

Homewood, IL

Transit Oriented Development on village-owned redevelopment sites in the heart of downtown Homewood

March 2020

Request for Proposals



ANGELA M. MESAROS, AICP
DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT
VILLAGE OF HOMEWOOD
2020 CHESTNUT ROAD
HOMEWOOD, ILLINOIS 60430
708.206.3387
AMESAROS@HOMEWOODIL.GOV

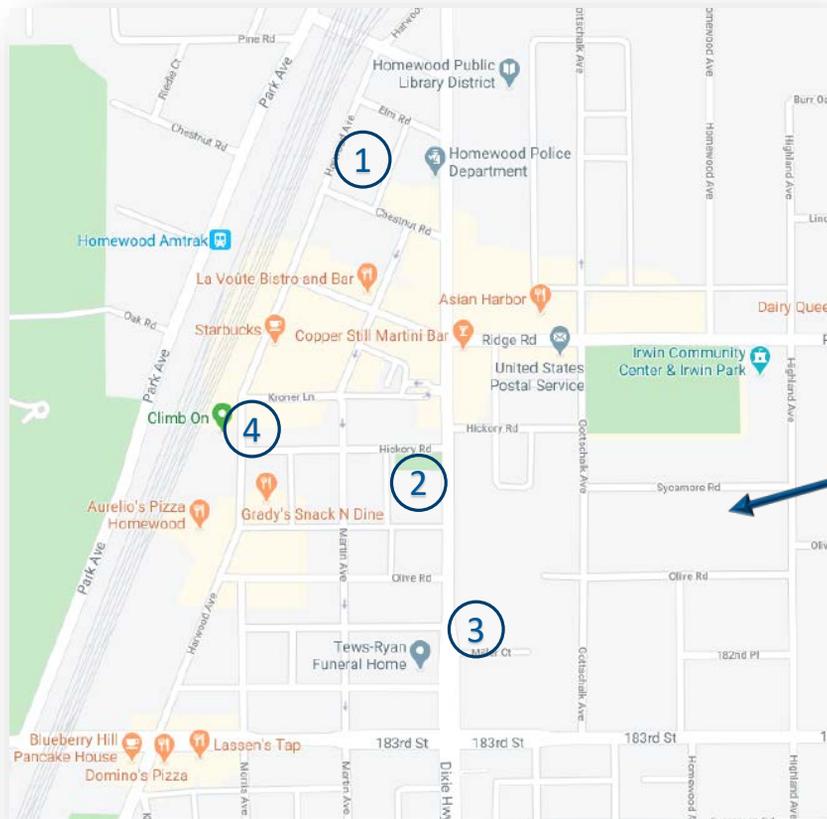


Homewood, IL Transit Oriented Development



March 2020

Request for Proposals



The Village of Homewood, Cook County, Illinois is seeking proposals for the redevelopment of four sites located in our downtown as medium to high density residential with retail/restaurant mixed-use buildings that implement the Village's vision for transit-oriented development. Project sites are located in the downtown core of Homewood within 1/3 mile of the Metra/Amtrak Station. Downtown Homewood is centered at the intersection of Ridge Road & Dixie Highway.

Housing Study The Village engaged consultant Baker Tilly to conduct a housing market study in April 2016 to evaluate potential for more than 200 units of market rate multifamily housing within or near the downtown area. Based on this analysis, market rate multifamily development is viable. The prospect for long-term performance is positive given the close proximity to the Metra station, location within the downtown with several retail linkages and services, shortage of rental alternatives and strong performance of existing multifamily developments. The [Village of Homewood, Housing Market Study](#) can be downloaded at choosehomewood.com.

① Village Hall Parking Lot



Location: Northeast corner of Harwood Avenue & Chestnut Road

Size: 1.32 acres, rectangular in shape, level in topography

Distance from Metra: Less than one block

Tenancy: Public Parking Lot

Ownership: Village

Incentives: Downtown TOD TIF district, Cal Sag Enterprise Zone, Sales tax rebates, Cook County property tax incentives

Zoning: B-1 CBD Downtown Overlay, centrally located within downtown Homewood

Site Information: Village Services are located directly east of this site, consisting of Village Hall, Park District Auditorium, and Police and Fire Stations. West of the property is a large privately owned commuter parking lot. The Village will entertain proposals that consider incorporating contiguous parcels directly into this site.

The site has convenient vehicular linkages with easy connections to the major roadways in the Village of Homewood. The site is served by the Metra Electric District rail line as well as PACE public bus route (Route 356) along Dixie Highway. All utilities necessary for development are available to the site.

Request for Proposals



| Address | PIN | Ownership | Acres | Use |
|---------------|--------------------|-----------|-------|-------------|
| 2020 Chestnut | 29-31-305-018-0000 | Village | 0.17 | Parking Lot |
| 2023 Elm | 29-31-305-007-0000 | Village | 0.17 | Parking Lot |
| 2024 Chestnut | 29-31-305-011-0000 | Village | 0.98 | Parking Lot |

② Savoia's Parking Lot

Location: 18136 Dixie Highway, southwest corner of the intersection of Hickory Rd & Dixie Hwy

Size: 0.58 acres

Distance from Metra: 0.3 miles

Tenancy: Vacant land/parking lot and pocket park

Ownership: Village

Incentives: Downtown TOD TIF district, Cal Sag Enterprise Zone, Sales tax rebates

Zoning: B-1 CBD Downtown Overlay, centrally located within the downtown area of Homewood

Vision: This site is identified as a mixed-use 4 story building with 9,000 square feet retail on the ground floor, 24 residential units and 50 interior parking spaces in the Downtown Master Plan.



Request for Proposals



| Address | PIN | Ownership | Acres | Use |
|-----------------|--------------------|-----------|-------|------------|
| 18136 Dixie Hwy | 29-31-314-018-0000 | Village | 0.58 | Vacant Lot |
| | 29-31-314-019-0000 | Village | | Vacant Lot |
| 18134 Dixie Hwy | 29-31-314-031-0000 | Village | | Parkland |

③ Bogart's Building



Location: 18225 Dixie Highway

Size: 1.05 acres

Distance from Metra: 0.3 miles

Tenancy: Vacant land/former steakhouse + parking lots

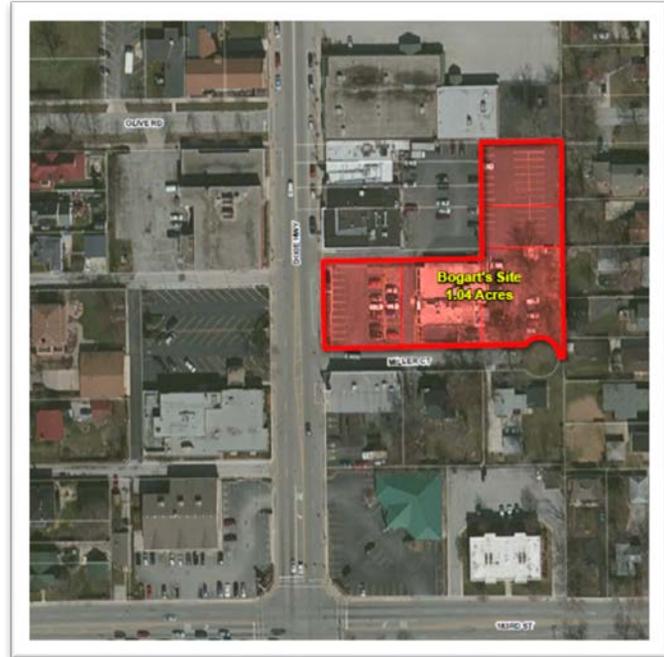
Ownership: Village

Incentives: Dixie/Miller Court TIF district, Cal Sag Enterprise Zone, Sales tax rebates, Cook County Property Tax Incentives

Zoning: B-1 CBD Downtown Overlay, centrally located within the downtown area of Homewood

Vision: Multiple family residential apartments with amenities, medium to high-density, potential small convenience retailer on first floor

Request for Proposals



| Address | PIN | Ownership | Acres | Use |
|-----------------|--------------------|-----------|------------|------------|
| 18225 Dixie Hwy | 29-31-409-037-0000 | Village | 1.05 acres | Vacant Lot |
| | 29-31-409-038-0000 | Village | | Vacant Lot |
| | 29-31-409-010-0000 | Village | | Vacant Lot |
| | 29-31-409-041-0000 | Village | | Vacant Lot |
| | 29-31-409-072-0000 | Village | | Vacant Lot |

④ Hibbing Building



Location: 18123 Harwood

Size: 8,593 SF building

Historic 2-story mixed use building – two apartments above, 5,000 SF commercial space on ground floor

On-site parking, highly visible on main thoroughfare

Distance from Metra: 2 blocks

Tenancy: Vacant Building

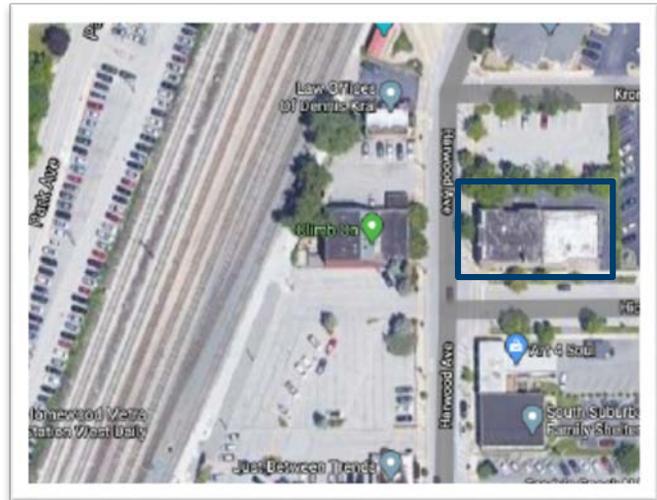
Ownership: Private

Incentives: Cal Sag Enterprise Zone, Sales tax rebates, Cook County Property Tax Incentives

Zoning: B-1 CBD Downtown Overlay, centrally located within the downtown area of Homewood

Vision: Ideal for restaurant on first floor – seeking pub or supper club.

Request for Proposals



| Address | PIN | Ownership | Acres | Use |
|---------------|--------------------|-----------|----------|-------------|
| 18123 Harwood | 29-31-313-004-0000 | Private | 6,550 SF | Building |
| | 29-31-313-003-0000 | | 3,275 SF | Parking lot |

About Homewood

Established in 1893, the Village of Homewood is a highly respected community located 25 miles south of Downtown Chicago and appealing to young families. Homewood's geographic position is ideal with quick access to an extensive transportation network that includes I-80/294, I-94, I-57 with both Amtrak and the Metra Electric Rail Line - the fastest reliable commuter line.

For the past two years, Homewood has engaged in a campaign, "Think Homewood" to attract millennials through advertising on CTA trains.

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 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.



Request for Proposals

POPULATION

Daytime: 20,714

Retail Trade Area: 352,000

AVERAGE HH INCOME

\$90,400

DAILY RETAIL SALES

\$1,244,757*

*2017 Demographic Profile

AWARDS & ACCOLADES



"Top Most Livable
Metro-area Suburb in
the Midwest"

Homewood-Flossmoor
High School – National
Blue Ribbon School of
Excellence



Chicago Tribune "Best Downtown"

"Top Rated Community,
Best Town"

CNN Money 3rd "Best Place to Live" out
of 25 U.S. communities



2017 National Gold
Medal Finalist

"Best Southland
Community"





Request for Proposals



About Downtown Homewood

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 is home to over 60 annual village events such as the Fall Fest, Artisan Street Fair, Farmer's Markets on Saturday mornings and Wednesday evenings, Holiday Lights and Miracle on Martin.

The Village has invested in a vibrant, walkable downtown. Installation of extensive streetscape elements in downtown include continuous brick paver sidewalks, pedestrian scaled ornamental lighting, street trees, planter boxes, Tivoli lights and music. The world's largest collection of Richard Haas murals has been painted on commercial buildings throughout downtown.

Homewood Science Center

The Village leaders created a STEM-based science center designed for people of all ages to encourage intergenerational and lifelong learning, stimulate curiosity, and inspire people to make science and technology a greater part of their lives. Learn more at www.homewoodsciencenter.org





Request for Proposals



Regional Commercial Center Homewood is a regional commercial center serving surrounding communities. The Halsted Street Corridor 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.

Regional Recreational Center

Lakes, woodlands, ancient sand dunes, native prairie, picnic grounds, wetlands make up the 193 acres of the Homewood Izaak Walton Preserve. Ravisloe Country Club is directly west of the Metra Station, while Idlewild, Olympia Fields, Calumet and Flossmoor Country Clubs are less than 5 minutes from downtown. The village is served by the Homewood-Flossmoor Park District, with more than 32 parks and 365 acres of open space.



Homewood is the first suburb in the southland area to commission and implement an extensive bicycle plan featuring bike lanes, bicycle route signage and plentiful bike racks.

METRA SERVICE – Metra Electric Line

- 1,244 Riders per day
- 33 departing trains daily
- 29 arriving trains daily
- 35 minute trip to Millennium Station

AMTRAK SERVICE

- 36,151 Boarding + Alighting (2018)
- Provides service to Chicago, Champaign, Carbondale and New Orleans

Village is working with Metra and Amtrak for over \$11 million investment in Metra station renovations alone.

Request for Proposals



Homewood Train Station Renovation Renderings: Courtesy of MULLER2

View from Harwood looking south



Main Train Station | View west from Ridge Road

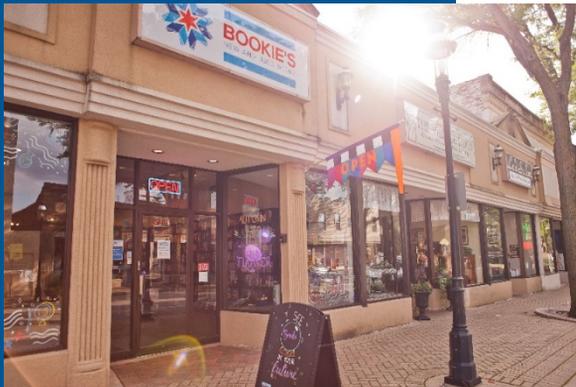




Request for Proposals

Homewood IL

Local Retailers





Request for Proposals

Homewood IL

National & Regional Retailers





Request for Proposals

Submittal Requirements and Process

Proposals are being requested at this time that, at a minimum, include:

- Project Summary and Public Disclosure Statement
- Identify the team, estimate preliminary costs and outline your financing strategy and schedule
- Conceptual architectural plans – preliminary, but scaled site plan, conceptual elevations that identify building materials and color renderings. Floor plans are desirable, but not required.

Review and Selection Process

Proposals will be evaluated in terms of:

- Quality and attractiveness of proposed development
- Contribution to vitality of downtown
- Total project investment
- Developer team's expertise, experience and financial capacity
- Feasibility of the project and appropriateness of the proposed financing strategy
- Project schedule

Development Agreement

The team offering the most desirable proposal within the objectives outlined in this document will be designated the "Developer of Record." The selected proposal will be presented to the Village Board for formal acceptance. Developer will enter into a Development Agreement, which will provide for closing after Village Board approval subject to contingencies for Board approval of developer's final plans and financing.



Request for Proposals

Questions

All questions concerning the Request for Proposal must be submitted in writing to Angela Mesaros, Director of Economic and Community Development at amesaros@homewoodil.gov. All responses to questions, changes or clarifications will be posted on the RFP website at choosehomewood.com. It is the responsibility of the proposers to review the website prior to submission.

Special Notes

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. The Village is not obligated or required to select any Developer, or to negotiate any redevelopment agreement.

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.

This document and all supporting materials are posted on the project website: www.choosehomewood.com.

Three (3) paper copies of the proposal to:

Village Hall
Attention: Angela Mesaros
2nd Floor, Department of Economic and Community Development
2020 Chestnut Road
Homewood, IL 60430

Write "Homewood TOD" on the envelope.



EXHIBITS

① New TIF TOD Development

Commonly referred to as the “Triumph Building”, the structure at 2033 – 20445 Ridge Road and 18042 – 10844 Martin Avenue, is about to get a makeover. It will be transformed into a four-story, mixed-use building that will include a restaurant on the first floor, two floors of apartments and one floor of LaBanque Hotel rooms.



① **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



② **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

Media Coverage:

<https://hfchronicle.com/article/2019/nov/26/homewood-trustees-greenlight-downtown-redevelopment-project>

<https://hfchronicle.com/article/2019/may/17/triumph-building-downtown-homewood-sold-developer>

<https://hfchronicle.com/article/2018/may/26/homewood-purchase-building-once-part-proposed-development>

② Metra and Amtrak Train Station Renovation Project

The Homewood Train Station Renovation Project was approved for full funding at \$9.2 million by the Surface Transportation Program (STP) Project Selection Committee. Transformation is tentatively scheduled to begin in 2021.

Main Train Station | View: Southwest from Harwood Avenue



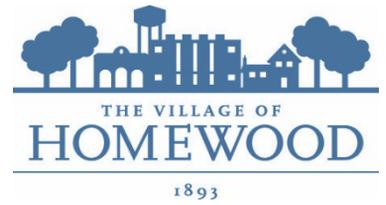
Media Coverage:

<https://www.hfchronicle.com/article/2019/oct/28/homewood-train-station-renovation-project-now-fully-funded>

<https://www.hfchronicle.com/article/2019/sep/17/funding-announced-homewood-train-station>

<https://patch.com/illinois/homewood-flossmoor/threat-removed-funding-homewood-train-station-officials>

③ Largest Collection of Richard Haas Murals



Homewood boasts the largest collection of Richard Haas murals anywhere in the world. Haas, a world-renowned painter specializing in large, illusion murals, was first invited to Homewood in the early 1980's. Haas has finished 15 murals for the Village.



1. Sweets Shop
2053 RIDGE ROAD
SOUTH FACING REAR WALL



2. Art Deco
2059 RIDGE ROAD
SOUTH FACING REAR WALL



3. Age of Transportation
2059 RIDGE ROAD
SOUTH FACING REAR WALL



4. Greenhouse
18064 MARTIN AVENUE
NORTH FACING WALL



5. Fruits of Our Labor
2009 RIDGE ROAD
SOUTH FACING REAR WALL



6. Historic Gottschalk House
2011 RIDGE ROAD
SOUTH FACING REAR WALL



7. Homewood Theatre
18062 DIXIE HIGHWAY
SOUTH FACING WALL



8. CN Rail Yard
1940 RIDGE ROAD
WEST FACING WALL



11. Independence Day
18219 DIXIE HIGHWAY
SOUTH FACING WALL



12. 1950's Diner
18681 DIXIE HIGHWAY
SOUTH FACING WALL



13. Service Station
18678 DIXIE HIGHWAY
SOUTH FACING WALL



Media Coverage:

<https://chicago.suntimes.com/murals-mosaics/2019/8/9/20729774/homewood-murals-capital-richard-haas-thomas-melvin-chicago-south-suburbs-trompe-loeil>

<http://www.chicagomag.com/Chicago-Magazine/March-2019/Suburbs-Guide/Homewood-The-Mural-Capital-of-the-Southland/>

<https://www.chicagotribune.com/suburbs/ct-xpm-2012-08-30-ct-tl-0830-homewood-murals-20120830-story.html>