




## MEMORANDUM

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

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** February 12, 2018

**SUBJECT:** **UPDATE REGARDING 101-109 S. MAIN STREET PROPERTY**

As the Economic and Community Development Committee (ECDC) is aware, in April, 2017 the Village Board directed staff to pursue redevelopment options through a Request for Proposals (RFP) process for a single tenant grocery store on the 101-109 S. Main Street property. The Village did not receive any proposals for the site based upon the aforementioned criteria.

Following up from the November 30, 2017 Special Meeting of the Village Board which was held to discuss the Village's overall Strategic Planning efforts, the Board provided specific direction regarding the desired steps relative to the property, as follows:

1. The Village Board would still like to see the property sold for a private redevelopment that generates property taxes. This narrative is important as the desire is to get the property back on the tax rolls and generating equalized assessed value (EAV) for the Downtown Lombard TIF District in its final years of existence.
2. The Village should re-issue a new RFP to provide for any viable private redevelopment use. This option would let the private market dictate the land uses of the development, subject to general Village Code provisions and the underlying Zoning Ordinance requirements. Examples could include restaurants, retail, offices, and/or above ground floor residential uses. The full scope and parameters will be a part of the formal RFP process.
3. Once proposals are submitted, the Village will then determine which projects merit further consideration following the process identified in the RFP. The Village would then initiate negotiations regarding the specific development proposals. The "best-deal" provisions would still be applicable.

To meet these directives, staff released an amended RFP on February 1, 2018, consistent with the representations offered by staff at the December ECDC meeting. To get maximum coverage on the latest effort, staff also communication efforts as follows:

1. Staff met with the Lombard Area Chamber of Commerce and Lombard Town Centre to let them know about the upcoming efforts;
2. An informational letter was sent to commuter parking lot permit holders informing them of the latest efforts;
3. Staff informed the abutting commercial property owner (Brust Funeral Home);
4. We will send an informational letter to the abutting neighboring residential property owners;
5. We updated our portal with the updates and the new RFP;
6. We sent out a blast to everyone who has contacted us in the past letting them know of our new efforts. Additional parties that would not have been a part of the initial RFP are also added;
7. The Village also issued a Press Release on the February 1 release date; and
8. Staff prepared a “Do’s & Don’ts” memo for relevant officials.

**ACTION REQUESTED**

This memorandum is offered for informational purposes. Staff will keep the ECDC abreast of any additional actions on the amended RFP process as the Committee will ultimately play a recommending role in the review of any submitted proposals.