

# Madison Street Oak Park

## Request for Proposals Village Owned Parcel

940-970 Madison Street  
Oak Park, Illinois



**Proposal Due Date**  
**January 25, 2017 3:00 pm**





## About the Site

940-970 Madison Street is located in the quickly developing Madison Street TIF corridor and offers great proximity to area shopping, dining and transportation hubs.

The site is within close proximity to a number of recently completed commercial developments, including the Sugar Beet Co-op grocery store, Corepower Yoga, Sherwin Williams, Walgreens and Robinson's Ribs. It is located just blocks from a potential large scale commercial redevelopment proposed on Madison Street between Oak Park Avenue and East Avenue, as well as Rush Oak Park's proposed \$30 million emergency room expansion.

The land parcel is approximately 42,000 square feet and includes the north-south public alley located between 970 Madison Street and 940 Madison Street. Recent zoning changes allow for residential, commercial or mixed-use development.

## Surrounding Users



## Site Details

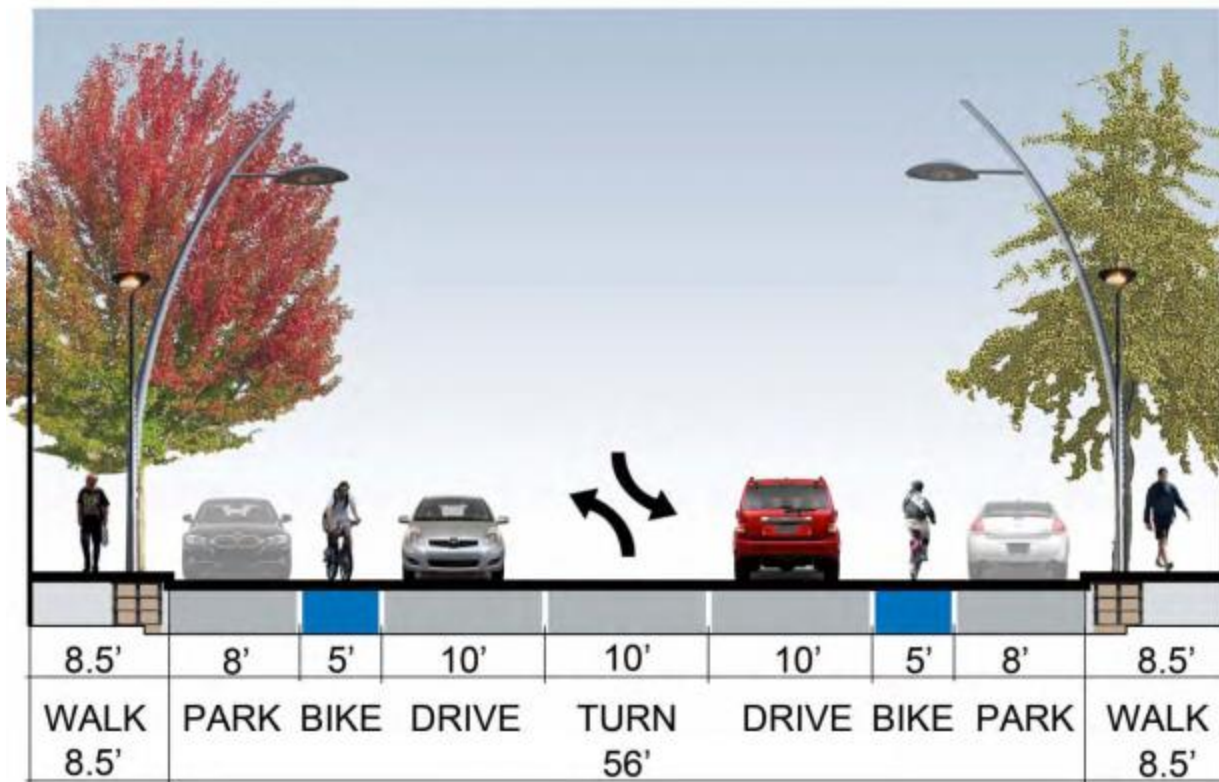
Location	940-970 Madison St, Oak Park
Land Area	Approximately 42,000 SF
Zoning	MS Madison Street District
Traffic Count	21,000 ADT
Demographics	Pop. Density: 11,000/sq. mi. Avg. HH Income: \$112,000

The Village will be making streetscape improvements surrounding the site. These improvements include traffic lane reconfigurations along with the addition of bike lanes. The second phase will include pedestrian amenities and lighting upgrades.

The Village intends to demolish existing structures and perform site cleanup prior to conveyance of the land. This work is expected to occur by spring of 2017 and will include updated environmental review.

# Streetscape

The Village plans to commit funds for a streetscape redesign for Madison Street incorporating the following streetscape geometry.







## 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; and
  - 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 January 13, 2017. Email [v.schrader@opdc.net](mailto:v.schrader@opdc.net) or by phone at 708-383-3838.

## Proposal Deadline

- **January 25, 2017- 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 the 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 proposed land use and/or 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 (if applicable) and the project's impact on revitalizing, reusing or redeveloping vacant or underperforming buildings in the corridor that are privately owned; and
- Project schedule and anticipated delivery.

## 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

[j.lynch@opdc.net](mailto:j.lynch@opdc.net)

Viktor Schrader

Economic Development Manager

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

708-383-3838

OakParkEDC.net

## Development Resources

- [Site Survey and Title 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 envisions that

**Mixed Use:** The Madison Street Corridor Plan the site located at 940-970 Madison Street will be a mixed use project with retail/commercial on the first floor and residential/office above the first floor. However, the Village will also accept a single-use residential or commercial project.

**Parking and Loading:** The Village expects that the development will accommodate parking and loading necessary to serve the proposed uses pursuant to the Village of Oak Park's Zoning Ordinance. The Village would like to maintain alley access on the north side of the parcel from either Clinton Ave or Home Street.

**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.