



**Solicitation of Developer Qualifications  
and Request for Proposals:**

**Homewood Transit Oriented Development**

**Issued:** December 1, 2015

**Responses Due:** January 15, 2016

**Respond to:**

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This document and all supporting materials are posted on the project website:  
<http://tinyurl.com/Homewood-TOD>.

# Solicitation of Developer Qualifications and Request for Proposals: Homewood Transit Oriented Development



## Purpose

The Village of Homewood, Illinois is seeking proposals from a developer or development team for the redevelopment of up to 5 sites located in our downtown as medium to high density, mixed-use buildings that implement the Village’s vision for transit-oriented development.

Site	Address	Dimensions	Distance from Metra Station	Tenancy	Ownership
Bogart's Site	18225 Dixie Highway	1.05 acres	0.3 miles	Vacant	South Suburban Land Bank and Development Authority (pending)
Savoia's Site	18136 Dixie Highway	0.58 acres	0.3 miles	Vacant	Village of Homewood
Triumph Building	2033-2045 Ridge Road	0.51 acres	200 feet	Partially vacant	Private
Matrix Building	2066 Ridge Road	0.46 acres	70 feet	Occupied	Private
Sugar Site	1722-44 Ridge Road	1.87 acres	0.39 miles	Partially vacant	Private

It is the intent of the Village to enter into a redevelopment agreement with the selected developer(s). The purpose of this Solicitation of Developer Qualifications and Request for Proposals is to identify experienced developers and invite proposals that shall include design concepts and development plans. The Village will accept proposals for one or more of the sites in accordance with this document. The Village will review each development submission received in order to select one or

more developers that the Village determines to be the best suited to this project based on the objectives of this request and existing Village plans.

## Community Description

The Village of Homewood is a highly respected, close-knit suburban community located 25 miles south of the City of Chicago and appealing to young families accustomed to the Village’s rich cultural opportunities. Homewood's geographic position is ideal with quick access to an extensive transportation network that includes I-80/294, I-94, I-57, and with both Amtrak and Metra’s Electric Rail Line - the fastest reliable commuter line with the most stops into Chicago - Homewood is one of the top transit suburbs in metropolitan Chicago.

Homewood offers miles of tree-lined streets through pedestrian and cyclist-friendly neighborhoods that all connect to thriving business districts. Shops and eateries, the library, schools, train and post office are just moments away. Community festivals offer residents opportunities to build life-long relationships and connect with their neighbors. This historically proud community provides high quality municipal services to a well-educated and very involved citizenry. The Village is served by award winning school districts including Homewood Elementary District 153 and Blue Ribbon Award Winner Homewood-Flossmoor High School District.

### Village Awards

<i>Best Southland Community</i>	Southtown Star (now Daily Southtown)
<i>Top Rated Community and Best Town</i>	Chicago Magazine
<i>Top Most Livable Metro-Area Suburb in the Midwest</i>	Forbes.com
<i>Best Downtown</i>	Chicago Tribune
<i>Top Transit Suburb</i>	Chaddick Institute of Metropolitan Development

### Community Profile

#### Regional Commercial Center

Homewood is a regional commercial center serving surrounding communities. The Halsted Street Corridor, a mile and a half from downtown Homewood, has average daily traffic counts in excess of 29,000 vehicles and is centered less than a mile south of an interchange at I-80, which boasts traffic counts of 154,000 vehicles a day. Major retailers along Halsted Street include Best Buy, Kohl’s, TJ Maxx, Bed, Jo-Ann Fabric and Craft Store, Menards, Home Depot, Target, Jewel, Office Max and Petco. A Portillo’s restaurant just opened at the corner of Halsted and 175<sup>th</sup> Street and a Walmart Supercenter is scheduled to open along Halsted in July of 2016.

#### Regional Recreational Center

The Village of Homewood is a regional recreational center in the South Suburbs as well. Ravisloe Country Club is directly west of the Metra Station, while Flossmoor Country Club and Calumet Country Club are less than 5 minutes from downtown Homewood. The village is served by the Homewood-Flossmoor Park District, which offers more than 32 parks and 365 acres of open space. Park District facilities include Coyote Run Golf Course & Driving Range and Wiley’s Grill, Dolphin Lake Clubhouse, H-F Auditorium, H-F Ice Arena, H-F Racquet & Fitness Club, H-F Sports

Complex, Irons Oaks Environmental Learning Center, Irwin Community Center and Lions Club Pool.

## Site Context

The project sites are located in the downtown core of Homewood within ½ a mile of the Homewood Metra Station. Downtown Homewood is centered at the intersection of Ridge Road and Dixie Highway and is generally bordered by Elm Avenue to the north, Highland Avenue to the east, 183<sup>rd</sup> Street to the south and Metra/CN tracks to the west. This area contains numerous restaurants, coffee shops and bars, boutique shops, as well as services such as banks, professional and medical offices, dry cleaners and multifamily residential buildings. In June of 2015, La Banque - an 18 room boutique hotel - and La Voute - a fine dining restaurant - opened in the former Bank of Homewood building, following a \$5 million renovation.

The Village of Homewood has invested heavily to create a vibrant, walkable downtown. The Village has installed extensive streetscaping in the downtown including continuous brick paver sidewalks, pedestrian scaled ornamental lighting, street trees and planter boxes. The world's largest collection of Richard Haas murals has been painted on commercial buildings throughout the downtown. Along with the Metra and Amtrak stations, public assets within the area include the Homewood Village Hall, Homewood Public Library, multiple parks, the Irwin Community Center and the H-F Auditorium. The Village recently completed the Martin Square streetscape project, which converted a segment of Martin Avenue north of Ridge Road to a brick-paved, pedestrian-only gathering space and installed new streetscaping elements, including Tivoli lights, flower beds and an outdoor fire pit, along the segment south of Ridge Road. Martin Square will now be home to village events such as the Fall Fest, Art and Garden Street Fair, a Farmer's Market and Holiday Lights. The village is also working with Global Studios, the operators of San Francisco's Exploratorium to develop a Community Science Center at 18022 Dixie Highway.<sup>1</sup> A complete rehabilitation of the Homewood Metra Station is planned to begin in 2018.

## Planning Guidance

In 2005, the Village of Homewood adopted the *Downtown Master Plan*<sup>2</sup>. The plan outlined the following objectives:

- Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- Increase commercial development to provide more goods and services for residents and visitors.
- Increase commercial development to enhance the economic base of the Village.

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<sup>1</sup> More information about the Homewood Community Science Center can be found on the project webpage located here: <http://tinyurl.com/Homewood-TOD>

<sup>2</sup> The Downtown Master Plan can be downloaded on the project webpage located here: <http://tinyurl.com/Homewood-TOD>.

- Increase residential densities throughout Downtown to support transit use and new commercial activity.
- Increase use of the Amtrak and Metra stations.
- Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- Enhance and increase open space within Downtown.
- Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- Improve pedestrian and vehicular access and circulation.

In 2011, the Regional Transit Authority (RTA) and the South Suburban Mayors and Managers Association completed the *Initiative for the Chicago Southland Region Phase I* study<sup>3</sup>. The Village of Homewood Metra station area was identified as an ideal multi-use transit center: *a center of transit activity and supports a diversity of economic and/or community activities with commuter rail, transit hub, local/regional bus and circulator interface; and moderate density, mix of residential, commercial, employment and civic/cultural uses.*

Guidelines for buildings include the following:

*The massing of buildings will be at a density of 3-6 stories with active uses and transparent storefronts on the ground floors. Mixed use buildings with retail/commercial on the first and second floors with residential above will be encouraged along with a mix of single use buildings (retail or commercial or residential). Buildings are designed to relate to each other in character. Residential entrances and ground floor residential/livework space may also be appropriate in the multi-use transit center typology.*

In 2012, a *Phase II Implementation* study was completed for the Village of Homewood<sup>4</sup>. This document developed a set of development scenarios for a two acre site located in downtown Homewood. The site has since been redeveloped into La Banque, an 18 room boutique hotel. The scenarios contemplated in that study included a five story residential building and a two story parking garage.

## **Zoning Context**

The project sites are zoned B-1 Central Business District and lie within the Downtown Overlay District<sup>5</sup>. The purpose of the B1 Central Business District is to allow commercial uses that provide goods and services to the Village as a whole. The district provides for a mix of commercial, residential and entertainment uses. The standards are designed to maintain the pedestrian-oriented environment while accommodating larger scale uses.

The Downtown Overlay (DO) District supplements the B-1 zoning district and allows greater flexibility to promote a transit-oriented downtown by allowing increased densities, adjusted parking

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<sup>3</sup> The Initiative for the Chicago Southland Transit Region can be downloaded here:

<http://www.rtams.org/reportLibrary/1319.pdf> or here: <http://tinyurl.com/Homewood-TOD>.

<sup>4</sup> Chicago Southland Transit Region Initiative Phase 2: Implementation Study can be downloaded here:

<http://www.rtams.org/reportLibrary/1884.pdf> or here: <http://tinyurl.com/Homewood-TOD>.

<sup>5</sup> The Homewood Zoning Ordinance can be downloaded on the project webpage located here:

<http://tinyurl.com/Homewood-TOD>.

regulations and stricter design controls for new developments of appropriate scale in the Central Business District. Regulations in this district are applied spatially, and because Downtown boundaries were identified by the Downtown Master Plan and the Homewood Zoning Map, the district may be easily identified.

#### Yard and Bulk Regulations Downtown Overlay (DO) District

- Minimum Lot Area: 25,000 sq. ft.
- Residential Dwellings (per unit): 1100 sq. ft.
- Minimum Front Yards: 0, if one provided 5 feet
- Minimum Side Yards: 0, if one provided 5 feet
- Minimum Rear Yards: 0
- Maximum Building Height, Principal Building: 4 stories
- Maximum Building Height, Accessory Building: 30 feet, but not to exceed the height of the principal building

#### Parking Requirements

##### Residential Uses

Elderly Housing .....	.5/dwelling unit
Multiple-Family Dwelling.....	1.3/dwelling unit
Townhouses.....	1.5/dwelling unit
Retail Uses Retail Uses.....	1/300 sf of gross floor area
Restaurants Sit-down dining.....	1/250 sf of gross floor area
Carry-out only.....	1/350 sf of gross floor area
Business Uses Offices.....	1/300 sf of gross floor area

## Development Objectives

The Village is committed to redeveloping the downtown area as a vibrant, 18-hour urban center. Development of these catalytic sites is intended to enhance the existing mixed-use, walkable character of the downtown, by placing residential uses within close proximity to downtown businesses and amenities.

- Provide high density, multi-family residential units in close proximity to the train station and downtown businesses. Multi-family residential may take the form of condominiums, market rate apartments or live/work spaces or lofts.
- First floor commercial space is highly desirable. Desired uses include restaurants and specialty shops.
- Fill in gaps in the downtown streetwall. The Village envisions buildings with a minimum of 3 stories and with little or no setbacks from the street.
- Utilize quality architecture that is compatible with the existing buildings. Architecture should be a recognizable style (though not any particular style). The ground floor should provide visual interest to the pedestrian.

- Provide ground floor commercial space.
- Improve the streetscape to encourage pedestrian activity.
- Provide adequate parking for residents and patrons. Enclosed parking is highly desirable.

## Other Considerations

### **Land Assembly**

The Village will consider proposals incorporating any and all other contiguous parcels not included in the RFP provided the developer submitting the proposal can provide sound information that these parcels could be acquired at or around the date of the Village's final acceptance of the development proposal.

Any land acquisitions would need to be private acquisitions. Additionally, any land acquisition information marked confidential would be kept as such by the Village until a mutually accepted date.

### **Public Rights-of-Way**

The Village will consider the vacation of adjoining public rights-of-way in order to accommodate a development project. However, any proposal requesting a vacation of public right-of-way must state the terms by which such vacation would be made and demonstrate that unimpeded access will be maintained for all other properties currently served by the right-of-way.

If conceptually approved, any vacation of right-of-way may ultimately require completion of a traffic impact study.

### **Zoning Flexibility**

It is anticipated that a development project will be built in accordance with the Downtown Overlay District. However, the Village recognizes that regulatory flexibility may be required to improve the economic feasibility of a project and anticipates that proposals may include variations from the underlying zoning, such as maximum building height. The proposal should list all such variations.

### **Economic Incentives**

The Village will entertain reasonable requests to provide financial assistance. With the exception of the Sugar Site, these properties are not located in a tax increment financing district. The Village is willing to consider other means of assistance to successfully accomplish development project goals and objectives, based on the potential overall benefits to the community.

Such benefits include, but are not limited to outstanding architectural/urban design, desired retail uses, additional parking, improved traffic flow, and the potential for long term stability and increased value of the downtown project area.

## Role of the Village of Homewood

The Village of Homewood is committed to the redevelopment of these sites as described in this document.

The Village is prepared to assist in the development of a partnering relationship with the selected developer that maximizes the vision of the transit oriented development. The Village anticipates working closely and cooperatively with the chosen developer. Pending review of proposals, potential roles of the Village could include, but are not limited to: conveyance of land at a discounted rate; waiver of permit and other fees; flexible zoning and density considerations; additional infrastructure improvements in the surrounding area; and/or facilitating low interest loans and grants through governmental and nonprofit partners. These potential roles will be defined during the final negotiation process based upon the quality and impact of the proposed development.

## Developer Selection Process

The first step in the selection process is a Request For Qualifications (RFQ). On the basis of the qualifications submitted, the Village Board will identify the most qualified developer teams. In the second step, the Village Board will issue a Request For Proposal (RFP) to a very limited group of the most qualified development teams. Recipients of the RFP can be assured that the number of final applicants is limited; the timelines for review are concise; and, the final review by the Village Board will be within a framework that the development teams will find clear, timely and direct. The team offering the most desirable proposal within the objectives outlined in this document will be designated the “Developer of Record” and will be asked to negotiate a final development agreement with the Village.

The Village of Homewood fully reserves the right to reject any and all submittals of both the RFQ and RFP if the Village, in its sole discretion, determines that the submittals do not meet its goals and objectives for the development of this site.

### **Request for Qualifications**

Prospective development teams should submit a statement of interest and qualifications. The information submitted should be explicit and informative. Ten (10) copies of each should be submitted. Submissions should be limited to thirty (30) pages.

Letters of interest should be submitted to the Director of Economic and Community Development. The deadline for submissions is noted in the cover letter enclosed with this document and below. The Village of Homewood staff will review qualifications and select development teams to interview with the Village according to the following timeline:

- Deadline for RFQ submittal: **January 15, 2016 at 3:00 PM**
- Interviews with selected teams: January 25, 2016 through January 29, 2016

After review by the Village staff and the related interviews, if the credentials and experience of one team far exceeds those of all other teams, the Village Board, acting on the recommendation of staff,

may choose to designate that team as the proposed “Developer of Record” and request that only one team submit the required RFP documentation. Otherwise a limited number of teams will be asked to submit.

**RFQ Submittal Requirements (limited to 30 pages)**

1. Submission Quantity and Format
  - A. Ten (10) collated sets of Qualifications shall be submitted and organized generally as follows:
    - i. Cover letter;
    - ii. Understanding of Request;
    - iii. Developer’s Relevant Qualifications and Experience;
    - iv. Developer/Team Description, Organizational Structure, and Capacity;
    - v. Summary Statement (optional); and
    - vi. Financial Information (under sealed cover).
  - B. Required financial information and shall be included in a separate but attached sealed envelope clearly identifying the prospective Developer.
  
2. Understanding of Request

This section shall summarize the prospective Developer’s understanding of the request and requirements, including site analysis and understanding of the community and neighborhood. The Developer may add any additional information to help the Village determine that a Developer is qualified.
  
3. Developer’s Relevant Qualifications

The prospective Developer must demonstrate experience with facilitating successful projects of similar contemplated scope and quality. The relevant qualifications submissions must be a part of and fit into the response but outside of this requirement the prospective Developer can determine the format. A short project synopsis addressing the scope, budget schedule and reference contact may be provided. The Village will look for a minimum level of experience to be demonstrated including but not limited to the following:

  - A. Demonstrated experience in, preferably, at least two (2) completed projects of similar size and quality as envisioned for the project.
  - B. Demonstrated financial resources and commitments to both acquire and develop the property as provided in financial statements, evidence of equity and debt financing, or other similar demonstration.
  - C. A list of projects as Developer over the past five (5) years prior to the due date of this Request, including project overall size and by type of use (e.g., for-sale or rental multifamily, row homes, residential apartments), overall construction cost, major tenants, absorption, current photos of site, and the current occupancy and ownership of these projects.
  - D. Description, location, and a brief summary of the past projects. The Village would consider it a positive factor if the projects presented in this section were accomplished with the currently proposed Developer Team.
  
4. Developer Description
  - A. Legal Name of the proposed development entity.
  - B. Proposed form/structure of the proposed development entity (e.g., Corporation, Partnership, Limited Liability Corporation (LLC), Individual, Joint Venture, Not-for-Profit, etc.).

- C. Date Established to include constituent firms/partners/team members if a joint venture (JV) is proposed.
  - D. Subsidiary status or affiliation with any other/parent entity including the name and address of and relationship to the parent or partner as well identification of its key officers.
  - E. Names, addresses, title of position, and nature and extent of the interest of the officers:
    - i. For corporations, the officers, directors or trustees, and each stockholder owning any class of stock and each person's percentage ownership.
    - ii. For not-for-profit organizations, the members who constitute the board of trustees or board of directors, or similar governing body.
    - iii. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
    - iv. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms each should be provided.
    - v. For any other type of entity, each officer, owner and members of governing body, and each person's percentage ownership.
5. Developer Organization and Capacity
- A. Proposed organizational chart identifying the Developer functions, roles, and responsibilities.
  - B. Developer team partners, and/or consultants proposed to deliver the project including their relevant experience and a clear description of their roles and responsibilities (e.g., Architect/Engineer, Economic/ Financial consultant, Counsel, Construction, leasing/management, etc.); key staff and roles with individual résumés not exceeding one page, if included.
  - C. The Village would consider it a positive factor if the key Developer team members/partners/consultants and/or staff presented in this section also have contributed to the successful past projects presented by the prospective Developer.
  - D. Anticipated general and tentative development/construction schedule, if selected.
  - E. It is recognized that several factors that impact any expected schedule may be outside of the prospective Developer's direct control and that a mutually agreed upon schedule would be part of a redevelopment agreement with the Village. However, this information will assist the Village in assessing a prospective Developer's experience with a project of this type and insight into how the prospective Developer proposes to manage the Project process to successful completion.
  - F. The number, location and magnitude of projects currently on the prospective Developer's work plan for the next two calendar years.
6. Summary Statement
- A. A summary statement is optional but can be included with information the prospective Developer feels would help the Village to select the best overall qualified Developer. For example, a discussion or list of the type and quality of residential projects with which the Developer has a successful relationship and that are envisioned to be brought to this Project including any that may already have expressed interest would be appropriate here.

7. Separate Financial Information Required from the Prospective Developer
  - A. Ten (10) sets of the following information should be submitted at the same time as the related qualifications in a separate sealed envelope marked “confidential” relative to each person with an ownership interest in the development entity and the development entity itself:
    - i. Audited financial statement or federal income tax forms for the last three years.
    - ii. References from financial institutions with whom the Developer has dealt as a borrower or as a joint venture partner.
    - iii. Proposed sources of financing and preliminary evidence of interest from financial institutions or partners if available.
    - iv. List of pending litigation or other disputes including court case numbers, status, potential of a financial settlement, and impact on your ability to execute this Project.
    - v. Filings for bankruptcy including dates and circumstances, or foreclosures or returns to lenders via deed-in-lieu of foreclosure.

### **RFQ Basis for Evaluation**

- Developer Expertise---Priority will be given to the development team that has a history of successful real estate development and demonstrates the interdisciplinary expertise required for this type of project. Also of prime consideration is a track record of high quality development sensitive to the client and the setting, design expertise, innovative packaging and the ability to attract and retain quality buyers/tenants.
- Expertise on Similar Projects---Experience on similar residential or mixed-use redevelopment projects is considered essential. Comparable projects that are relevant and transferable must be described.
- Organization and Personnel---In addition to the development team’s overall capabilities and experience, attention will be focused directly on the personnel assigned to the TOD sites and the manner in which they will be organized and managed.
- Financial Capability---Financial capability of the development team will be a major factor.
- Creativity, appropriateness and catalytic potential of the narrative concept plan.

### **Request for Proposals**

Following the evaluations, the Village will invite the most qualified development team(s) to submit a proposal consistent with the RFP terms and conditions outlined in this document. On the “Basis of Evaluation” outlined below, the Staff, with Board approval, will designate one or more “Developer(s) of Record.” The team(s) designated “Developer(s) of Record” will be given exclusive rights to negotiate with the Village, for a limited and timely period, for implementation of a mutually satisfactory redevelopment project and plan for the TOD site(s).

### **Developer of Record**

The development team(s) selected as “Developer(s) of Record” must be prepared to promptly enter into a development agreement with the Village. The agreement will specify each party’s specific roles and obligations in the implementation of the redevelopment project. The timeframe for negotiations will be subsequently determined.

### **RFP Submittal Requirements (limited to 30 pages)**

The content of each invited proposal must address four major requirements:

- The proposed type, number and market-price points of the product
- Documentation of the market for the proposed product
- The organization, accessibility and character of the product
- The proposed role of the Village of Homewood

Ten (10) copies of each proposal will be required.

Each of these requirements is explained below. Proposals must be submitted within 30 days of notice from the Village.

- Proposed type, number and market-price points of the product--The Village will want to clearly understand the type of product anticipated, the price points for the product and the anticipated customers for the product. Understanding this objective will clearly assist the Village in evaluating the overall impact of the proposed project on the vision for the neighborhood. Proposal should include a financing plan. This also should include a description of how the development project will be promoted and marketed.
- The design concept--The proposal must ensure that the development will be designed and implemented with a character and scale compatible with the neighborhood. Design principles have been described in the Downtown Master Plan. The design professionals to be utilized, if not part of the development team, must be identified along with evidence of their experience and skills. No elaborate design presentations are expected at this stage. The proposed design should be presented in a selected number of concept sketches with accompanying narrative. Items to be addressed include, but should not be limited to: architectural concepts; building mass and height relationships both within the development and in contrast to surrounding uses; conceptual elevations; functional flow of pedestrian and vehicular traffic; parking and loading; overall architectural style or character; and the proposed treatment of public and open spaces.
- The proposed role of the Village of Homewood. The Village of has already invested significantly in land acquisition and in the preparation of some sites for development. Other investments are anticipated in the future for the public areas surrounding the site. Other roles for the Village will be considered. The requests for Village involvement (financial and otherwise) shall clearly outline how that involvement will fit into the working of the total development package. Sufficient supporting information shall be supplied so that it can be determined that requested incentives are necessary for the proposed development to be accomplished at competitive fair market costs and adequate returns to the developer.

### **RFP Basis for Evaluation**

The proposals invited by the Village of a very limited number of qualified developers will be evaluated on the basis of the following criteria:

- Compatibility with the Downtown Master Plan--The concepts outlined in the Downtown Master Plan represent the vision that the Village hopes to achieve as the market allows over time.
- Return on the Village's investment--While the Village recognizes its role in "priming the pump" for economic and neighborhood development, the ability to receive an acceptable return on its investment in both the short term and over the life of the project will be a key consideration in the evaluation.

- Adequacy of financial package---The information supplied on the proposed method(s) of financing must be complete and in sufficient detail to enable the Village to evaluate feasibility. If financial involvement is requested of the Village, the involvement must clearly indicate the Village's role relative to market price points, construction costs and the developers return on investment. Those plans, which leverage the Village's overall investment into the highest neighborhood impact in concert with the greatest return on the Village's investment, will receive the highest priority.
- Compatible design plan---The design concept shall be imaginative, reflecting a quality of materials, linkage to the activities and important elements of the surrounding area, and the site's importance to the connectivity between downtown. There are no constraints in architectural style.
- Best overall solution---A combination of neighborhood enhancement; a return on the Village's investment; an interest and ability to form a successful partnership with the Village; the long term viability of the project; site design and overall project appearance; and the track record and current resources and financial capability of the development team.

### **Village's Selection of a Developer**

The Village reserves the right to consider in part or in whole, waive selection criteria in part or in whole, or waive any inconsistencies or irregularities in part or in whole in responses to determine and select the best overall qualified Developer(s), in the Village's opinion, to execute the Project. Final selection, based on the RFP, to attempt to negotiate a redevelopment agreement with the Village will be based on a combination of Developer qualifications and proposal and shall be made by the Village in its sole discretion. The Village is not obligated or required to select any Developer, or to negotiate any redevelopment agreement. The resulting redevelopment agreement will, at a minimum, include key provisions from this solicitation and the successful Developer's proposal. Project qualifications may be subject to staff, consultant, as well as public review after which the Village Board may approve a final selection for negotiation. Final negotiations are subject to approval of the Village Board.

### **Proprietary Information**

All responses shall become property of the Village of Homewood upon receipt. Any restrictions on the use of information contained within a proposal shall be clearly stated as such within the proposal. The Village will only be able to comply with a request for confidentiality to the extent allowed by law.

### **Response Deadline**

Complete responses, including all required documentation identified in this solicitation, shall be sealed and clearly marked **Solicitation of Developer Qualifications and Request for Proposals: Homewood Transit Oriented Development** and shall be submitted to no later than 3:00 PM on January 15, 2016.

## Questions

A non-mandatory pre-proposal conference will be held on December 17, 2015 in the Village Hall Board Room at 2020 Chestnut Road. Any questions can be submitted in writing prior to the pre-proposal conference.

Questions must be submitted via mail or email to:

Thomas Vander Woude, AICP  
Director of Economic and Community Development  
Village of Homewood  
2020 Chestnut Road  
Homewood, IL 60430

[tvanderwoude@homesweethomewood.com](mailto:tvanderwoude@homesweethomewood.com)

The Village will not respond to questions after the pre-proposal conference.

## RFQ/RFP Timeline

December 1, 2015 – Solicitation released

December 17, 2015 – Non-mandatory pre-proposal conference at 9:00 AM in Homewood Village Hall Board Room

**January 15, 2016 – RESPONSES DUE BY 3:00 PM CST**

January 18, 2016 through January 22, 2016 – Developer Team Reviews

January 25, 2016 through January 29, 2016 – Developer Team Interviews

Any deviation from this schedule shall be provided to all developers in writing.

## Attachments

Map of Homewood Station Area

Maps of Project Sites

Excerpts from the Initiative for the Chicago Southland Transit Region studies

Demographic Summaries of the Station Area

RTAMS Homewood Station Fact Sheet

Village of Homewood, IL “You’re in the Right Place” Business Brochure