



REQUEST FOR PROPOSALS

for the Purchase and Development of

2536 N. 73rd Avenue

Elmwood Park, IL 60707

Release: February 6, 2018

Responses Due: March 16, 2018





The Village of Elmwood Park (the Village) requests the submission of proposals for the purchase and development of 2536 N. 73rd Avenue. The site consists of a vacant lot on a residential street. The site is surrounded by single-family residences. The site is rectangular in shape. The County Sidwell Maps indicate the parcel has 25 feet of frontage and a depth of 125.2 feet. Based on the plat map, the lot size is estimated to be 3,130 square feet. Access is provided by the street in the front and the public alley in the rear. There are currently no improvements on the site.

The property is zoned R-2 which permits a variety of single-family residences and two-to-three unit buildings. Because of the 25-foot width, however, only a single-family residence can be built on this particular property.

The site is owned by the Village and will be conveyed to the selected respondent under the terms of an executed Redevelopment Agreement (RDA). The Village is seeking to sell the property to a qualified developer who will build an all-brick single-family home on the site. The selected respondent will be solely responsible for all costs associated with the development / construction of a new single family house and the conveyance of the property shall be "as-is," "where-is."

While there are no known environmental contaminants on the site, the Village has not conducted any environmental or geotechnical testing. It is the responsibility of the selected respondent to investigate all environmental and geotechnical analysis of the site to its own satisfaction as part of its due diligence. Any studies performed will be solely the respondent's cost. The Village will grant the selected respondent a right-of-entry agreement for the purpose of conducting geotechnical and environmental tests.

The Village will review and evaluate and may accept or reject proposals in its sole and absolute discretion, based on the purchase price, the quality of the development proposal, appropriateness of the proposed design relative to the surrounding homes and the experience and financial capacity of the developer.

Submittals

Submittals are due on or before March 16, 2018 at 10:00 a.m. They should be delivered to:

The Village of Elmwood Park
Attention: Paul A. Volpe, Village Manager
11 Conti Parkway
Elmwood Park, IL 60707

Submittals should include:

1. Cover letter and description of the proposed project. The cover letter should describe respondent's organization including identification of the legal form of the development entity as well as the principal representatives authorized to negotiate on its behalf. Offer price should be included in the cover letter.
2. Statement of respondent's technical qualifications and financial capacity. Please include a description of similar projects completed.
3. Plans and Drawings – Please include a site plan showing building footprint, parking, floor plan and elevations of all sides.
4. Financial information – Please provide a project budget, a schedule of the sources and uses of funds and a project completion schedule including key dates.

The Village will review the submittals and commence negotiations with the selected respondent. As a result of these negotiations, the selected proposal may be amended or revised to best serve the Village's interests. Upon successful conclusion of negotiations, an RDA will be drafted and presented to the Village Board. Only the Village Board is empowered to provide final approval of the RDA and approve the conveyance of the property. Once approved by the Village Board, a closing will be scheduled in accordance with and as described in the RDA.

The Village reserves the right at any time and in its sole discretion to reject any and all submittals or to withdraw the RFP without notice. In no event shall the Village be liable to respondents for the cost or damage incurred by respondents in connection with this RFP process.