



For Immediate Release: 1.26.2001

From: David Powers
Communications Director
708.358.5781

Contact: Michael Chen
Development Services Director
708.358.5640

Official Notice of Preferred Proposal Given to Developers

The three development companies whose proposals are no longer under consideration for the parking lot behind the Firststar Bank on Oak Park Avenue and properties at the corner of Euclid Avenue and Lake Street have been officially notified of the status of their projects.

Development Services Director Michael Chen said he and his staff have contacted each of the developers to thank them for their efforts and urge them to continue their interest in the Village for future opportunities.

"All of the developers who responded to our request for proposal did an excellent job of presenting ideas on how best to use the site," Chen said. "The quality of the proposals and the imaginative range of uses for the property were impressive. In my experience, getting one good response is considered a success. To get four, as we did, and of such a range of concepts, was exceptional."

The quality of the responses, Chen said, was one of the reasons the evaluation process was quite long and intense – and why he is so confident that the recommended project is the best one for this particular site in the Village. Village Manager Carl Swenson echoed Chen's view of the process.

"Our goal as we evaluated the proposals was to identify the project that was the best fit for the site and the neighborhood," Swenson said. "While each of the proposals had interesting aspects, the concept selected for approval offered the greatest overall benefits to the community."

Euclide Terraces, LLC, a joint venture of Focus Development Inc. of Northfield and Skokie-based Taxman Corp., developed the selected proposal, which is now in the Village's formal Planned Development process. A public hearing on the project is scheduled for 6 p.m., Feb. 15, in Council Chambers at Village Hall, 123 Madison St.

The three other proposals were from Pontarelli/Deklo of Chicago, HSF/Randolph, Inc. of Crystal Lake and LCOR, Inc. of Chicago. Pontarelli/Delko proposed a 13-story condominium project; HSF/Randolph proposed a 202-condominium development of staggered heights up to 11 stories; and LCOR proposed a seven-story structure with 200 high-end rental apartments.

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