

# Madison St. Oak Park

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**Request for Proposals**  
Village Owned Parcel

710-728 Madison Street  
Oak Park, Illinois



**Proposal Due Date**  
**October 12, 2016**  
**3:00 pm**

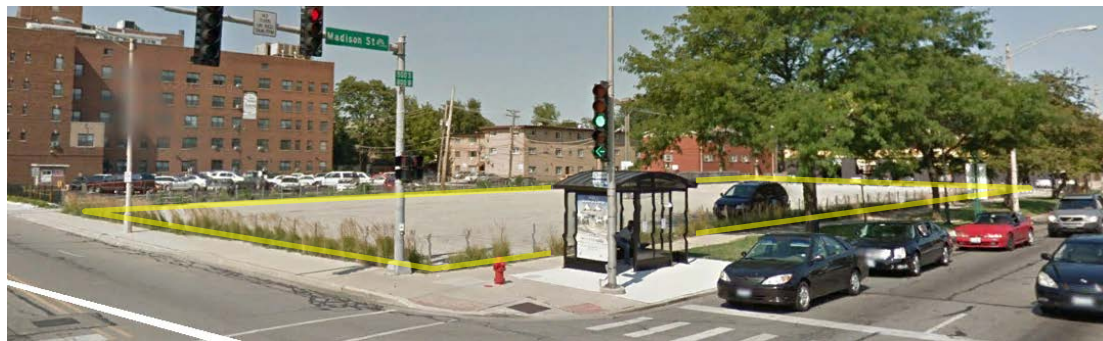




## About the Site

710-728 Madison Street is located in the quickly developing Madison Street Tax Increment Financing (TIF) district of the Village of Oak Park (“Village”) and offers great proximity to area shopping, dining and transportation hubs.

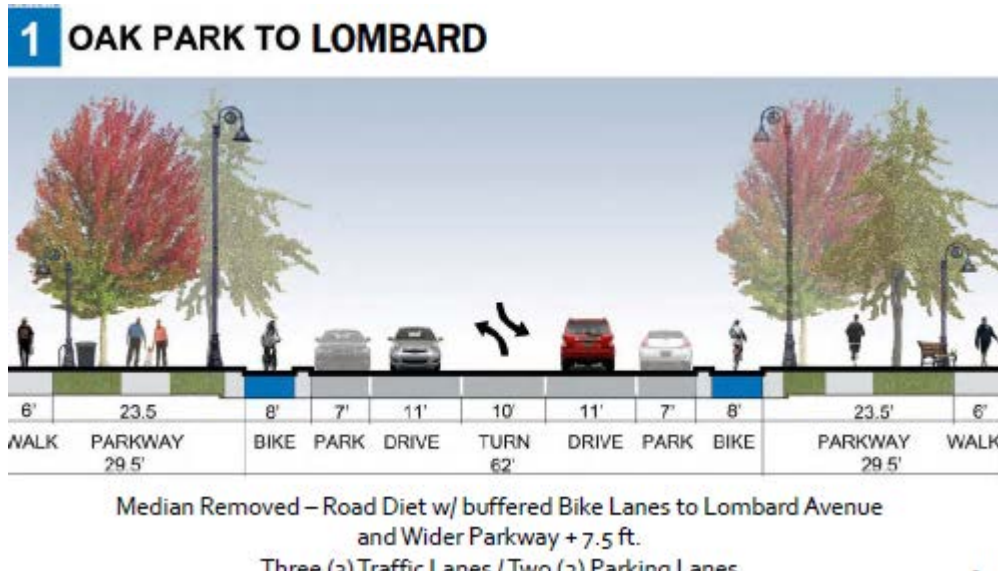
The Village owned parcel totals approximately 33,750 square feet and is located on the NE corner of the Madison Street and Oak Park Avenue intersection. The Village considers this to be a premier site in Oak Park and **expects** that its redevelopment will rejuvenate and catalyze new investment throughout the corridor.



Location	710-728 Madison St, Oak Park
Land Area	Approximately 33,750 SF
Zoning	MS Madison Street District
Traffic Count	21,000 ADT
Demographics	Pop. Density: 11,000/sq. mi. Avg. HH Income: \$112,000

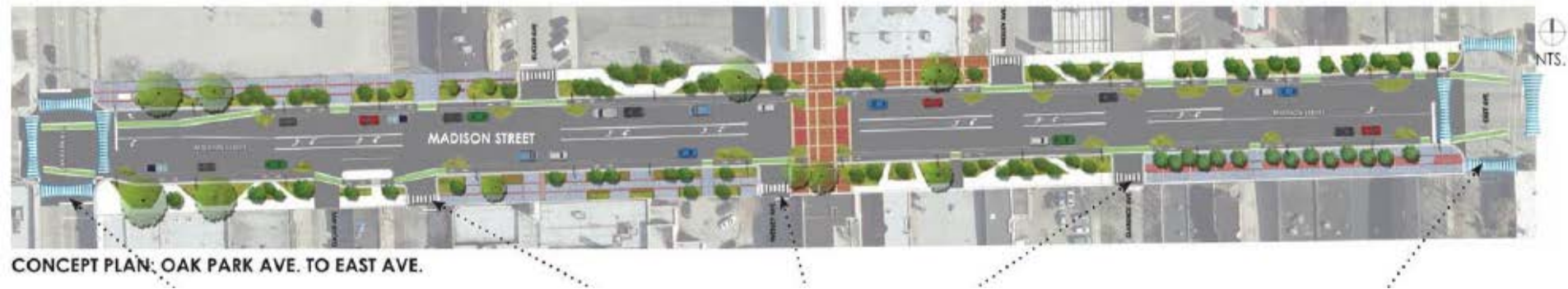
# Streetscape

The Village plans to commit funds for a streetscape redesign for Madison Street. At present there are two street geometry options being considered between Oak Park Ave. and Wesley St.: a straight concept and a bend concept. Both concepts will incorporate the following streetscape geometry. Respondents should indicate in their submission which option would work best for their project.



# Straight Concept Plan

The following streetscape concept plan envisions a project utilizing only the Village owned parcel located at 710-728 Madison Street.



# The Bend Concept Plan

The preliminary geometry for the bend is below. Respondents electing to pursue this option, or other options including additional parcels, will need to provide evidence of control of neighboring parcels. The Village may require traffic calming measures along the south side of Madison at Euclid and Wesley, based upon a review of responsive proposals, in order to balance the retail development while maintaining the strong residential neighborhood characteristics in adjacent areas. The option below is for illustration purposes only and is not meant to establish strict building parameters.

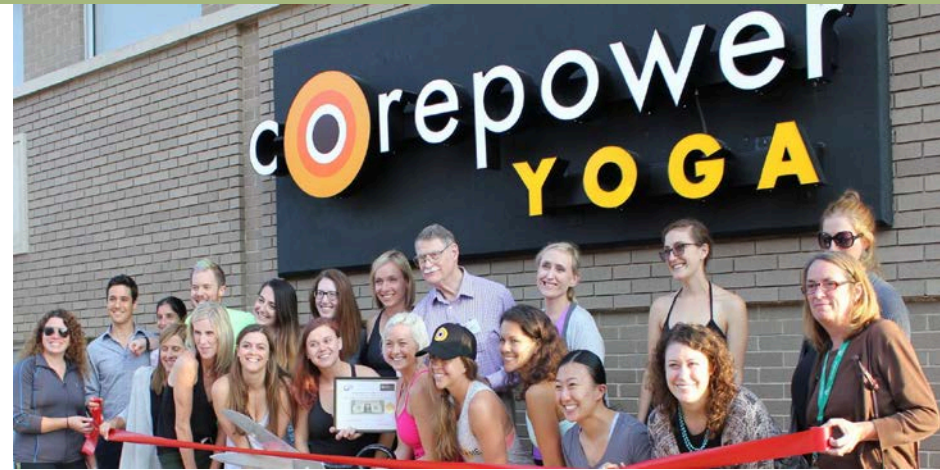




## About Oak Park

Oak Park is a thriving, transit-rich urban-village of about 52,000 people located immediately west of Chicago. Served directly by Interstate 290 and only 20 minutes from downtown Chicago by CTA Green and Blue lines, the community is highly accessible. And with miles of tree-lined streets, a growing bikeway system including Divvy bike share, architecturally significant homes and buildings, very high quality municipal services, expansive parks and recreational amenities, well-known private schools, and two excellent school districts, it offers a high quality of life to its residents.

Oak Park's growing business community is clustered into twelve business areas and boasts a diverse mix of nationals and independents. With a density of 11,000 people per square mile the Village offers a unique environment for residents and businesses alike.



## About Madison Street

Madison Street in Oak Park is a visible and accessible corridor stretching from downtown Chicago through the near west suburbs, running through the center of Oak Park from Austin Boulevard to Harlem Avenue. The street is home to over 150 businesses that benefit from the existing traffic volumes (21,000 ADT) and easy access from surrounding market areas. The popular Downtown Oak Park and Madison Street Forest Park dining districts lie less than 1 mile north and west of the site respectively.

Additionally, four of Oak Park's largest employers are located on the street: Rush Oak Park Hospital, Village of Oak Park, the Park District of Oak Park, and Fenwick High School. Together they total approximately 1,800 employees.

# Proposal Requirements

## Proposal Components

- **Project Team:** Description of the roles and experience of all development team members.
- **Concept plan:** Concept plans must include the following:
  - A narrative specifying the intended uses/tenants and overall vision for the site.
  - Description (visual or narrative) of anticipated improvements/modifications to the property, including any adjacent property for which ownership control may be evidenced. Both site plans and building elevation schematics are desirable.
  - Project schedule expectations.
- **Financial:**
  - Submit highest and best offers for purchase in Letter of Intent (LOI) format outlining expected terms and key dates.

## Site Tours

Site tours will be held for interested proposers. To schedule a site tour, contact Viktor Schrader, Economic Development Manager at the Oak Park Economic Development Corporation (Oak Park EDC) prior to September 27, 2016. Email [v.schrader@opdc.net](mailto:v.schrader@opdc.net) or phone 708-383-3838.

## Proposal Deadline

- **October 12, 2016 - 3:00pm**

## Proposal Requirements:

- Response package must be submitted electronically. Additional hard copy versions will be accepted but are not required.

## Submit Proposals To:

Village of Oak Park  
Department of Development Customer Services  
Attn: Tammie Grossman  
123 Madison Street  
Oak Park, Illinois 60302  
[tgrossman@oak-park.us](mailto:tgrossman@oak-park.us)

## Review Process

Village staff and the Oak Park EDC will review proposals that are complete and received by the due date. Some or all of the proposers may be requested to present their concepts to Oak Park EDC's Executive Committee and staff.

Upon completion of the review process, Village staff and the Oak Park EDC will make a recommendation to the Village Board as to the proposer that best meets the evaluation criteria with the goal of gaining approval from the Village Board of Trustees to proceed with preferred development designation for the Village property.

## Evaluation Criteria

The following list of criteria (order of list is without regard to importance or priority and is not inclusive) is representative of what the Village of Oak Park will use to evaluate proposals:

- The Proposer's overall experience with the type of use proposed;
- The Proposer's financial ability to complete the project;
- The Proposer's quality of design standard that will result in a project that enhances the quality of architecture and urban design found on the Madison Street corridor;
- The project's overall economic impact on the Madison Street corridor and compatibility with neighboring uses which may be evaluated based upon the capacity to expand the property tax base, generate sales tax revenue and create local jobs;
- The offered purchase price and terms;
- Benefits to the village, including both quantitative and qualitative factors;
- The Proposer's ability to demonstrate specific tenants and the project's impact on revitalizing, reusing or redeveloping vacant or underperforming buildings in the corridor that are privately owned.
- Project schedule and anticipated delivery.



# Environmental Resources

In 2014 the Illinois Environmental Protection Agency (IEPA) determined that the Village of Oak Park owned parcels included in this RFP were eligible for classification as a Brownfield. A copy of the IEPA's determination letter and the Village's request is included in the links below which provides a brief summary of the environmental history of the sites included in this RFP. An environmental phase 1 Environmental Site Assessment for the properties located at 700-728 Madison Street was completed by Environmental Design International for the Village of Oak Park in 2000 and can be downloaded at the link below. There was a leaking Underground Storage Tank (LUST) at the property located at 722 Madison Street, LUST incident # 20041538 IEPA #0312255013, and documents relating to this LUST can be downloaded from the IEPA's website at the link below. A copy of the NFR for this incident is included in the links below. There was a LUST at the property located at 724-728 Madison Street, LUST incident #20001992 IEPA # 0312255165, and documents related to this LUST can be downloaded from the IEPA's website. Please use the following link to the IEPA's website to download the relevant files <http://external.epa.illinois.gov/DocumentExplorer/Attributes>

Additional documents are found at the following links:

- [IEPA Brownfield Eligibility Determination File](#)
- [700-728 Madison Phase 1 Report](#)
- [NFR for 722 Madison](#)

## Contact Information

### **Village of Oak Park**

Tammie Grossman

Director of Development Customer Services

[tgrossman@oak-park.us](mailto:tgrossman@oak-park.us)

708-358-5422

### **Oak Park Economic Development Corporation**

John Lynch

Executive Director

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Viktor Schrader

Economic Development Manager

[v.schrader@opdc.net](mailto:v.schrader@opdc.net)

708-383-3838

OakParkEDC.net

## Development Resources

- [Madison Street Site Survey Information](#)
- [Madison Street Corridor Plan, 2006](#)
- [Village of Oak Park Zoning Ordinance](#)
- [Planned Development Application Packet](#)

## Reservation of Rights

The subject property is located within the Madison Street Tax Increment Financing District as established by the Village Board on February 6, 1995, and subsequently amended, and this Request for Proposals is issued in accordance with the Tax Increment Allocation Redevelopment Act, otherwise known as the "TIF Act," 65 ILCS 5/11-74.4-1 *et seq.*

To protect the Village's interests, the Village reserves the right to waive proposal irregularities and informalities, including the right to accept or reject any and all proposals as determined to be in Village's best interest.

# Development Goals

The additional information provided below is intended to assist prospective Developers in framing their RFP response and developing their concept and plans. It is not intended to be prescriptive, directive or hinder creativity.

**Vision:** The Village is seeking a progressive, distinctive, forward looking development.

**Mixed Use:** The Madison Street Corridor Plan envisions that the site located at 710-728 Madison Street will be a mixed use project with retail/commercial on the first floor and residential/office above the first floor.

**Parking and Loading:** The Village expects that the development will accommodate parking and loading necessary to serve the proposed uses see Village of Oak Park Zoning Code.

**Design and Building Materials:** The Village expects a high quality architectural design to be an essential element of the development. The proposed project must meet LEED Certified Standards and incorporate sustainable features and/or practices. Designs which enable the project buildings (including the parking structure) to co-exist but not clash with the existing adjacent buildings will receive greater consideration—especially if the overall final design integrates the various uses in both a functional and visually outstanding manner. Projects will be required to undergo an independent architectural review by the Village’s outside consultant.

**Planned Development Process:** If the elements of the selected Developer’s preliminary plan require allowances from existing zoning standards, the Village will assist the Developer in the application process.

**Public Art:** If subject to the Planned Development process a public art component of the project will be required.