



Village of Fox River Grove
Request for Qualifications
Two (2) Acre Commercial or Mixed-Use Development Opportunity

Issue Date: October 7, 2021
Due Date: November 30, 2021

Village of Fox River Grove — 305 Illinois Street, Fox River Grove, IL 60021

T: 847-639-3170

Web: www.foxrivergrove.org

REQUEST FOR QUALIFICATIONS

Two (2) Acre Commercial or Mixed-Use Development Opportunity

INTRODUCTION / SITE INFORMATION

The Village of Fox River Grove owns two (2) acres of land just east of the Fox River on the north side of IL Route 14, in walking distance to the Fox River Grove Metra Station, Municipal Center, and library (Site). Fox River Grove is located 30 miles northwest of Chicago and falls within both McHenry and Lake Counties. The Village invites qualified developers and development teams to respond to this request regarding the two (2) acre site located between 300-316 Northwest Highway, Fox River Grove, Illinois. Through development of this site, the ultimate goal is to:

- Develop in such a manner as to provide a high- quality development with frontage on IL Route 14 (27,600 Average Daily Traffic) and across the street from the Metra Station.
- Leverage the site’s location to maximize the best use of the property through a project that will serve as the cornerstone in the Village’s downtown redevelopment vision. Creative and unique designs are welcomed and encouraged.
- Provide high quality development for current and future residents of the Village of Fox River Grove.
- Develop the property with a project that will complement the 100-unit apartment building (planned completion of construction 2023) located south of IL Route 14.



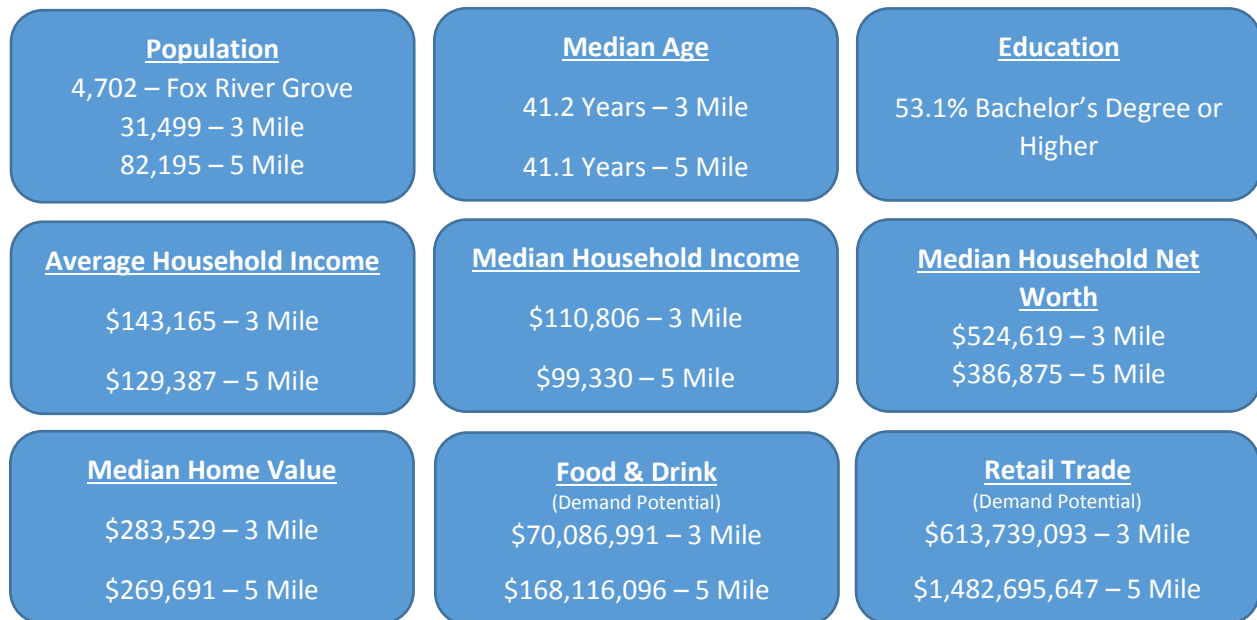
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The Village is interested in maximizing the use of this site by selecting a project that has restaurant and commercial space components as part of the overall development project. Should multi-family be a part of any submittal, first floor commercial space should be included as part of the overall project. The Village considers this site to be a prime location due to its proximity to the Metra Station and is looking to partner with a developer that brings forth a project that will serve as the catalyst for future development in downtown Fox River Grove.

The development site is across the street (Lincoln Avenue to the northwest) from a municipal parking lot with approximately eighty (80) spaces and is a potential location for future development.

FOX RIVER GROVE AREA DEMOGRAPHICS



Sources: U.S. Census Bureau; 2015-2019 American Community Survey

ABOUT THE VILLAGE

The Village of Fox River Grove offers a variety of housing opportunities and is supported by several local businesses, many of which are located along Northwest Highway (IL Route 14 – 27,600 ADT). The Village has many amenities and attractions, and is conveniently located in Chicago’s northwest suburbs. Residents and businesses are attracted to Fox River Grove because of its spacious parks located along the Fox River, quality school districts, access to Metra, and variety of businesses found throughout the community. Some other notes about Fox River Grove include:

- Good Shepherd Hospital is located 1 mile east of the Village
- The Village is a debt-free community, one of two within the State of Illinois with a population of greater than 4,800 (as of 2019)
- Fox River Grove is golf cart friendly – golf carts are permitted on nearly all local streets.

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- Home to Norge Ski Club, which produced three (3) Olympians in the 2018 Winter Olympics
- The Village's northern border is adjacent to the Fox River where two Village parks (Lion's Park and Picnic Grove Park) are located with approximately 3,400 feet of river frontage.

ECONOMIC DEVELOPMENT TOOLS AND INCENTIVES

The Village has a history of successful public-private partnerships, and would review submittals contemplating the utilization of available funding mechanisms or incentive programs to support the redevelopment of this property. The property is within a tax increment financing (TIF) district that could be used to support any proposed development. The current TIF was established in 2015 and has 17 years remaining for development support. The Village also has the ability to issue Property Assessed Clean Energy (PACE) bonds to qualified projects (new construction commercial, industrial, multi-family (5+ units) or mixed-use development that incorporates technological devices to generate electricity, provide thermal energy, or regulate temperature) to support development.

ZONING AND OTHER SITE DETAILS

The site is currently zoned for business use and was recently acquired by the Village of Fox River Grove. All structures (9 buildings) that were present at the time of land acquisition remain in place. Depending on the type of project being proposed, a special use, variance, and / or planned unit development may be required for project approval. The developer is required to obtain all necessary entitlements. Village staff will assist with the process.



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Parcel Details:

<u>Parcel Number</u>	<u>Site Address Street</u>	<u>TIF Base EAV (2014)</u>	<u>Parcel Area (Sq. Ft.)</u>
20-18-483-015	303 OPATRY DR	\$44,922.00	16571.01
20-18-483-014	301 OPATRY DR	\$0.00	17980.93
20-18-483-022	300-302 NORTHWEST HWY	\$76,906.00	9611.16
20-18-483-016	304 NORTHWEST HWY	\$52,882.00	4912.26
20-18-483-017	306 NORTHWEST HWY	\$63,634.00	4389.33
20-18-483-018	308 NORTHWEST HWY	\$51,064.00	3618.27
20-18-483-019	310 E NORTHWEST HWY	\$59,583.00	7703.04
20-18-483-020	312 NORTHWEST HWY	\$46,085.00	3082.7
20-18-483-021	314 NORTHWEST HWY	\$67,444.00	3552.49
20-17-356-007	316 NORTHWEST HWY	\$30,432.00	8796.83
N/A	Crawford Alley	\$0.00	7019.37
		<hr/>	
		\$492,952.00	87237.39

Other parcel information may be found at <https://www.mchenrycountygis.org/Athena/>

Environmental Details:

The Village is not aware of any completed Phase I or II environmental analysis for the parcels within the project area. There are no known environment issues on any of the sites. Based on the age of the structures, any demolition of the buildings will most likely require certain environmental remediation efforts.

Demolition Cost Estimate:

The Village received an estimate of \$500,000 to complete the demolition of all existing structures. This estimate did not include costs associated with utility cutoffs, capping or removal; safety fence, silt fence, storm traps or any stormwater pollution prevention plan work; asbestos testing or removal; tank removal or contaminated soil removal; and hauling any soil to or from site.

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REQUEST FOR QUALIFICATIONS SUBMITTAL – ESSENTIAL INFORMATION

The Respondent should demonstrate their experience in working with communities in the successful management and navigation of similar public approval processes and ability to see a project through from planning, approvals, design, construction and occupancy. Specific requirements include:

1. Transmittal Letter providing a narrative description and overview of the key aspects of the submittal.
2. Identification of Lead Developer and Principal Firms to be involved in the project including their roles and responsibilities and contact information for the developer or key members of the development team. A narrative description of the anticipated roles of each team member along with resumes of key personnel assigned to the project should be included.
3. Project Experience outlining the description, location and a summary of similar projects led by the Respondent within the past ten years. Include a narrative description of the relevance and quality of the development team's project experience.
4. Preliminary Development Vision and Approach. The response should include a narrative vision statement for the site and examples of the Respondent's similar project experience. While a detailed site plan is not required during this phase, a preliminary development concept should be provided with enough detail to communicate the Respondent's vision and approach to planning and executing the redevelopment. Examples of similar projects can be referenced to further articulate and illustrate the respondent's intended redevelopment concept.
5. Project References including a minimum of three references for similar projects from civic/public sector officials or staff involved in project development, including name, address, telephone number and email address and a letter authorizing each reference to respond to inquiries regarding the project. References demonstrating experience in working within a public process should be emphasized if available.
6. List of Pending Litigation or disputes with which the Respondent or development team are involved and the current status. This includes bankruptcies, foreclosures, or projects in which lenders took back the development.
7. Financial References from financial institutions and/or other sources of capital with which the Respondent has an existing relationship. Reference contact and project information for developments financed by financial references is required.

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EVALUATION CRITERIA

The section describes the criteria expected to be used in differentiating between developer submittals. The Village reserves the right to revise its criteria or waive criteria weights at any time. Developer submittals should be accurate and responsive. Background checks and references will be considered. Evaluation of submittals will be based upon the quality of response, the developer's background and proposed investment. The following elements will be the primary considerations for evaluating all submittals in the selection of a developer:

1. Submittal complements the Village.
2. The increase in municipal tax revenues that will result from the redevelopment.
3. The contribution that the redevelopment will make toward an increase in high-quality commercial uses.
4. The contribution that the redevelopment will make toward an increase in employment and earnings within the Village, including the number and quality of jobs created.
5. The degree to which the development may potentially stimulate other desirable economic, social and cultural development and / or redevelopment activity in the Village.
6. The demonstrated capacity of the developer to finance, market, manage and package this redevelopment project including the ability to secure tenants.
7. The response that is deemed to be the most advantageous for the Village shall be termed the best project.
8. Consideration will be given to cost, level of investment, functionality, use, and other factors.
9. To be selected, a developer must be able to comply with the general requirements outlined in this RFQ and with other applicable laws and requirements.
10. The Village of Fox River Grove reserves the right to modify, waiver or vary terms of the RFQ at any time, including but not limited to submission deadlines and submittal requirements; select more than one submittal to develop the entire site or a portion, reject any or all submittals; cancel or withdraw the RFQ at any time; accept the submittal which best serves the interest of the Village.

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QUESTIONS AND SUBMITTAL LOCATION

Submittals should be prepared as follows:

1. Submittals are due no later than 5:00 p.m. central time on November 30, 2021 at the address listed below. Five (5) bound copies and one electronic copy (PDF format) must be submitted; these items will not be returned.

All copies of the submittal should be enclosed in a sealed envelope or box. The face of the envelope shall reference "Fox River Grove Redevelopment RFQ" and the name and address of the submitting organization(s). The Village will not provide any pre-selection information concerning the status of submittals other than the acknowledgment that they were received.

2. Written submittals should be presented / formatted in standard 8 1/2" X 11" letter-size format to facilitate review and reproduction (11" x 17" graphics folded into the submittal are acceptable);
3. PDF digital format and five (5) bound copies of the submittal may be delivered at the following address:

Derek Soderholm, Village Administrator
Village of Fox River Grove
305 Illinois Street
Fox River Grove, IL 60021

village@foxrivergrove.org

4. All questions regarding this RFQ should be directed to the Village Administrator or their designee.

The Village of Fox River Grove will review all submittals and evaluate the submittals based on the information received and the criteria outlined above. One or more of the firms may be asked to meet with the Village to further discuss their submittals. Any such meetings will be on an appointment basis with appropriate advance notice. There is also a potential for a secondary formal Request for Proposal process for short list of select firms that are considered to be successful candidates in the RFQ process. This will be determined at a later date.

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TERMS AND CONDITIONS

1. The plans, specifications and documents provided to the Village of Fox River Grove by any interested party or developer shall become the sole property of the Village of Fox River Grove. The Village reserves the right to use these documents for whatever purposes deemed by the Village Board to be in the best interest of the Village.
2. A mutually acceptable definitive Special Use Ordinance and development agreement shall be required for the developer with the successful submittal.
3. No reimbursement will be made by the Village of Fox River Grove for costs incurred in preparing responses to this Request for Qualifications. In addition, any costs associated with professional opinions, inspections or testing shall be the sole responsibility of the proposing party.
4. The Village of Fox River Grove does not warrant that the property is free from defect nor does it guarantee fitness for any specific or particular use of the property.
5. The Village of Fox River Grove is subject to the Illinois Open Records Laws. As such, all submittals received may become a “public record” under state law.
6. The Village of Fox River Grove cannot be held responsible for disclosure of information contained in the submittals that is proprietary/personal or considered a “trade secret” if said information is not clearly denoted or identified as such, or as otherwise required by law.
7. Verbal discussions or dialogue between potential developers and Village of Fox River Grove staff, representatives or officials is not to be considered as official information. The Village of Fox River Grove will distribute all official information, in written format, through the Village Administrator or their designee.