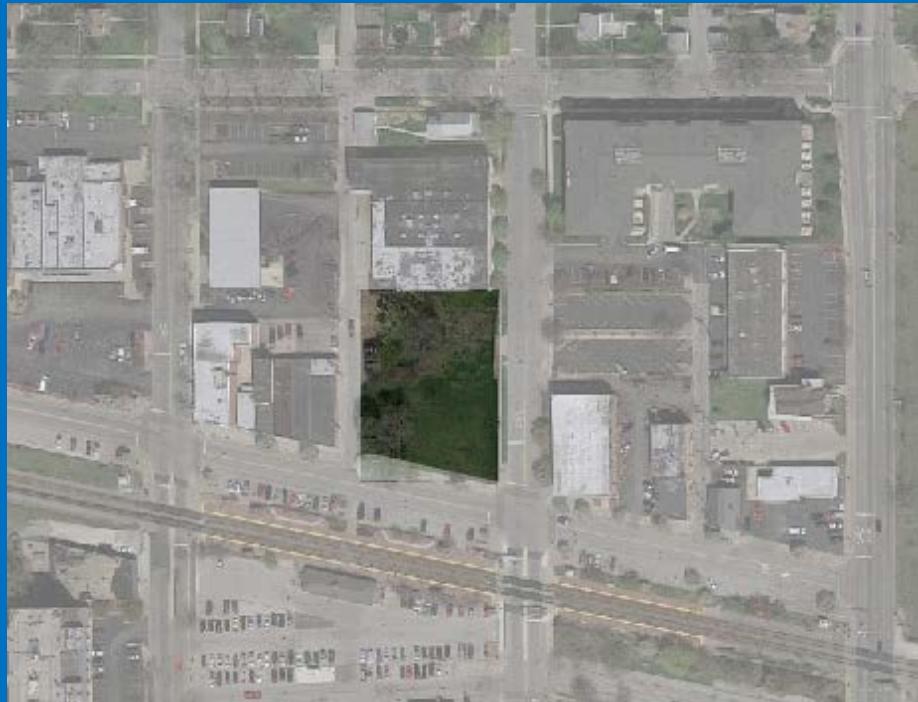


# REQUEST FOR PROPOSALS

Village of Bensenville



## Northwest Corner of Main and Center Streets

November 2015

Village of Bensenville  
12 South Center Street | Bensenville, IL 60106  
[www.bensenville.il.us](http://www.bensenville.il.us)  
630.766.8200



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## *Executive Summary*

The Village of Bensenville is seeking proposals from qualified applicants for the purchase and development of a vacant Village-owned property located in downtown Bensenville. The Village invites proposals for a high-density residential or mixed-use project that will enhance character, design, and lifestyle of Downtown Bensenville. The 32,525 square feet (approximately 0.75 acres) project area is centrally located amidst a variety of local businesses in the Downtown and the Irving Park Road Commercial Corridor. Qualifying proposals should be guided by a redevelopment strategy that supports the Village's efforts to make Downtown Bensenville a destination for community life.

## *Important Dates*

*Open for Submission:*  
8:00 a.m. CST  
11.07.15

*Pre-Submittal Questions Deadline:*  
5:00 p.m. CST  
12.07.15

*Pre-Bid Meeting and Tour*  
11.30.15

*Submission Deadline:*  
5:00 p.m. CST  
12.21.15

## *Submission Information*

[HARD COPY TO]  
Scott R. Viger, A.I.C.P.  
Director of Community & Economic Development  
Village of Bensenville  
12 South Center Street  
Bensenville, IL 60106

[PRE-SUBMITTAL QUESTIONS]  
Scott R. Viger, A.I.C.P.  
SViger@bensenville.il.us

Pre-submittal questions must be submitted in writing. The Village will provide answers to all those who pick up packets.

[ELECTRONIC COPY TO]  
Scott R. Viger, A.I.C.P.  
SViger@bensenville.il.us  
630.350.3411

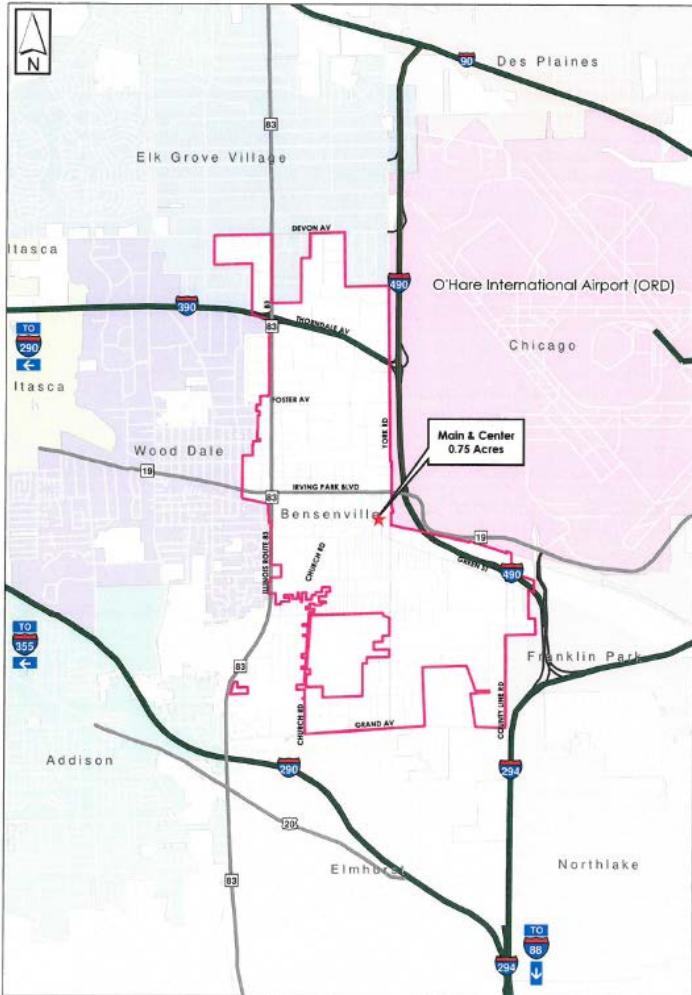


## *Introduction*

Serving as a vibrant home to over 18,000 residents in DuPage County, the Village of Bensenville offers a dynamic mix of transportation and recreational amenities unique to its location. Conveniently located just 20 miles west of downtown Chicago, the Village is directly adjacent to O'Hare International Airport, surrounded by several major expressways, and is served by the Metra Rail line and PACE bus system. Downtown Bensenville has become a thriving incubator for a growing business community with an increasing variety of dining and shopping options. The Village boasts beautiful parks and recreation attractions including the Redmond Recreational Complex featuring The Edge Ice Arena. With plenty to offer both families and businesses, Bensenville truly is the “Gateway to Opportunity.”



## Northwest Corner of Main and Center Streets



### *Project Site Description and Zoning Requirements*

- The subject property is located in Bensenville's Downtown at the intersection of Main and Center Street. The site is situated across the street from the Bensenville Metra Station and Village Hall.
  - Main and Center Streets received a walk score of 73/100 (a measurement based on distance to nearby places and pedestrian friendliness). The location is categorized as "very walkable" and most errands can be accomplished on foot.
  - Beginning in October 2014, 'Quiet-zone Safety Improvements' were constructed along the north and south sides of the Railroad track at Center Street (*Exhibit 1*).
- The site is approximately 0.75 acres, with 164 feet and 219 feet along Main Street and Center Street, respectively (*Exhibit 2*).



- The project area is zoned C – 3 Downtown Mixed Use (*Exhibit 3*)
  - Refer to Title 10, Chapter 7, Article C of the Bensenville Village Code: [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=819&chapter\\_id=56923](http://www.sterlingcodifiers.com/codebook/index.php?book_id=819&chapter_id=56923)
- The site is served by the Village of Bensenville for all traditional municipal services. Adequate potable water, storm sewer and sanitary sewer systems are in place and accessible within the utility systems for the anticipated development project. Since the development will exceed 25,000 square feet, construction will have to follow requirements of the DuPage County Stormwater Ordinance. A map of the municipal services and utilities are shown in *Exhibit 4*.
- A 43 space public parking lot is located to the east across Center Street from the subject property and can be considered in parking calculations.

## *Ground Level Photos of Site Area*





## *Guiding Design Principles / Area Vision*

While Bensenville has marketed its strengths to existing and potential residents and businesses well, additional opportunities remain to attract new residents to the community. As a built-out community, redevelopment and reuse in Downtown Bensenville will be key for accommodating future growth. In order to meet the projected growth and increased demand for housing, the Village is currently focusing on near-term housing efforts that prioritize centrally located, higher density residential and mixed-use developments. The development of Main and Center Streets should provide increased housing options for residents and contribute to the fabric and livability of Downtown Bensenville.

To ensure compatibility with surrounding structures, the Village of Bensenville envisions a high-density, multiple-family or mixed-use development with an architectural design that fuses traditional and modern aesthetics. Proposals should evidence familiarity with urban design principles by incorporating pedestrian-friendly sidewalks and streetscapes. A conceptual residential rendering is included in the appendix for reference purposes (*Exhibit 5*).

## *Additional Resources*

It is the expectation of the Village of Bensenville that all proposals will be consistent with the vision of the 2013 Comprehensive Economic Development Strategy (CEDS), 2015 Comprehensive Plan, and the 2015 Homes for a Changing Region Study. Links to these and additional resources are below:

2015 Bensenville Comprehensive Plan	<a href="http://www.bensenville.il.us/DocumentCenter/View/9250">http://www.bensenville.il.us/DocumentCenter/View/9250</a>
2013 Comprehensive Economic Development Strategy	<a href="http://www.bensenville.il.us/DocumentCenter/View/5347">http://www.bensenville.il.us/DocumentCenter/View/5347</a>
2015 Homes for a Changing Region	<a href="http://www.cmap.illinois.gov/livability/housing/homes">http://www.cmap.illinois.gov/livability/housing/homes</a>
2015 Official Zoning Map	<a href="http://www.bensenville.il.us/DocumentCenter/Home/View/2014">http://www.bensenville.il.us/DocumentCenter/Home/View/2014</a>
Bensenville Zoning Code	<a href="http://www.sterlingcodifiers.com/codebook/index.php?book_id=819">http://www.sterlingcodifiers.com/codebook/index.php?book_id=819</a>

## *Proposal Content Requirements*

Responders are required to submit one (1) typed hard-copy and one (1) electronic version of the proposal in PDF format to Scott R. Viger, Director of Community & Economic Development, whose contact information is provided on page 3. All materials submitted under this RFP shall become the possession of the Village of Bensenville.

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



1. 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 for a high-density residential or mixed-use development.
3. **Preliminary Concept and Sketch of Site Plan**
4. **Development Economics**
  - o If applicable, state any interest to register for TIF assistance
  - o Identify the intended type of ownership of residential units
  - o Include dwelling unit information (number of bedrooms, price points, etc.)
5. **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.
6. **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)
7. **Principals of the Applicant Entity** including any corporate officers, members, stockholders, general and limited partners.
8. Identification of any contributions to any local election funds by the Applicant Entity and/or Principals.
9. Purchase price for the Village owned property.

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 process to select the proposal that best fulfills the project goals and criteria summarized in the RFP. Please note that:

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. Proposals that do not include the required content indicated above will not be considered in the selection process.
2. Proposals will be evaluated by Village Staff with a recommendation of finalists to the Village President and Board of Trustees.



3. The Village President and Board of Trustees hear presentations by the finalists and will chose the preferred Developer and will authorize Village Staff to negotiate with the chosen Developer.
4. The chosen Developer shall enter into an Agreement with the Village of Bensenville contingent upon Developer applying for and securing any and all zoning entitlements for the project.

The Village shall not be obligated to accept any proposal and reserves the right to reject any or all proposals submitted to response to this RFP and to accept any proposal whether or not in conformity with this Request. The Village also reserves the right to waive any informalities or irregularities in this request process and to negotiate terms of a Development Agreement concerning the subject properties with any applicant, as it deems to be in the best interest of the Village. The Village is not liable for costs incurred in the preparation of a response to the RFP.

## *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 and vision set out in this RFP.
2. The qualifications and experience of the project team, particularly with regard to redevelopment planning, downtown redevelopment, and redevelopments incorporating historic character/themes of local market.
3. Notable strengths of the assigned project manager.
4. Understanding of the project goals and vision set forth in this RFP.
5. The quality of references and work samples.
6. Adherence to and effectiveness of budget use.

## *Proposal Submission*

All proposals (both hard copy and electronic form) must be submitted before the submittal deadline of December 21, 2015 at 5:00 p.m. CST

Proposals shall be sealed and marked clearly with the following label:  
**“Proposal for Main and Center Streets”**

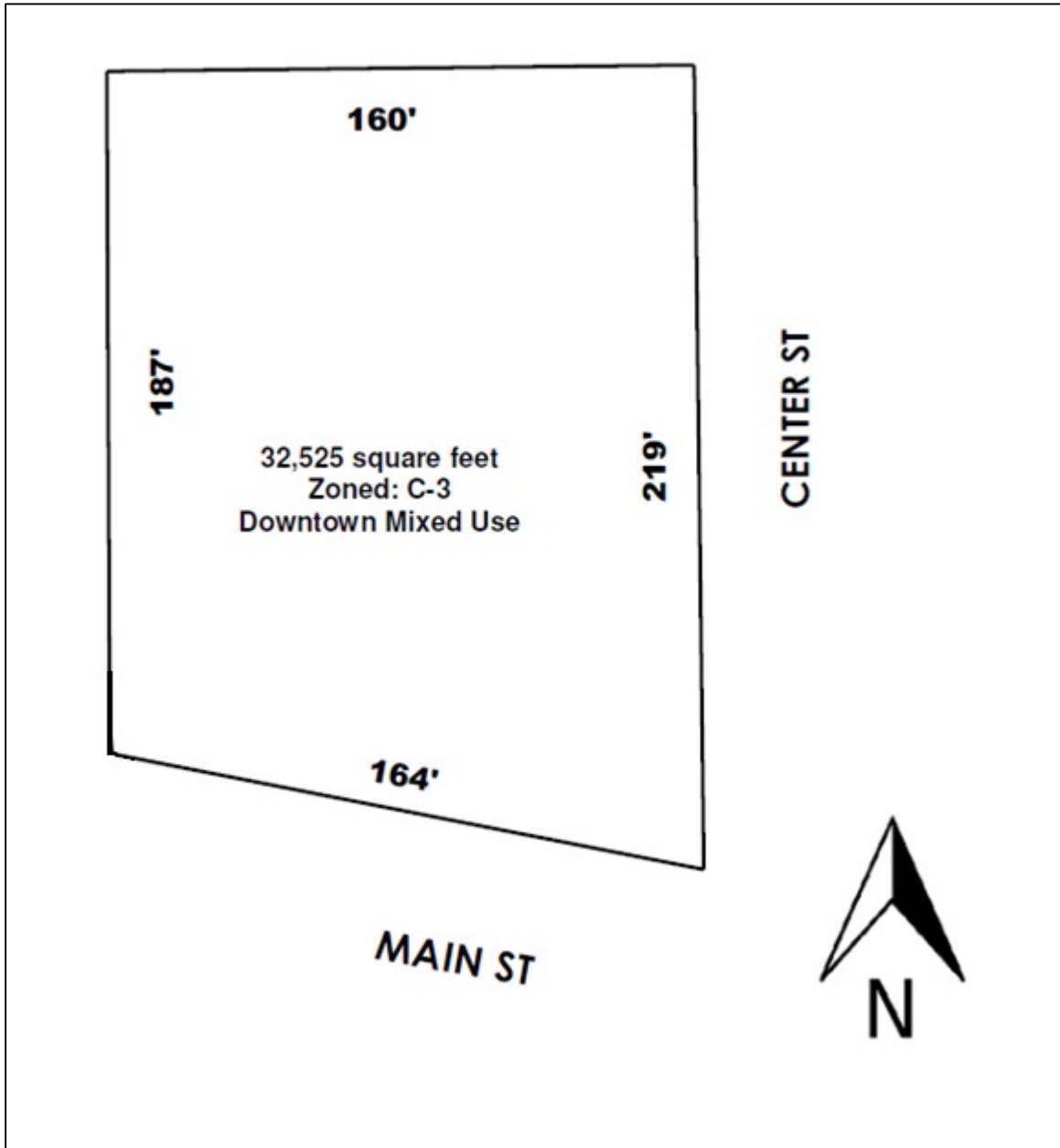


## APPENDIX

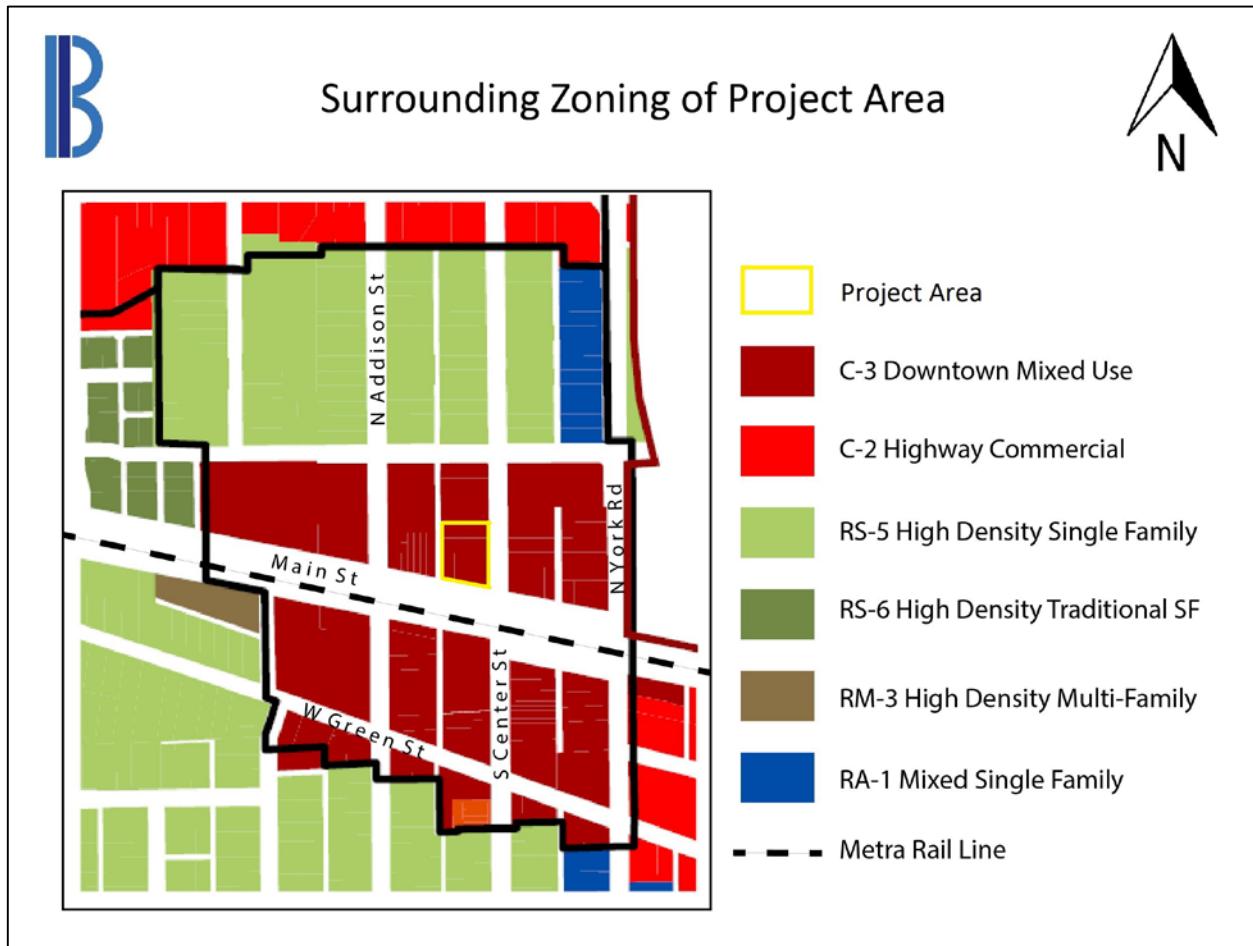
### Exhibit 1: Quiet-Zone Safety Improvement Areas



*Exhibit 2: Property Dimensions*



### Exhibit 3: Site Area Zoning Map



## Exhibit 4: Site Area Utility Map



## *Exhibit 5: Conceptual Rendering of Site*



Development recommendations include:

- On-site parking
- Green building (LEED certified, green roof, etc.)
- Balconies, roof deck
- Streetscape elements
  - Landscape features (trees, shrubs, planters)
  - Street furniture

*Exhibit 6: Topographical Map*



Exhibit 7: Walking Map of Main and Center Streets

