

## **101-109 South Main Street Property Frequently Asked Questions**

Since the Village acquired the 101-109 South Main Street property, there has been a wide level of interest as to its future disposition. The 2.19 acre tract in the downtown area provides an opportunity to advance many of the goals expressed by the Village. The Village has compiled the following Frequently Asked Questions sheet to answer many questions interested individuals may have regarding the site.

### **What is an RFP or Request for Proposals?**

A RFP is a document that asks for proposals or bids on a specific item. This process will help the Village select the best candidate for the redevelopment site of 101-109 S. Main Street.

### **Why doesn't the Village just place the property for sale on the real estate market?**

The property is owned by the Village of Lombard, which allows the Village the ability for the careful consideration of the types of uses that would be desired for the site. The RFP will help Village officials make important decisions regarding the value of the real estate and will also provide an opportunity to provide guidance on the project design.

### **What will happen to the commuter parking spaces on the site?**

As part of a redevelopment proposal, the temporary spaces currently located at 101 S. Main Street would be relocated to other locations in the downtown area. The Hammerschmidt parking lot along East St. Charles Road was expanded in 2016 in preparation for the sale of 101 S. Main Street providing 92 new commuter parking spaces.

### **What types of land uses could be placed on the property?**

The RFP asks for all viable development proposals. The Village's Zoning Ordinance dictates what land uses are allowed by right or with a conditional use permit in the B5 Downtown zoning district ([www.villageoflombard.org/zoning](http://www.villageoflombard.org/zoning)).

### **Will my favorite business be interested in locating on the property?**

The Village will market the RFP to developers and those in commercial real estate. The Village will review the proposals and intends to select the "best project" and most qualified respondent.

### **I thought the Village already issued an RFP?**

The Village issued the first RFP on June 1, 2017 for a single tenant grocer. However, we did not receive any responses. Therefore the Village Board directed staff to issue a second RFP for all viable development proposals on the site.

**When would construction start?**

The Village hopes to issue the RFP around February 1, 2018 thru April 16, 2018. Proposals will need to be vetted and zoning entitlements may be required. It is too premature for the Village to anticipate when construction could begin.

**How will any development affect existing businesses and/or adjacent properties?**

A primary goal of any project would be to create a development that is an asset to the downtown area and any negative impacts are minimized or avoided. The project may require zoning entitlements through the Village's Plan Commission process, where development concerns can be raised and addressed. Plan Commission meetings are open to the public.

**What will be the Village's role in the review process?**

The Village will play a significant role in facilitating a project that advances the downtown development goals. The Village will review any responses to the RFP and select the best and most qualified respondent. In addition to owning the property, the Village also controls the regulatory process and can provide direction to developers on design criteria. The Village can also review if any financial incentives, through a development agreement, should be offered to entice those uses and building design desired by the community.

**What criteria will be used to select the "best project"?**

Village staff, along with its identified consultants and advisors, will review the proposals for compliance to the RFP requirements, upon which findings and recommendations regarding the selected developer(s) and/or redevelopment group(s) will be forwarded to the Economic and Community Development Commission (ECDC). The ECDC will consider said recommendation, request any additional information, and then present its own recommendations to the Village Board for final consideration. If warranted, the Village reserves the right to seek additional review entities, if deemed appropriate by the Village in its sole discretion, in order to properly evaluate submitted proposals. Purchase price will not be the sole factor in reviewing the bids.

**How can I stay informed regarding what is going on regarding this property?**

As the Village proceeds with this effort, regular updates will be made through the Village's web site at [www.villageoflombard.org/101SouthMain](http://www.villageoflombard.org/101SouthMain). RFPs will be reviewed with the ECDC. ECDC meetings are open to the public. Interested individuals can always contact the Village of Lombard Community Development Department at (630) 620-5749 for further information.