

# CITY OF DARIEN



## ECONOMIC DEVELOPMENT OPPORTUNITY

REQUEST FOR PROPOSALS (RFP)

*CITY OF DARIEN*

*1702 Plainfield Road*

*Darien, IL 60561*

*December 1, 2008*

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## **INTRODUCTION**

**Mayor Kathleen A. Weaver and the Darien City Council are pleased to announce a development opportunity in the City's Central Business District.**

The City of Darien is located in DuPage County and 25 miles west of the City of Chicago. Darien ranks as one of the highest income level communities in the County. The City is predominantly a residential community with a population of 23,615 and is approximately 9.5 square miles in size. In 2000, the City obtained Home Rule status through a citizen approved referendum.

## **I – PROJECT BACKGROUND**

The City of Darien has recently updated its Comprehensive Plan. A main component of the Comprehensive Plan update is the establishment of *Key Development Area Plans*. Concepts and recommendations were prepared for 7 key development areas in the City of Darien that have a unique potential for new development or redevelopment. This request for proposal (rfp) focuses on the key development area within the southeast quadrant of the intersection of 75<sup>th</sup> Street and Cass Avenue. This quadrant is also a part of the City's Central Business District that was established on January 6, 2003. The specific area to be developed includes the properties located on the east side of Cass Avenue between 75<sup>th</sup> Street and Plainfield Road as shown on exhibit 1. These properties are owned by the City of Darien.

The City encourages proposals to be developed in such a way that if the additional parcels directly east of the development site become developed in the future they will be compatible with the development of the Cass Avenue parcels.

## **II – DEVELOPMENT POLICY STATEMENT**

Many residents of Darien consider the intersection of 75<sup>th</sup> Street and Cass Avenue to be the town center or central shopping district of the community. This is primarily because the area is located in the center of town. In addition, large retail centers in the area are located here, including Brookhaven Plaza and surrounding outlots; Heritage Place and the Jewel/Osco complex, with outlots on 75<sup>th</sup> Street and Cass Avenue. These businesses not only serve Darien residents, but the entire 75<sup>th</sup> Street corridor and provide regional shopping opportunities and services for residents and businesses of surrounding communities. Approximately 66,000 vehicles per day travel through this area on 75th Street, Cass Avenue and

Plainfield Road. In order to stave off deterioration and build upon the potential vitality and economic strength of this major retail intersection, an identity for the area should be created and marketed. This vision includes the creation of a “*Town Center Area*” in the southeast quadrant of the intersection of 75<sup>th</sup> Street and Cass Avenue.

### **III – DEVELOPMENT GOALS**

The goal for the Darien “*Town Center Area*” is aimed at meeting a variety of community needs that will provide a mix of uses that promote resident interaction. It combines the possible retail, service, restaurant, and residential uses that are typically associated with the ideal town center along with the vitality of the public gathering area where:

- *Residents can shop, conduct business, dine, and gather to share news and enjoy one another’s company;*
- *Development could include a common outdoor area that could be used for outdoor eating and socializing;*
- *Buildings are predominantly brick and relate to one another in color, style and detailing (i.e. window and door trim, awnings, etc.);*
- *Buildings are sited at the front lot line and are used to frame the street, creating a traditional downtown center setting;*
- *Sidewalks in front of buildings are wide enough to allow pedestrians ample room to pass one another while accommodating outdoor dining, seating areas, street trees, and planters;*
- *The storefronts are designed with large windows that can be filled with merchandise and changed frequently to attract the customer.*
- *The residential units are upscale in nature and provide for maintenance free living*

### **IV – DEVELOPMENT APPROACH**

The City is seeking high quality development in accordance with the goals identified in this RFP. The City of Darien has identified the following uses which it considers desirable and appropriate for this development project: upscale condominium units, bakery, delicatessen, café, coffee shop, bookstore, gift shops, and specialty shops (i.e. gourmet foods, wine shop, cigar store). The City also encourages that a portion of this development be set aside for a common outdoor area that could be used for outdoor eating and socializing.

The City encourages the developer to consider incorporating design components to reduce the project’s overall energy costs, water usage, improve energy efficiency

and sustainability practices and reduce air pollution emissions. Cost-effective renewable technologies will also be considered. The developer should also inform the City if any local, state or federal grants are available for the suggested design components.

DuPage County has prepared a new Comprehensive Road Improvement Plan pertaining to County owned roads. This plan may include widening, resurfacing, and intersection improvements to 75<sup>th</sup> Street from Cass Avenue to the western City limits. Many of the proposed projects will require environmental and engineering studies and/or public hearings and/or intergovernmental agreements. Developers should keep this in mind to ensure a coordinated development. The City of Darien will inform developers more information becomes available.

While the City has identified these uses as desirable and appropriate for this development project, the City is also flexible and encourages the developer to be creative in their proposed uses for the development that will promote a successful redevelopment project. Therefore, developers are encouraged to submit proposals with a development approach that they believe would be successful even if it is not consistent with the development goals outlined in this RFP.

## **V – PROPERTY DESCRIPTION**

The area to be developed includes the properties located on the east side of Cass Avenue between 75<sup>th</sup> Street and Plainfield Road. The four (4) individual parcels make up approximately 2.5 acres and are owned by the City. The existing uses include a mix of small retail establishments, service businesses, and a vacant lot. A map of the proposed development area is attached as Exhibit 1. The property parcel numbers are as follows:

- 09-27-300-001, vacant parcel
- 09-27-300-002 and 003, retail strip center
- 09-27-300-013 vacant parcel

## **VI – DEVELOPMENT PROPOSAL**

The City encourages interested parties to submit proposals for this development. The proposal shall include a cover letter signed by an officer of the development company authorized to make a binding and contractual commitment for those firms submitting proposals. A single individual should be identified as the contact person for the team throughout the RFP process. Within the paragraph of the proposal there should be a statement detailing the relevant previous experience of the member's of the development team. The proposal shall also include a detailed

narrative of the development team's concept for the site. This concept plan should include at a minimum:

1. *The types of uses the team is considering;*
2. *Assumptions about the amount of parking that should be provided and where parking will be located;*
3. *Concept land plans showing potential building layout, driving/parking patterns.*
4. *estimated developer project costs and estimated financial benefits to the City as a result of the development*

### **VII – DEVELOPMENT SUBMISSION**

5. Proposals will be accepted until 5:00pm on February 27th, 2009. Proposals shall also include 3 professional references and details of projects your company developed that are similar to this proposal. The City of Darien reserves the right to accept or reject any or all proposals. The City reserves the right to negotiate a development agreement with any developer. Responses should be directed to: Mayor Kathleen A Weaver and Bryon D. Vana, City Administrator, 1702 Plainfield Road, Darien, IL 60561. Contact Bryon Vana with any questions or for additional information. (630)353-8114 or [bvana@darien.il.us](mailto:bvana@darien.il.us).

