

**VILLAGE OF SCHILLER PARK
REQUEST FOR PROPOSALS**

RFP: Development Proposal for Mannheim and Irving
ISSUE DATE: JUNE 12, 2020
DUE DATE: AUGUST 14, 2020 @ 12:00pm Noon
CONTACT: Scott Bernacki | 847-671-8506 | sbernacki@schillerparkil.us



Executive Summary

The Village of Schiller Park is seeking proposals from qualified applicants for the purchase and redevelopment of certain Village-owned property adjacent to O’Hare Airport with premium access to the downtown area. The entire development area is divided amongst 3 unique sites from Irving Park Road to United Parkway and incorporates parcels fronting Mannheim Road. The Village invites proposals that promote ingenuity, imagination, and cohesive design efforts which provide a compelling vision for the future of the area. The sites call for large scale development pursuant to a master site plan in a unified setting, accommodating a synthesis of hotel, retail, commercial, office and/or related uses. The Village anticipates development plans that are both comprehensive and creative.

Important Dates

Open for submission:
9:00 am CST
June 12, 2020

Pre-Submission written inquiry:
5:00 pm CST
June 30, 2020

Submission Deadline:
12:00 pm CST
August 14, 2020

Proposal Submission

PRE-SUBMISSION WRITTEN INQUIRY

Inquiries about this request for proposal must be submitted in writing and directed to:

Scott Bernacki, Village Planner

Office | 847-671-8506

Email | sbernacki@schillerparkil.us

DELIVERY INFORMATION

Village of Schiller Park

ATTN: Scott Bernacki

9526 W. Irving Park Rd.

Schiller Park, IL 60176

All proposals (both hard copy and electronic form) must be delivered prior to the submittal deadline of August 14, 2020 at 12:00 pm CST

Proposals shall be sealed and marked clearly with the following label:
“Development Proposal for Mannheim and Irving”

Introduction

The Village of Schiller Park is located 13 miles Northwest of downtown Chicago in Cook County, Illinois. The established suburb of Chicago sits on the doorstep of O’Hare Airport and has an area of 2.7 square miles. The Village of Schiller Park is well positioned just three-minutes south of the O’Hare Airport Terminal Entrance with convenient access to the City of Chicago and connections to the Western Suburbs.

This development area offers a dynamic opportunity to join thriving nearby office, retail, and hospitality venues. The Mannheim Road corridor represents primarily an auto-oriented commercial and industrial corridor within the Village and serves residents, businesses, and visitors alike. This area supports a diverse range of land-uses ranging from general industrial to highway oriented commercial. The intersection of Mannheim Road and Irving Park Road is highly visible and sees an average of 81,800 passing motorists daily. The site boasts a daytime population of over 92,000 within a 5-minute drive from the development area.

Project Site Description and Zoning Requirements

ZONING REQUIREMENTS

The zoning classification for all parcels defined within the development area is securely set as Commercial (**C-4 | Hotel, Retail, Office, Campus District**) and will be developed as a master site plan as approved by the Village President and Board of Trustees. *See appendix exhibit 1 for complete zoning map.*

SITE DESCRIPTION

The proposed development area will ultimately comprise 3 “sites.” Comprehensive development through site integration is preferred.



SITE 1: Reported to be 8.87 acres, the site is positioned on the Southeast corner of Mannheim Road and Irving Park Road sited just off the I-294 South exit. The site is currently vacant and all previous improvements to the site have been razed. Access to/from site one is provided off the lighted intersection of Mannheim Road and United Parkway with dedicated right in/out and left in/out turn lanes. Secondary access is provided off Irving Park Road via right in/out at George Place. (PIN 12-16-303-018; 12-16-304-009, 010, 011; 12-16-305-019, 020; 12-16-306-015, 016; 12-16-307-002, 012, 013, 019, 020, 021, 022)



SITE 2: Nearly an acre with Mannheim Road frontage positioned off the lighted intersection of Mannheim Road and United Parkway. Site two is located North of United Parkway, South of Berteau Avenue and is immediately South of site one. The Village may consider the vacation of the West portion of Berteau Avenue and adjoining rights of way dependent on applicant's proposal or access needs. The Village owned site is currently vacant. (PIN 12-16-307-036, 042)



SITE 3: 1.14 acres of land sited off George Place. South of The Four Point Sheraton Hotel and directly visible from the I-294 interstate. The site is currently vacant and all previous improvements to the site have been razed. (PIN 12-16-307-023-0000)



Guiding Design Principles and Area Vision

The Village has recently made strides to bring up the appearance standards within the immediate area and is looking to make this corner an impactful community statement. This high-profile location acts as an important determinant of how Schiller Park is perceived by both residents and visitors. The development is expected to result in an offering the Village can take pride in. As the Tollway enters the next phase of its expansion plans and O'Hare Airport embarks upon an \$8.6 billion dollar modernization, the Village vision aligning with long term corridor goals is to serve as a convenient destination for residents while also appealing to the visiting traveler.

The following terms have been identified as topics of consideration that the Village will utilize to evaluate the submitted proposals.

- Community Showcase: A project which is designed to set Schiller Park apart from other areas.
- Destination: Creating a space with features which attract or allow for patrons to linger in the development area.
- Unique offerings: The destination should contain a desirable variety of enticing venues, services, and/or eateries.
- Convenience: Eateries or a mix of uses which are accessible and appealing to both residents and travelers.
- Architecturally interesting: Lasting construction and exciting elements that move beyond a typical cookie cutter strip development or office building.
- High quality streetscape: Inviting and complimentary to both the development and community.
- Unified theme: Coordinated appearance standards which give the development area an intended identity.
- Beautiful landscaping: Plentiful natural site beautification that is regionally durable.
- Modern signage: Attractive in type, style and appropriate in size. Monument signage preferred.
- De-emphasized parking: Intentionally located to prioritize building and design characteristics as principle visual benefit.
- Revenue Generation: Uses should be of sufficient quality and selection to generate adequate sales tax.

Additional Resources

AVAILABLE ECONOMIC INCENTIVE

The entire development area is located within a Federal Opportunity Zone.

The entire development area is located within a TIF.

PROPERTY SALE

The purchase price for the properties shall be no less than \$4,400,000. This price is reflective of the appraised value of the entire development area including Village owned parcels. Consideration will be given to offers exceeding this minimum asking price.

PROPERTY TRANSFER

Once a preferred applicant has been identified, the Chicago Department of Aviation (CDA) will convey the properties identified as sites 1 and 3 to the Village of Schiller Park. Therefore, the purchase of the property by the applicant will require the Village to act as the intermediary in terms of transferring the funds from the applicant to the CDA. Upon transfer of funds, the Village will accept title from the CDA and convey such title to the selected applicant. The applicant and CDA are not to be directly involved in the property title transfer.

LAND ASSEMBLY

The Village will consider proposals incorporating any and all other contiguous parcels not included in the RFP if the applicant can provide reliable information that these parcels could be acquired by the applicant over the course of the developer's preliminary project phases. Any supplemental land acquisitions would be private acquisitions. The Village may consider the vacation of adjoining public rights-of-way in order to accommodate a development project. Said vacation of public rights-of-way would be in addition to the primary development area in the project sites as described.

EASMENTS AND HEIGHT RESTRICTIONS

The development area is encumbered by typical utility easements. In addition, an aviation easement has been impressed on the site due to the proximity of O'Hare International Airport. The aviation easement (FAA Restriction) imposes a height restriction of 80 feet on the improvements that can be developed on the site. This restriction and zoning classification require the owner to file a plan of development before constructing any improvements on the site.

SERVICES

Sewer, water, telephone, electricity, and natural gas are available to the development area. The utilities are typical and adequate for the market area.

Electric – Commonwealth Edison

Natural Gas – NICOR

Water – Village of Schiller Park

Sewer & Sanitation - Village of Schiller Park

TRANSIT

The surrounding trade area offers an exceptional array of transit options. The development area looks upon the airfields of O'Hare Airport. 2018's busiest airport holds an annual economic impact of 39 billion dollars and accommodates 83 million passengers per year. The intersection of Mannheim Road and Irving Park Road is just off interstate 294 South which sees 209,500 in daily traffic volume. Departing the site is immediate access to 294 North and a 2-minute drive to interstate 90. Primary roadways in the area include Mannheim Road, Irving Park Road, 25th Avenue and Addison Avenue. Access to Interstates 90 and 294 is within 1.5 miles of the development area. The expressway allows access to Interstates 355, 94, 55, 290 and 57, surrounding suburbs and the region in general. The development area is within a mile from several Metra stations off both the Milwaukee District West and the North Central Service lines. Local PACE bus services the development area with stops immediately North and South of the property fronting Mannheim Road.

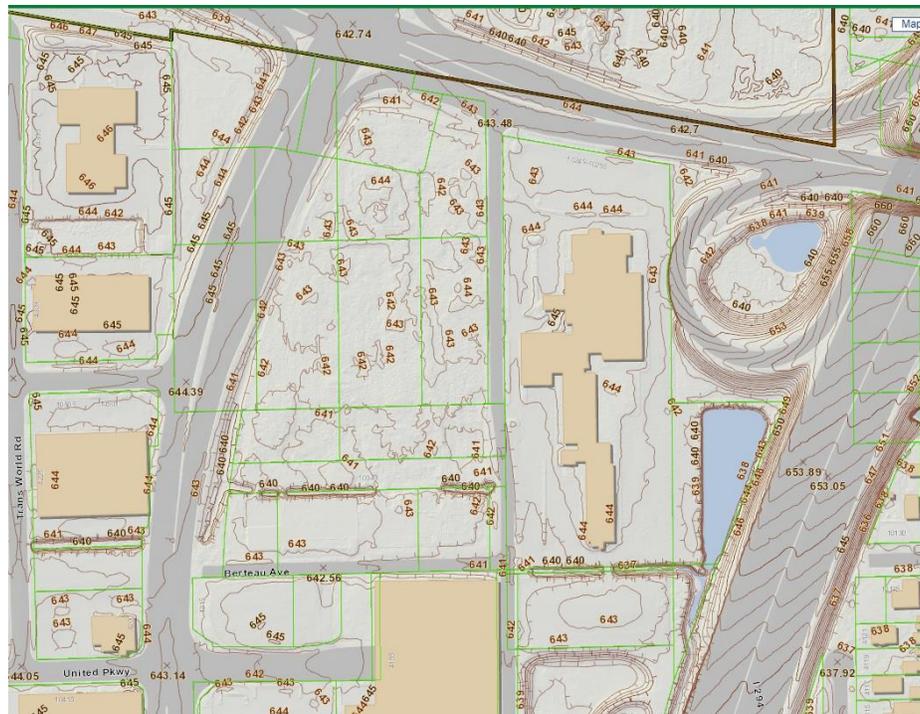
NEARBY AMENITIES

In general, the area immediately surrounding the subject property can best be described as commercial and service oriented for airport applications. Uses along Mannheim Road to the South and North of the subject include hotels, restaurants, office buildings, parking garages and airport applications. Nearby business tenants are clamoring for services that can assist in providing dining options for their employees and clients. Residential units are located to the East of the development area. The uses are service and commercial oriented with several retail fuel sale facilities and fast food restaurant improvements. Industrial uses, with large single and multi-tenant warehouse/distributions buildings are common area developments.



TOPOGRAPHICAL MAP

The development area is generally level and at grade with surrounding properties



Proposal Content Requirements

Applicants are required to submit two (2) typed hard-copies and one (1) electronic version of the proposal in PDF format to Scott Bernacki, Village Planner whose contact information is provided. All materials submitted under this RFP shall become the possession of the Village of Schiller Park.

In order to be considered for this development opportunity, interested applicants must submit a complete response to this RFP which includes, at minimum, the following information:

1. **Applicant Profile:** Name, address, and telephone number of the Applicant.
2. **Project Narrative:** Outlining the goals/objectives and design concept of the intended project, demonstrating an understanding of the Villages' goals and vision for a development. Explain any market research or current experience that would support the type of use(s) proposed in the concept.
3. **Preliminary Concept and Sketch of Site Plan**
4. **Proposed Project Schedule:** Including time frame for planning and development phases, as well as a proposed occupancy timetable. Projects with an aggressive construction timeline are preferred.
5. **Development Team's Professional Experience:** Including resumes of lead developers, references and work samples from past similar projects. Please Identify the Project Manager specifically and provide their contact information (i.e. phone number and email address)
6. **Principals of the Applicant Entry:** Including any corporate officers, members, stockholders, general and limited partners.
7. **List of Past or Pending Litigation or Disputes:** Identify any litigation, bankruptcies, foreclosures, disputes or claims with which the Responders or its affiliates are involved or were involved in over the last five (5) years and the current status.
8. **Project Financial Pro Forma:** Provide a summary of the sources and uses of funds including construction, financing, and project revenues. Provide a description and justification for any assistance requested from the Village. *See appendix exhibit 3 template for pro forma sources, uses and investment projections*
9. **Purchase offer:** Each Applicant shall provide a purchase price for the properties within the development area as set out in this RFP.

*Applicants who desire to submit more than one development proposal are encouraged to do so. Alternate proposals shall be complete in all development aspects. *

Selection Process

The Village will use the following phased process to select the proposal that best fulfills the project goals and criteria summarized in the RFP.

- Phase 1. Proposals received by the deadline will be reviewed to ensure that each proposal has met the minimum content requirements as identified in this RFP.
- Phase 2. Proposals will be evaluated by Village Staff with a recommendation of finalists to the President and Village Board of Trustees.
- Phase 3. The President and Village Board of Trustees will choose the preferred applicant and will authorize Village Staff to verify references and negotiate with the chosen applicant.
- Phase 4. The chosen applicant shall enter into an Agreement with the Village of Schiller Park contingent upon Developer applying for and securing any and all zoning entitlements for the project.

The Village is not obligated to accept any proposal and reserves the right to accept, waive or reject any or all proposals, or parts thereof, submitted in response to this RFP and to accept any proposal, or part thereof, whether or not in conformity with this Request. The Village reserves the right to accept, reject or waive any informalities or irregularities in this request process and to negotiate terms of a Redevelopment Agreement concerning the subject properties with any Respondent, as it deems to be in the best interest of the Village. The review and selection process involved in the evaluation and selection of a proposal by staff and the corporate authorities will entail consideration of multiple factors and requested revisions. As such, this is a non-binding solicitation until such time as the Village negotiates and approved a Redevelopment Agreement with a chosen Applicant. If negotiations cannot be concluded successfully with the chosen Applicant, the Village may negotiate a Redevelopment Agreement with any other developer or entity without notice and without additional advertising for proposals. The Village is under no obligation to pay any cost incurred by any Applicant in the preparation, submission or review of a proposal or in making any studies or designs for the preparation of the proposal, or for procuring or contacting for services to be furnished under this request or the proposal.

Review Criteria

The Village is committed to a thorough and objective review of all qualifying proposals. Consideration will be given to the following criteria, which are not necessarily exhaustive:

1. The quality of the proposed project concept and preliminary site plan in terms of its alignment with the goals, vision and intended community partnership set out in this RFP.
2. The minimum purchase price has been met. Consideration will be given to any amount by which the offer exceeds the minimum asking price.
3. The qualifications and experience of the project team, particularly with regard to redevelopment planning, and redevelopments incorporating character/themes of the local market. Consideration will be given to the developer team(s) having a history of successful real estate development and demonstrating the interdisciplinary expertise required for this type of project. Of prime consideration is a track record of high-quality development sensitive to the setting, design expertise, and the ability to attract/retain quality buyers/tenants.
4. Notable strengths of the assigned project manager. Consideration will be given to experience on projects similar to what is being proposed for the development area.
5. The quality of references and work samples.
6. Financial capability of the development team. Including evidence of the ability to obtain construction and permanent financing.

APPENDIX

Exhibit 1: Development Area Zoning Map

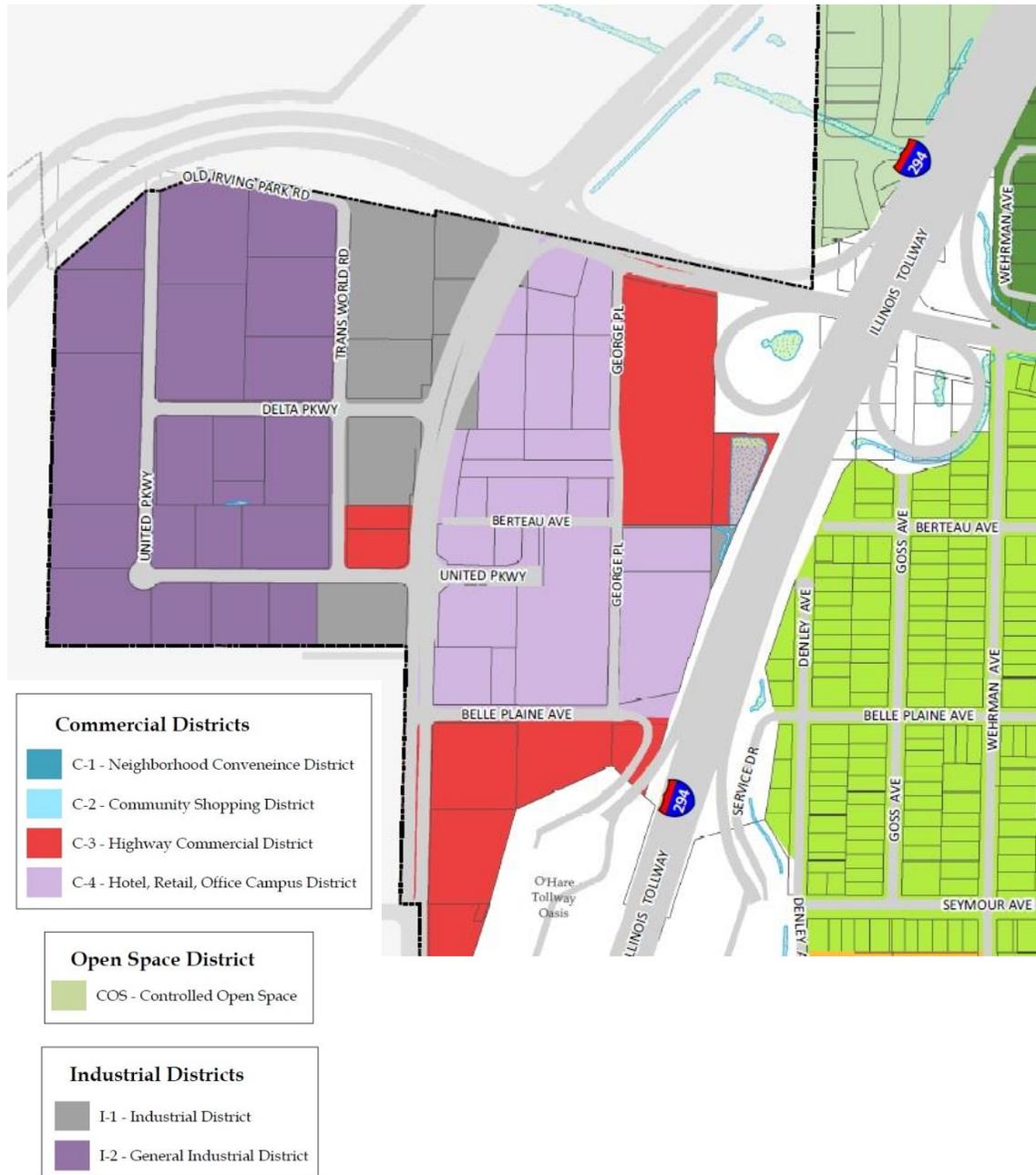


Exhibit 2: Property Detail

40-12-16E
12-16

W 1/2 SW 1/4 SEC 16-40-12
LEYDEN & JEFFERSON

"A"
SE 1/4 of the W 1/2 of the SW 1/4 of Sec. 16-40-12 (except that part lying N. by of Irving Park Road). Rec. Apr 14, 1951 Doc. 7112572.

"B"
ZONING SUB. of Lots 3 & 4 (except the E. 330 ft.) in Sub. of the W 1/2 of the SW 1/4 of Sec. 16-40-12. Rec. Oct. 14, 1925 Doc. 9434143.

"C"
CONTRACT DEVELOPMENT'S PLAN OF CONSOLIDATION, of prt. of Lots 11 & 12 in Sub. of W 1/2 SW 1/4 of Sec. 16-40-12 (see "A"). Rec. Nov 20, 1998 Doc. 8904798.

"D"
WEST OAK REDEVELOPMENT SUBDIVISION PHASE ONE being a subst. of part of Lot 5 in the Sub. of the W 1/2 SW 1/4 Section 16 (See "A"). Rec. Mar 29, 2010 Doc. 300600021.

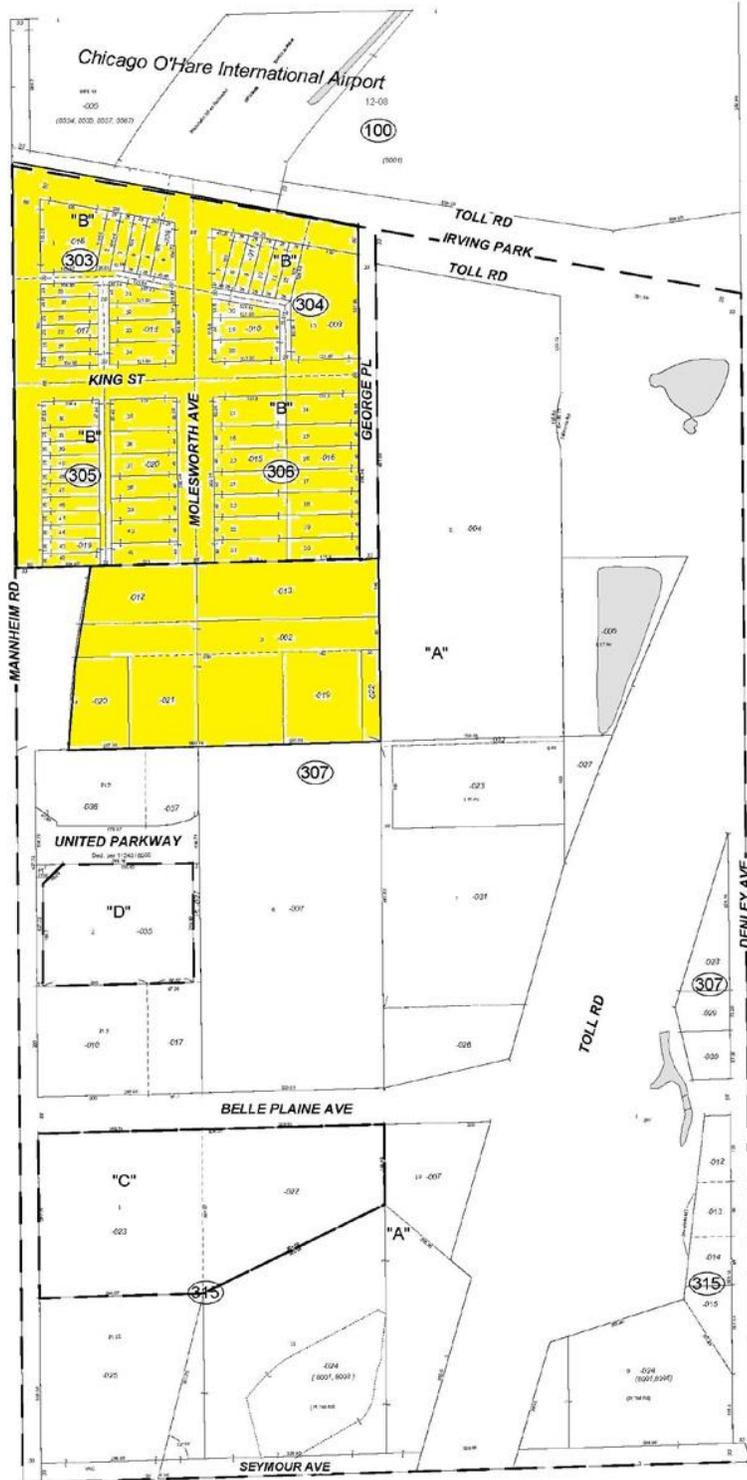


Exhibit 3: Financial Pro Forma Template

Village of Schiller Park
Development Proposal for Mannheim and Irving

Project Summary
Sources and Uses of Funds

USES:

	<u>\$ Amount</u>	<u>\$ Amount</u>	Cost/Sq. Ft.
Land Acquisition Costs			
Existing Parcels	0		
Additional Parcels	0		
Total Land Acquisition Costs		0	
Site Preparation			
Site Demolition	0		
Utilities to Site/Earthwork/Misc	<u>0</u>		
Total Site Preparation		0	
Construction			
Roadway Improvements	0		
On Site Utilities & Fire Loop	0		
Equipment	0		
Fencing	0		
Landscaping	0		
Finishes	0		
Site Lighting	0		
Exterior/Interior Construction	0		
Tenant Build-Out Allowance	0		
Contingency	<u>0</u>		
Total Construction Costs		0	
Soft Costs			
Contractor Fees	0		
Construction Management Fees	0		
Architectural / Engineering Design Fee	0		
Appraisals	0		
Civil Engineering/Survey	0		
Soil Borings	0		
Title Insurance/ Escrow	0		
General Insurance	0		
Permits and Fees	0		
TIF Legal/Consultants	0		
Development Marketing	0		
Site Supervision and Management	0		
Construction Loan Fees	0		
Construction Loan Interest	0		
Mortgage Banking Fees	0		
Land Closing Costs	0		
Leasing Commissions	0		
Property Taxes	0		
Soft Cost Contingency	<u>0</u>		
Total Soft Costs		0	
TOTAL USES		0	

SOURCES:

			Pct.
<u>Without Financial Assistance</u>			
Equity*		0	
Debt		0	
Other Sources		0	
TOTAL SOURCES (W/O ASSISTANCE)		0	
<u>With Financial Assistance</u>			
Equity*		0	
Debt		0	
Public Financial Assistance		0	
TOTAL SOURCES (WITH ASSISTANCE)		0	

Village of Schiller Park
Development Proposal for Mannheim and Irving
RETURN ANALYSIS

Assumptions Without Public Financial Assistance

Preliminary IRR Review with Assumptions

Total Investment	0	
Loan	0	
Loan Term	0 years	
Loan Rate (Long Term)	0.0%	
Equity	0	
Sq. Ft.	0	
Avg. Rent/Sq. Ft./Year	\$0.00	Rentals are triple net: tenant pays taxes, insurance, maintenance

Vacancy	0.00%
Reserves/S.F.	\$0.00
Mngmt. %	0.00%
Maint. of vacant areas	\$0.00 (Operating Expense & Taxes)
Inflation:	0.00% Flat rental rate

Year	Project NOI	Less: Vacancy	Reserves	Management	Maint. of Vac.	Income Before Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Principal	Interest	Principal Balance
Construction									0	0			0
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0

IRR analysis:

Assumptions			
Cap Rate	0.00%	Value 10 yrs.	IRR Calculation x%
Costs of Sale	0.00%	Less:	
Mortgage	0	Costs	
Balance		Mortgage	
		Residual	

Village of Schiller Park
Development Proposal for Mannheim and Irving
RETURN ANALYSIS

Assumptions With Public Financial Assistance

Preliminary IRR Review with Assumptions

Total Investment	0	Construction costs and allocation of land and soft costs
Public Financial Assistance	0	Developer request
Loan	0	
Loan Term	0 years	
Loan Rate (Long Term)	0.0%	
Equity	0	
Sq. Ft.	0	
Avg. Rent/Sq. Ft./Year	\$0.00	Rentals are triple net: tenant pays taxes, insurance, maintenance
Annual Ground Lease Payment	\$0.00	

Vacancy	0.00%
Reserves/S.F.	\$0.00
Mngmt. %	0.00%
Maint. on vac.	\$0.00 (Operating Expense & Taxes)
Inflation:	0.00% Flat rental rate

Year	Project NOI	Less: Vacancy	Reserves	Management	Maint. of Vac.	Income Before Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Schedule: Principal	Interest	Principal Balance
Construction									0	0			0
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0

IRR analysis:

Assumptions			
Cap Rate	0.00%	Value 10 yrs.	IRR Calculation y%
Costs of Sale	0.00%	Less:	
Mortgage	0	Costs	
Balance		Mortgage	
		Residual	