



Request for Proposals

Village Owned Property
6641-6643 North Avenue
Oak Park, Illinois

Proposal Deadline
November 17th ,
2017 3:00 pm

About the Site

The Village of Oak Park is seeking proposals for 6641-6643 North Avenue, a Village-owned land site located in the North Avenue Business District. North Avenue is a busy commercial corridor with an average daily traffic count exceeding 31,000.

The parcel is approximately 6,250 square feet with public alley access. Current zoning (NA District) allows for commercial or mixed-use development. In 2016, the Village cleared and remediated the site. The No Further Remediation Letter and Plat of Survey is attached to this RFP.

The site is adjacent to a recently completed PNC Bank and a large commercial redevelopment site on the Chicago side of North Avenue. Adjacent to the west is a privately owned commercial property that could be assembled to create a larger redevelopment site.



Proposal Requirements

Proposal Components

- **Project Team:** Description of the roles and experience of all development team members.
- **Concept plan:** Concept plans must include the following:
 - A narrative specifying the intended uses/tenants and overall vision for the site.
 - Description (visual or narrative) of anticipated improvements/modifications to the property, including any adjacent property for which ownership control may be evidenced. Both site plans and building elevation schematics are desirable; and
 - Project schedule expectations.
- **Financial:**
 - Submit highest and best offers for purchase in Letter of Intent (LOI) format outlining expected terms and key dates.

Proposal Deadline

- **November 17, 2017– 3:00 pm**

Proposal Requirements:

- Response package must be submitted electronically. Additional hard copy versions will be accepted but are not required.

Submit Proposals To:

Village of Oak Park
Department of Development Customer Services
Attn: Tammie Grossman
123 Madison Street
Oak Park, Illinois 60302
tgrossman@oak-park.us

Evaluation Criteria

The following list of criteria (order of list is without regard to importance or priority and is not inclusive) is representative of what the Village of Oak Park will use to evaluate proposals:

- The Proposer's qualifications and proposed use or development plan;
- The offered purchase price and terms;
- Benefits to the village, including both quantitative and qualitative factors;
- Project schedule and anticipated delivery.

Review Process

Village staff and the Oak Park EDC will review proposals that are complete and received by the due date. Some or all of the proposers may be requested to present their concepts to the Oak Park EDC's Executive Committee and staff.

Upon completion of the review process, Village staff and the Oak Park EDC will make a recommendation to the Village Board as to the proposer that best meets the evaluation criteria with the goal of gaining approval from the Village Board of Trustees to proceed with preferred development designation for the Village property.

About Oak Park

Oak Park is a thriving, transit-rich urban-village of about 52,000 people located immediately west of Chicago. Served directly by Interstate 290 and only 20 minutes from downtown Chicago by CTA Green and Blue lines, the community is highly accessible. And with miles of tree-lined streets, a growing bikeway system including Divvy bike share, architecturally significant homes and buildings, very high quality municipal services, expansive parks and recreational amenities, well-known private schools, and two excellent school districts, it offers a high quality of life to its residents.

Oak Park's growing business community is clustered into twelve business areas and boasts a diverse mix of nationals and independents. With a density of 11,000 people per square mile the Village offers a unique environment for residents and businesses alike.

Reservation of Rights

To protect the Village's interests, the Village reserves the right to waive irregularities and informalities including the right to accept or reject any and all proposals as determined to be in Village's best interest.

Contact Information

Village of Oak Park

Tammie Grossman

Director of Development Customer Services

tgrossman@oak-park.us

708-358-5422

Oak Park Economic Development Corporation

Viktor Schrader

Economic Development Manager

v.schrader@opdc.net

708-383-3838

PREPARED BY:

Name: Village of Oak Park
Address: 6643 West North Avenue
Oak Park, Illinois 60302



Doc#: 1610534045 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2016 10:29 AM Pg: 1 of 11

RETURN TO:

Name: Village of Oak Park
Address: 201 South Boulevard
Oak Park, Illinois 60302-2702

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE


THE OWNER AND / OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEMS ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

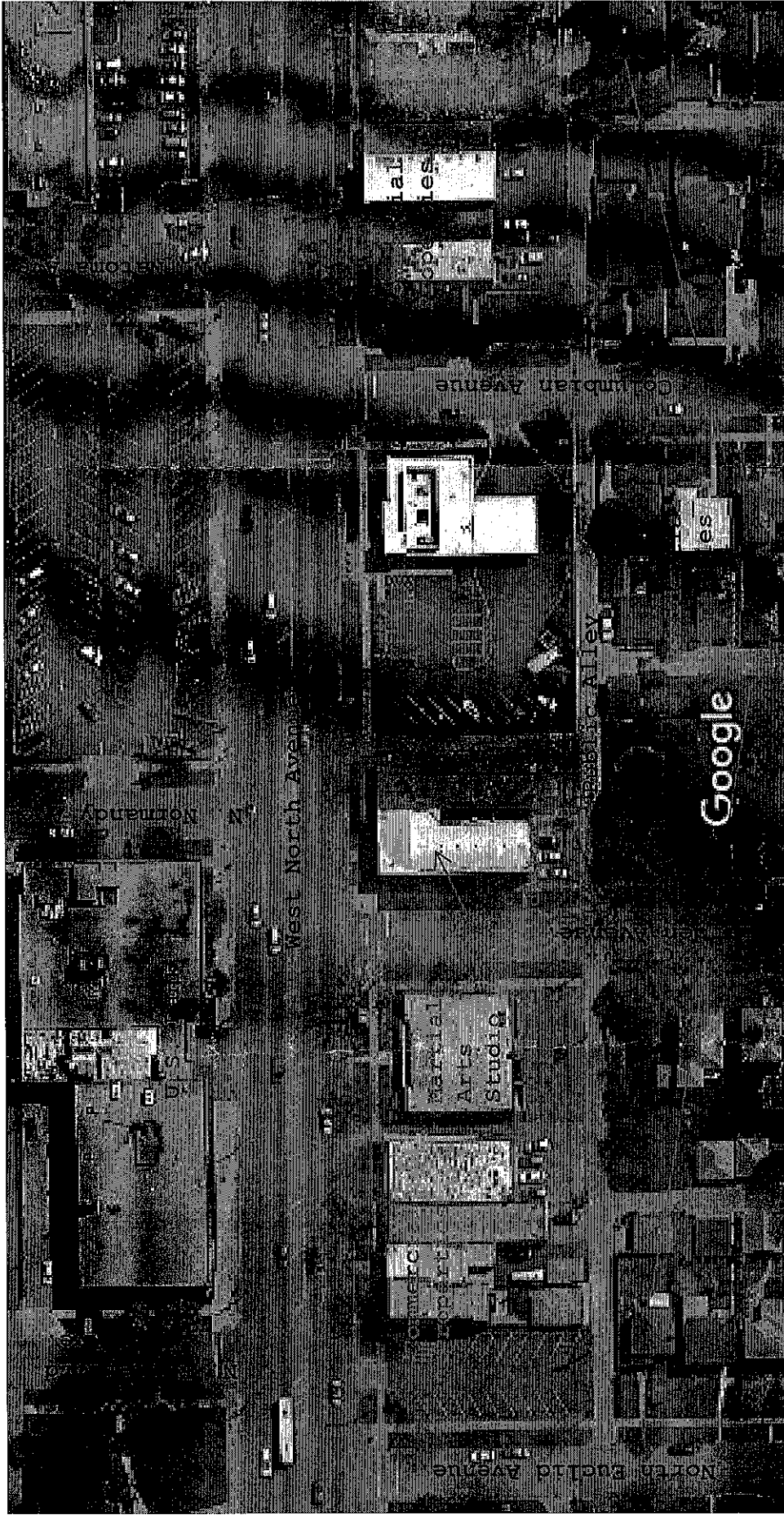
Illinois EPA Number: 0312255284
LUST Incident Number: 20151048

The Village of Oak Park, the owner and / or operator of the leaking underground storage tank systems associated with the above referenced incident, whose address is 201 South Boulevard, Oak Park, Illinois, 60302-2702, has performed investigative and / or remedial activities for the site identified as follows and depicted on the attached Site Base Map:

1. Legal Description or Reference to a Plat Showing the Boundaries: Please refer to Attachment 2 of this letter.
2. Common Address: 6643 West North Avenue, Oak Park, Illinois, 60302.
3. Real Estate Tax Index / Parcel Index Number: 16-06-202-002-0000.
4. Site Owner: Village of Oak Park.
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE


CCRD REVIEWER



Imagery ©2015 DigitalGlobe, Sanborn, U.S. Geological Survey, Map data ©2015 Google

Figure 1 - Area Map

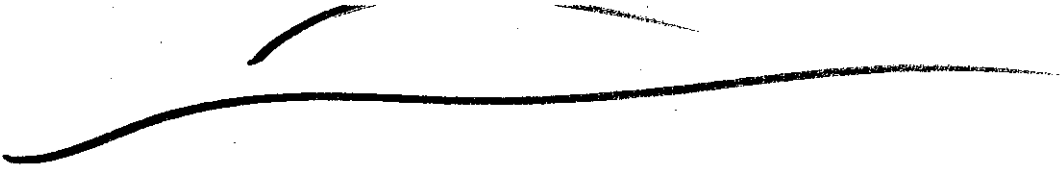
**LUST Removal and Corrective Action
6643 West North Avenue
Oak Park, Illinois**

**Peterson Environmental, Ltd.
November 19, 2015**

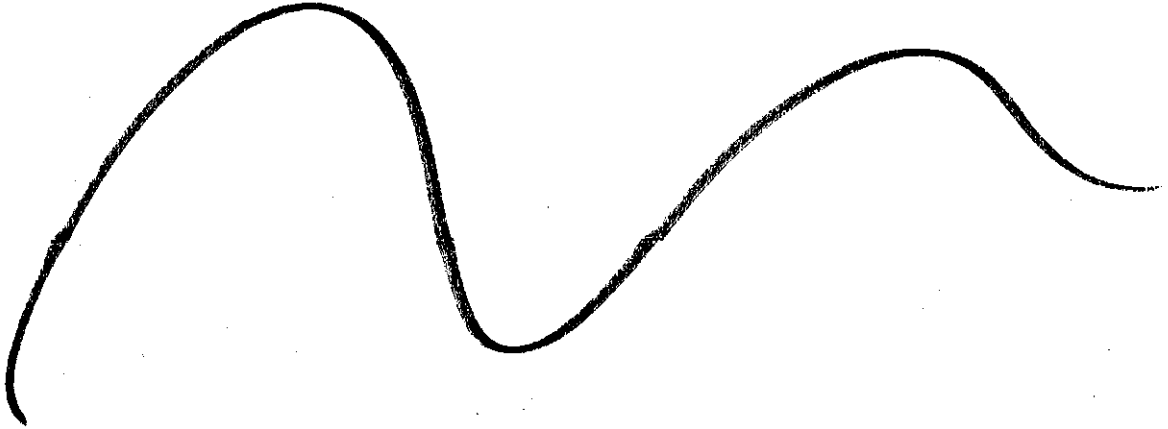


North

Scale 1" = 100 feet



ATTACHMENT 2
SITE INFORMATION



LEGAL DESCRIPTION

Lots 2 and 3 in Block 3 in Rosalie Highlands, being a Subdivision in the Northeast Quarter of Section 6, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 29, 1921 as Document Number 7281888 in Block 167 of Plats, page 32, in Cook County, Illinois.

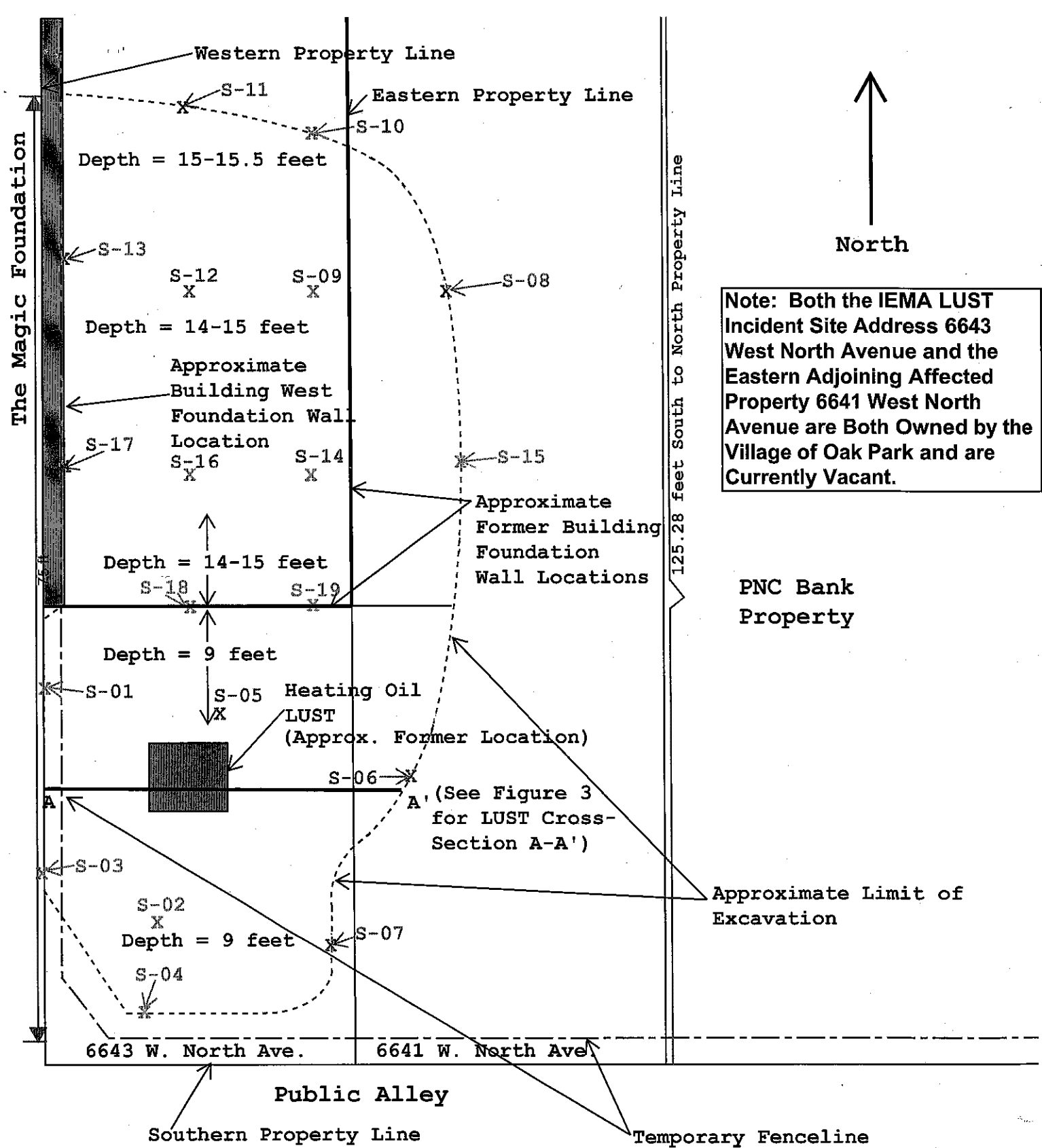


Figure 2 -Site and Soil Sample Location Map
LUST Removal and Corrective Action
6643 West North Avenue
Oak Park, Illinois
Peterson Environmental, Ltd.
November 19, 2015

Scale
 1" = 10 feet



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

217-524-3300

CERTIFIED MAIL

MAR 17 2016

7014 2120 0002 3287 6540

Village of Oak Park
Attention: Bill Mc Kenna
201 South Boulevard
Oak Park, Illinois 60302-2702

RE: LPC 0312255284 - Cook County
Oak Park - Village of Oak Park
6643 West North Avenue
LUST Incident 20151048
LUST TECHNICAL FILE

Dear Mr. Mc Kenna:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the November 20, 2015 Corrective Action Completion Report. This information was prepared by Peterson Environmental, and was received by the Illinois EPA on November 23, 2015. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and 35 Illinois Administrative Code.

The Early Action Tier 1 Remediation Objectives Compliance Report and the Licensed Professional Engineer Certification submitted pursuant to Section 57.6 of the Act and 35 Illinois Administrative Code 734.135(d) indicate the remediation objectives have been met.

Based upon the certification by Brendan Peterson, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based upon the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

1. The Village of Oak Park, the owner or operator of the underground storage tank systems.
2. Any parent corporation or subsidiary of such owner or operator.

3. Any co-owner or co-operator, either by joint tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor in interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Illinois Administrative Code 742) rules.
2. As a result of the release from the underground storage tank systems associated with the above referenced incident, the above referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.

10. Pursuant to 35 Illinois Administrative Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank systems associated with the above referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
 - a. Any violation of institutional controls or industrial / commercial land use restrictions;
 - b. The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c. The disturbance or removal of contamination that has been left in place in accordance with the Corrective Action Plan or Completion Report;
 - d. The failure to comply with the recording requirements for the Letter;
 - e. Obtaining the Letter by fraud or misrepresentation; or
 - f. Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.
11. LUST Incident 20151048 applies to the reported releases from the following underground storage tank systems:
 - a. 1-1,000 gallon heating oil underground storage tank system.
12. The indicator contaminants were the following: BETX & PNAs.
13. Corrective action activities consisted of the following:
 - a. Excavation & disposal of 525 cubic yards (785.54 tons) of contaminated soil.
 - b. Removal & disposal of 2,302 gallons of free product & water from the soil excavation area.

3. The land use limitation specified in this Letter may be revised if:
 - a. Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b. A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive:
 - a. None.
5. Engineering:
 - a. None.
6. Institutional:
 - a. This Letter shall be recorded as a permanent part of the chain of title for the above referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.
7. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

OTHER TERMS

8. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Illinois Administrative Code Subtitle G.
9. Further information regarding the above referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer
Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Division of Remediation Management
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

Any questions with regard to this letter should be directed to Michael Piggush via phone (217-782-3101) or electronic mail (michael.piggush@illinois.gov).

Sincerely,



Michael T. Lowder
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

Attachments (2):

1. Leaking Underground Storage Tank Environmental Notice.
2. Site Information.

Electronic Copies:

1. Byron Kutz (bkutz@oak-park.us).
2. Bill Mc Kenna (mckenna@oak-park.us).
3. Brendan Peterson (bmpeterson51@yahoo.com).



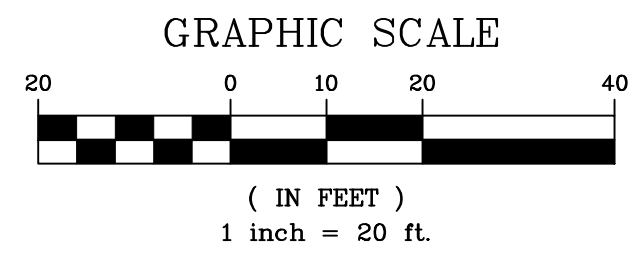
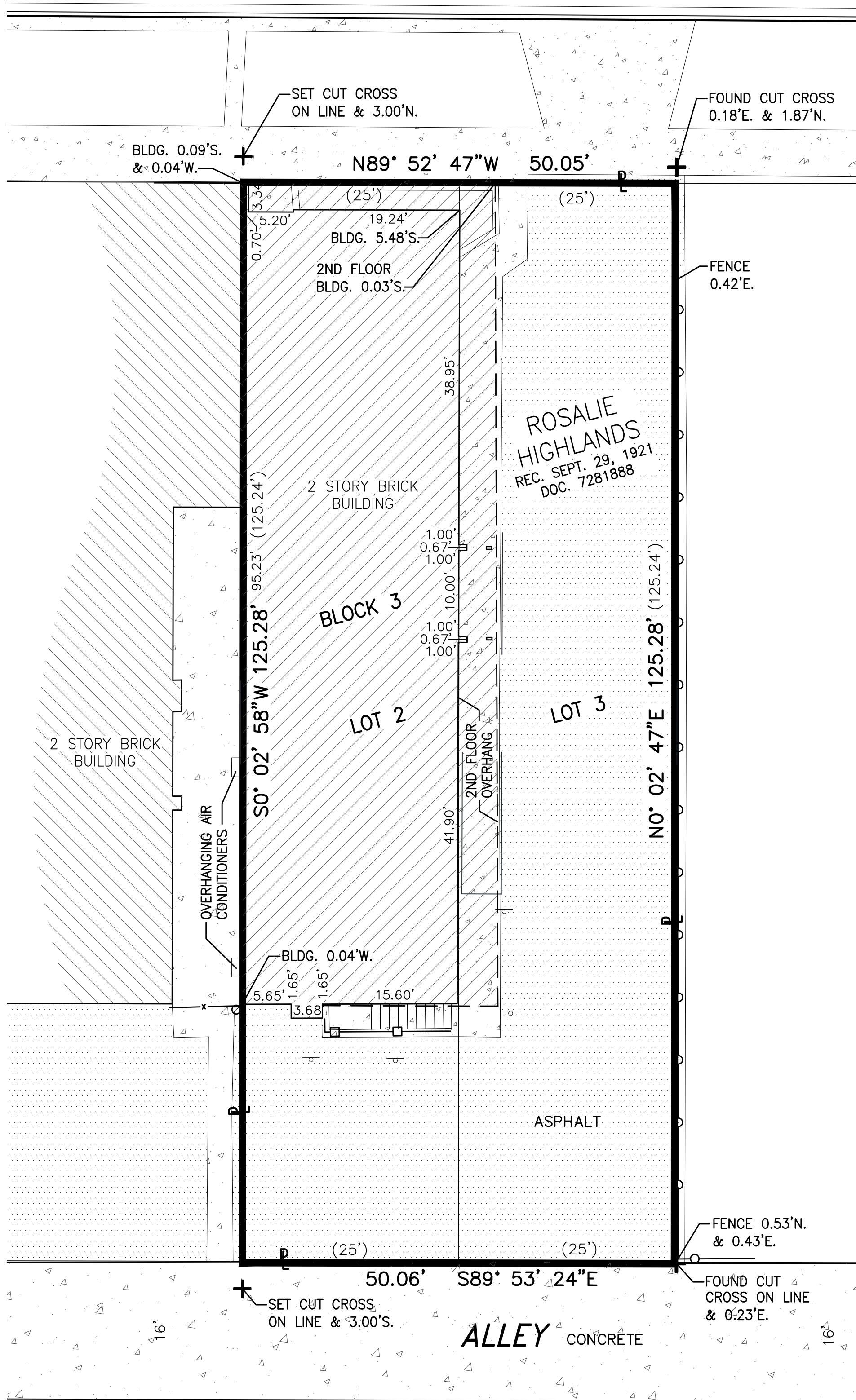
ATTACHMENT 1

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE



PLAT OF SURVEY

NORTH AVENUE



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET MAG NAIL
- SET/FOUND CUT CROSS

LEGAL DESCRIPTION

Lots 2 and 3 in Block 3 in Rosalie Highlands, being a Subdivision in the Northeast Quarter of Section 6, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 29, 1921 as Document number 7281888 in Book 167 of Plats, page 32, in Cook County, Illinois.

Said Parcel containing 0.144 acres (6,271 sq. ft.), more or less.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 20th day of September, 2014.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2014

Field work completed September 19, 2014.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

#	Date	Description
1	9-22-14	Issued

TERRA
ENGINEERING LTD.

225 W. Ohio Street
4th Floor
Chicago, IL 60654

TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com

Project Information
PROJECT #: 14-241
DRAWN BY: TB
DESIGN BY: TB
CHECKED BY: TB

6641-6643 W. North Ave.
Oak Park, IL