




## MEMORANDUM

**TO:** Trustee Bill Johnston, Chairperson  
Economic and Community Development Committee

**FROM:** Jennifer Ganser, AICP, Assistant Director of Community Development 

**MEETING DATE:** May 8, 2017

**SUBJECT:** **101-109 S. Main Street Property**

Since the Village of Lombard acquired the property at 101-109 S. Main Street in 2000, the property's status and disposition has been of utmost importance to many residents. With an improved economy and a general consensus to undertake actions that would provide value to the community, staff sought direction from the Village Board on April 27, 2017 relative to the property.

However, to bring the property to market, a process needed to be established such as issuing a formal Request for Proposals (RFP) for the property. At the April 27<sup>th</sup> meeting staff sought answers to three questions for guidance in drafting a RFP.

### **QUESTION 1: PREFERRED LAND USES**

Staff compiled a list of potential land uses from residential to commercial to non-traditional space. The Board agreed on a single-user retail commercial use (with retail grocery store preference). This will be noted in the RFP and only developments for a retail grocery store will be reviewed.

### **QUESTION 2: PRICE**

The Board agreed to not set a minimum price in the RFP. Respondents will be asked to offer a price and the Board will review that along with other criteria.

### **QUESTION 3: REVIEW CRITERIA**

The Board agreed to seek out the best land use fit for the downtown and community. A lower asking price with a high quality development would be preferable to a higher asking price and a lower quality development.

Having answers to the above three questions, staff will seek to engage the development community and any directly applicable retail entities in a formal outreach effort. This effort is anticipated to start around June 1, 2017 with proposals being requested back to the Village after approximately ninety (90) days (subject to further advance research efforts).

### **COMMITTEE ACTION REQUESTED**

No action is requested. This item is for information and discussion purposes.