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**Development Proposals Sought for South Boulevard, Harlem Avenue Properties**

Developers are being asked to present ideas for how best to use the nearly 50,000 square feet of publicly owned property that fronts on Harlem Avenue and South Boulevard directly across from the multimodal mass transit station.

A formal Request for Proposals (RFP) issued on June 28 seeks concepts for two separate parcels, both of which are now surface parking lots. The RFP also allows respondents to propose using the portion of Maple Avenue that runs between the two parcels, a step that could add another 7,500 square feet to the site. Responses are due back to the Village by August 28.

Respondents have been given wide latitude in use and design, Village officials say, but commercial uses such as retail on the first floor of any multi-level development is encouraged. The RFP requires replacing the existing 144 parking spaces, as well as adding new parking.

Proposals also are expected to reflect citizen input gathered at a mid-April neighborhood participatory planning meeting and incorporate sustainable and green building practices in the design and choice of materials.

The parcels are zoned for business use, but do not specifically require retail. The RFP encourages developers to consider retail uses that augment, not duplicate, existing neighborhood business activities. And because the site is adjacent to the Ridgeland/Oak Park Historic District, the exterior design also will be an important consideration, officials say.

The RFP was sent to some 40 developers. However, any party who wishes a copy of the RFP may call 708.358.5640 or email [planning@oak-park.us](mailto:planning@oak-park.us).

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