers are expected and encouraged to raise any questions, exceptions, or additions they have concerning the RFP document. If a developer discovers any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP, it should immediately notify the Village (William Heniff) of such error and request modification or clarification of the RFP document.

Developers should generally plan on a three (3) to six (6) month land use permit entitlement time frame, although projects can take somewhat longer if significant planning, engineering or building code issues arise during the review process.

In order to clarify this proposal and to answer questions posed by prospective developers, the Village will hold an informational meeting at _____ p.m. on _____, _____, 2017. The meeting will be held in the Community Room of Lombard Village Hall. Developers and/or redevelopment groups need not be present at this meeting to submit a proposal; however, it is anticipated that there will be a number of questions that will be asked and answered by appropriate Village officials during this session.

X. EVALUATION PROCESS

The following criteria (not necessarily in priority order) are to be considered by the Village as part of evaluation of the proposal(s) being requested:

- 1) Development group qualifications, including experience with projects of related scope, nature and complexity specifically including prior experience in working with municipalities particularly within downtown and historically significant locales.
- 2) Demonstration by prospective developers that commitments are either in place or can be readily established to deliver tenants that meet the stated goals of the Village Board as it pertains to retail commercial uses.
- 3) Financial capability of the group or individual partners is a key concern and will be thoroughly reviewed before developer selections are made.
- 4) Project economics, consistent with a quality reuse of the redevelopment site, and which benefit the Downtown and overall community.
- 5) Design proposal including site utilization. The Village will be looking for creative, yet proven strategies to maximize the potential of the available development and/or redevelopment site.
- 6) Extent of public sector investment required to successfully implement the project.

The 'Evaluation Team' for review of the proposals will consist of the Village staff, Village Counsel, Members of the Economic and Community Development Committee (ECDC), any specialized consultant firms need by the Village to review the project, and the Village of Lombard Board of Trustees.

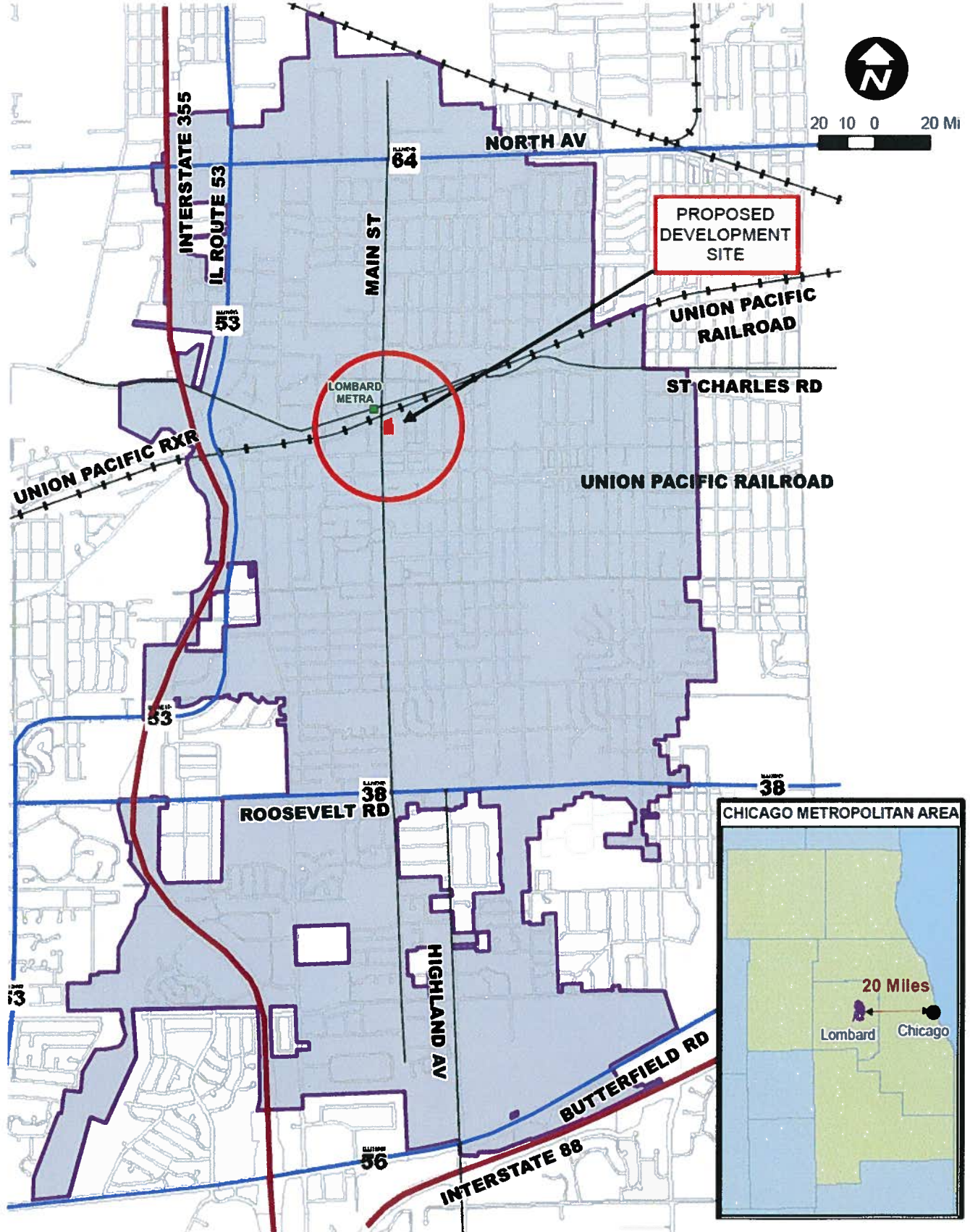
Village staff, along with its identified consultants and advisors, will review the proposals for compliance to the RFP requirements, upon which findings and recommendations regarding the selected developer(s) and/or redevelopment group(s) will be forwarded to the ECDC. The ECDC will consider said recommendation, request any additional information, and then present its own recommendations to the Village Board for final consideration.

The Village reserves the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of the proposal, and to waive any technicality in any proposal submitted. In

addition, the Village may choose to accept any part of a proposal or two (2) or more different proposals as the Village deems necessary and/or appropriate. The Village also reserves the right to allow only a portion of the site to be developed. If contact negotiations cannot be concluded successfully with the chosen developer and/or redevelopment group, the Village may negotiate a contract with any other developer and/or redevelopment without notice and without re-advertising for proposals.

VILLAGE OF LOMBARD, ILLINOIS

EXHIBIT 1





NOT TO SCALE

EXHIBIT 2

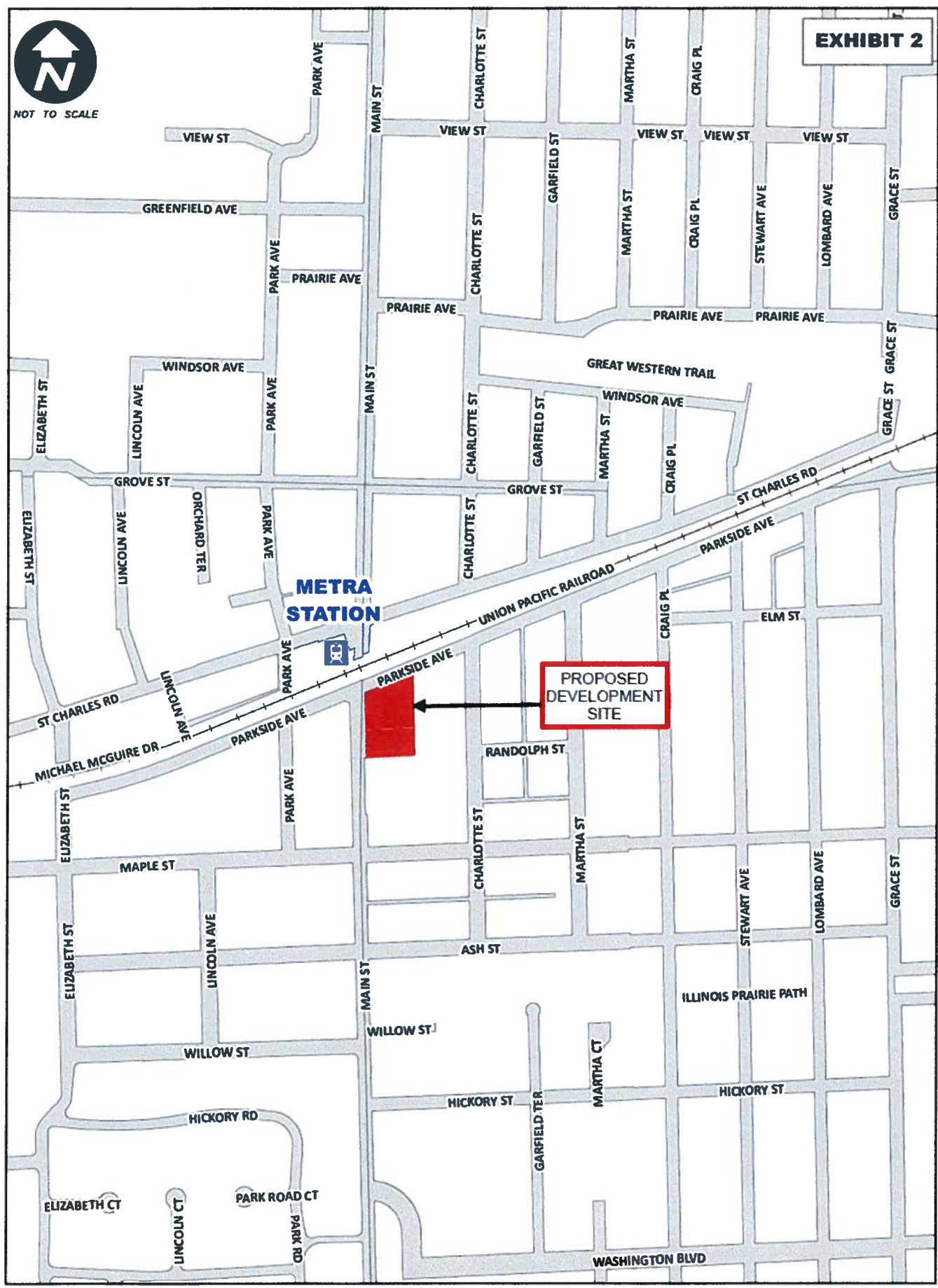
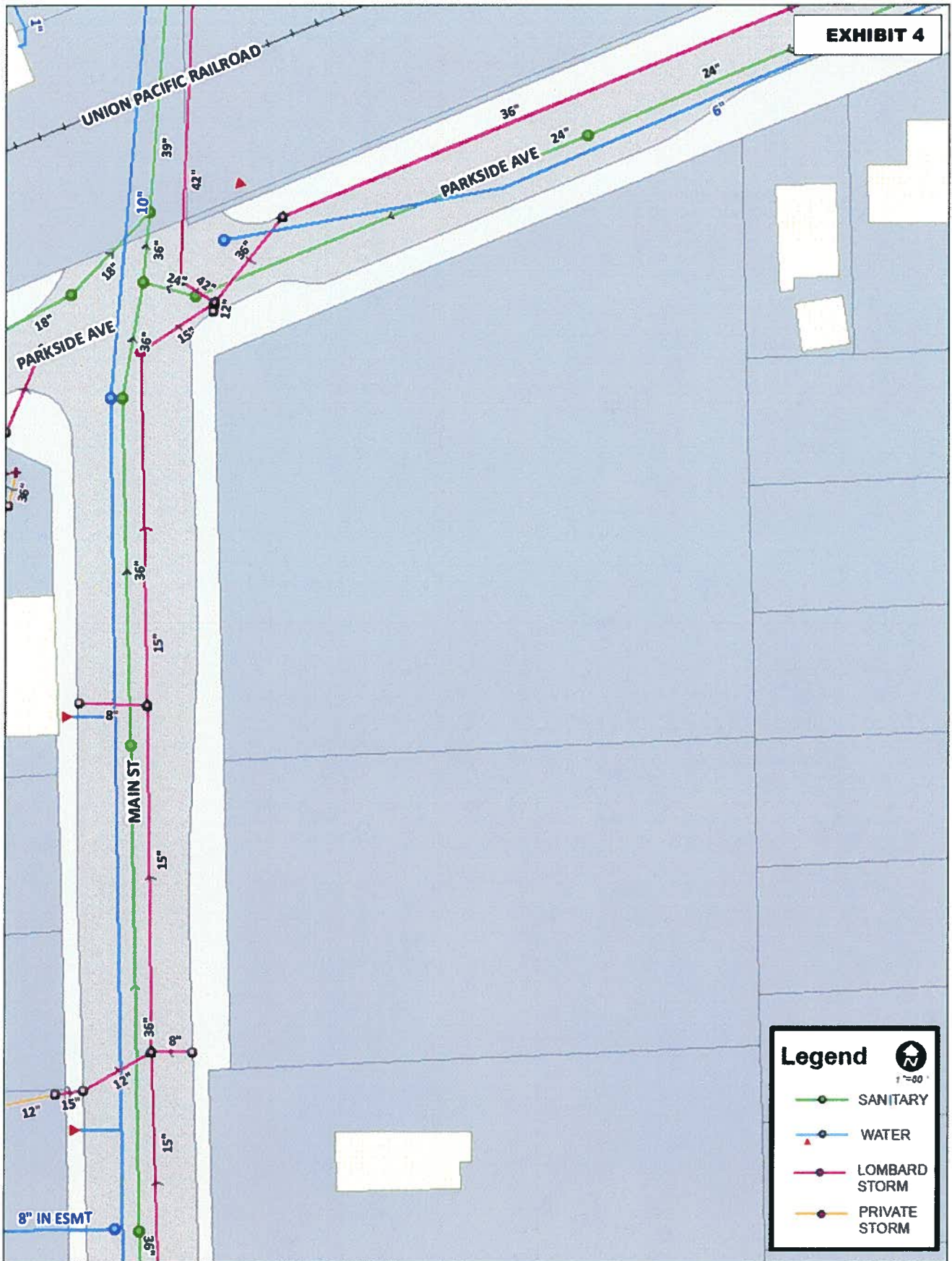




EXHIBIT 3

95,457 TOTAL SQUARE FEET (2.19 ACRES)

EXHIBIT 4



**Selected List of Permitted/Preferred Uses for 101 South Main Project
(First Floor Tenant Spaces on Main Street Frontage Only)**

(Excerpted from Section 155.418/155.415/155.413 of the B5/B3/B1 Zoning Ordinance)

Permitted Uses:

Antique Shops
Art and school supplies
Art shops or galleries (not including auction rooms)
Bakeries, retail
Banks and financial institutions
Barber/beauty shops
Bicycle sales
Book and stationery stores
Business machine sales
Camera and photographic supply stores
Candy and ice cream shops
Carpet and rug stores, retail sales only
China and glassware stores
Closet and storage organizer stores
Clothing and wearing apparel establishments
Coin and philatelic stores
Compact disc, record and sheet music stores
Computer hardware and software sales and services
Department stores
Drug stores
Dry cleaning establishment with provisions
Dry good stores
Dwelling units, located above the first floor, provided: at least 50% of the square footage of the building footprint on the ground floor is devoted to permitted/approved conditional uses
Electrical and household appliance stores, including radio and television sales
Florist
Food store, grocery stores, meat markets and delicatessens
Furniture stores and interior decorating shops, including upholstery when part of retail operations and secondary to the principal use
Furrier shops
Garden supply, tool and seed stores
Gift shops
Gymnasiums
Hardware stores
Health services and weight reduction services
Hobby shops
Home improvement store and showrooms
Hotel and motels

Jewelry stores, including watch repair
Lauderettes, automatic, self-service only or hand laundries
Learning Centers, with no outdoor equipment
Leather goods and luggage stores
Locksmith shops
Mail order, catalog stores
Medical supply stores
Motor vehicle accessory stores
Musical instrument sales
Office supply stores
Offices including business, professional, non-profit and government
Outpatient medical and dental offices and clinics
Paint, glass and wallpaper stores
Pet grooming services (not including animal hospitals or overnight visits)
Post Office and parcel packing and shipping establishments
Pet shops
Photography studios and picture framing when conducted for retail on premises only
Printing and duplicating services
Repair, rental or servicing of any article, the sale of which is a permitted use in the district
Restaurants, excluding entertainment and dancing
Second hand stores and rummage shops
Sewing machine sales and service-household appliances only
Silk screening services
Sign printers
Shoe stores
Sporting goods stores
Tailor shops and custom dressmakers
Tanning salon
Theater, indoor
Ticket agencies, amusement
Tobacco shops
Toy shops
Travel bureaus and transportation ticket offices
Variety shops
Video tapes, sale and rental of, electronic game cartridges and similar items
Accessory uses, incidental to and on the same zoning lot as a principal use

Conditional Uses:

Cultural facilities/institutions
Restaurants, with entertainment, dancing and/or amusement devises
Taverns and cocktail lounges
Convention Halls
Liquor stores, packed goods only

EXAMPLE PHOTOS OF QUALITY ARCHITECTURE

