



City of West Chicago, Illinois REQUEST FOR QUALIFICATIONS

December 29, 2011

**Rehabilitation for Adaptive Re-Use
of a
Historic Property in the
West Washington Street Redevelopment Project**



The City of West Chicago, Illinois is seeking a qualified developer to rehabilitate this historic structure for retail, restaurant, office or cultural uses as a vibrant element within the West Washington Street Redevelopment Project. The City has acquired approximately 14 acres on the west side of downtown West Chicago that includes this property. The Redevelopment Project will include a new City Hall, new buildings for retail and office uses, and off-street parking. In addition, the West Chicago Park District is contemplating a community center within the Redevelopment Project. Rehabilitation of this property should result in a building that can accommodate viable commercial uses within the larger Redevelopment Project while preserving those portions or features that convey its historical, cultural and architectural value.

The Property:

- **Ownership:** The City of West Chicago
- **Address:** 151 W. Washington Street, West Chicago, IL 60185
- **PIN# (Winfield Township, DuPage County):** 04-09-201-016
- **Building Height and Floor Area:** Two story L-shaped building with a square three story tower at the southeast corner. Floor area is approximately 1,430 s.f. on the first floor, plus the 400 s.f. addition at the rear, 1,240 s.f. on the second floor, and 130 s.f. for the tower.
- **Building Description:** From the latter part of the 20th century the first floor was used for commercial purposes with two residential units on the second floor. The first floor has five rooms, some of which retain the original woodwork and ceiling details. There is also a one-room, lower level, rear addition, which was not part of the original structure and is not considered historically significant. The second floor is divided into two apartments which are accessible only from exterior stairways on each side of the building. These stairways are not considered historically significant and are in need of repair or reconstruction if they are to be retained. Both the principal section and the tower have mansard roofs, but the original slate roofing has been removed.
- **Building Condition:** The property is offered as is, and the City makes no representation as to its suitability for any particular purpose or use in its present condition. The building has fallen into disrepair and is in violation of the City's property maintenance code. Violations include but are not limited to the need for significant roof repair, tuck pointing, and replacement of missing wood trim. Additional issues may be identified upon further inspection. The City contemplates that the building will need to be extensively rehabilitated to address existing property maintenance code violations and to meet applicable building and fire code requirements.
- **Parcel Area:** Approximately 8,993 s.f. with a frontage of approximately 70 ft. The City may elect to retain a portion of the lot to facilitate the redevelopment of adjoining

property for the West Washington Street Redevelopment Project. Therefore, the amount of land to be transferred with the building is subject to negotiation.

- **Zoning:** B-1, Central Business District. A variety of retail and services uses are permitted. Residential is not permitted on the first floor, but is permitted on the second floor. (A copy of the B-1 District regulations is attached)
- **Historic Status:** The property is known as the Joel Wiant House and was constructed c1869. It is a contributing structure within the locally designated Turner Junction Historic District. It is also listed in two state-wide surveys, the Illinois Historic Structures Survey (an inventory of places of purely architectural interest) and the Illinois Historic Landmarks Survey (an inventory of places of historic importance), both of which were conducted in the 1970's by the Illinois Historic Preservation Agency.

The Surrounding Area:

Downtown West Chicago includes a number of service businesses including restaurants, barbershops and hair salons, dentists, banks, insurance companies, and law offices, as well as cultural and retail establishments such as an art gallery. Public buildings include the West Chicago Public Library, the City Museum, and the West Chicago Fire Protection District Headquarters and Station. West Chicago is an Arts Friendly Community that promotes the arts, particularly within the downtown area. The West Chicago Park District also has its main offices and a fitness center nearby.

The Community:

With a current population of 27,086, West Chicago is a diverse, family-oriented community with a rich cultural mix and proud heritage. There is a variety of housing opportunities including new construction, established neighborhoods and historic homes, at all price points. There is also significant open space, including the West Chicago Prairie, Reed-Keppler Park, the Great Western Trail and many neighborhood parks. West Chicago is a convenient transportation hub served by three major rail lines, the DuPage Airport (Illinois' third-busiest), and three state highways. There is a large industrial area east of DuPage Airport, commercial development along major roadways, and a historic downtown. Additional information can be found on the city's website at www.westchicago.org.

Conditions for Transfer of Property:

The City of West Chicago will either a) sell the building for \$1.00 after the selected developer posts a letter of credit for 125% of the cost of the proposed improvements,

which will be released upon completion and approval of the project; or b) will allow the selected developer to commence work on the property while it is still owned by the City, with a contractual agreement that the City will transfer the property for \$1.00 to the selected developer when the exterior work is 100% complete and the interior work is 75% complete, within a defined scope of work to be determined in advance, prior to commencement of the work.

Project Requirements:

1. Existing code violations must be corrected and all rehabilitation work must conform to the City of West Chicago Codes and Ordinances. The extent of improvements required by the building code is determined by the use(s) that the building is intended to accommodate.
2. Approval of a Certificate of Appropriateness by the West Chicago Historical Preservation Commission is required for all exterior alterations, demolition and construction under the provisions of the Landmark and Historic District Regulations. The Commission will work with the selected developer to determine appropriate design and building materials and will follow the Secretary of the Interior's "Standards for Rehabilitation" and the West Chicago Historical Preservation Commission's Design Guidelines.
3. All mansard roofs shall be retained, but synthetic slate (recycled rubber product) shingles may used.
4. All exterior wood decorative overhangs and trim shall be repaired and/or replaced where missing. Missing elements shall be replicated as close as possible to the original design in wood using existing examples and photographs.
5. The existing brick façade shall be retained and any missing or damaged brick shall be replaced with brick of appropriate size, texture and color. All brick shall be repointed with mortar of the appropriate type and color.
6. The exterior overhang above the front doorway shall be replaced, replicating the original design in wood, including the decorative railing.
7. All original windows shall be retained wherever possible. Any replacements shall replicate the original windows in exterior design and frame material.
8. Interior rehabilitation shall maintain as much of the original interior design and building fabric as possible.
9. The City of West Chicago reserves the right to approve or reject the initial occupant of the first floor.

10. The selected developer will be required to enter into a contractual agreement using the City's format and comply with the City's requirements for insurance coverage, indemnity and bonding.

Submittal Requirements:

Mandatory Site Visit: The property will be available for inspection on January 13, 2012 from 1:00 pm - 4:00 pm, and on January 18, 2012 from 1:00 pm until 4:00 pm. All respondents shall inspect the property at least once.

Submittal Deadline: One original and five copies of the statement of qualifications must be received by 4:30pm on January 30, 2012 at the Community Development Department, West Chicago City Hall, 475 Main Street, West Chicago, Illinois. A pdf file of the statement of qualifications shall be provided at the same time.

Purpose of the Response: The purpose of the response is to demonstrate the qualifications, competence and capacity of the responders seeking to undertake this project in conformity with the requirements of this RFQ. All interested respondents are invited to submit their qualifications, which at minimum shall include the information listed in Sections 1 through 6 below. The contents of the submittal must be clear, concise and complete.

Section 1: Name of the entity/individual submitting the proposal, with detailed contact information including address, phone number and email address.

Section 2: Background information demonstrating the ability and experience of the respondent to undertake a historic rehabilitation project, including any similar projects with which the respondent may have been involved. Sufficient information about development expertise and experience as well as the general approach the respondent plans to use for this redevelopment project shall be provided.

Section 3: Three references from other entities or individuals who can verify and describe similar or relevant work the responder has performed.

Section 4: Sufficient information that demonstrates the financial capability of the respondent to complete the project.

Section 5: The responder should identify and describe any potential problems he or she anticipates, the responder's approach to resolving these problems, and any special assistance that will be requested from the City.

Section 6: A proposed schedule indicating commencement and completion of the project. All work shall be completed within either one year of property acquisition or one year from contract execution, depending which alternative described in "Conditions for Transfer of Property", above, is used.

Selection Process:

The City staff will review all submittals and identify the responders who appear to be qualified to complete the project described in this RFQ. Staff will then interview the qualified responders. After the interviews, the City staff will recommend to the City Council select the responder best able to complete the project described in this RFQ. Upon selection by the City Council, the City will attempt to negotiate a contract for completion of the project with the most qualified responder. If it is not successful in negotiating an acceptable contract, the City will attempt to negotiate a contract for completion of the project with the next most qualified responder. Prior to execution of a contract by the City and responder, the City retains the right to cancel or alter the project described in this RFQ. Any contract is subject to ultimate approval by the City Council.

Inquiries:

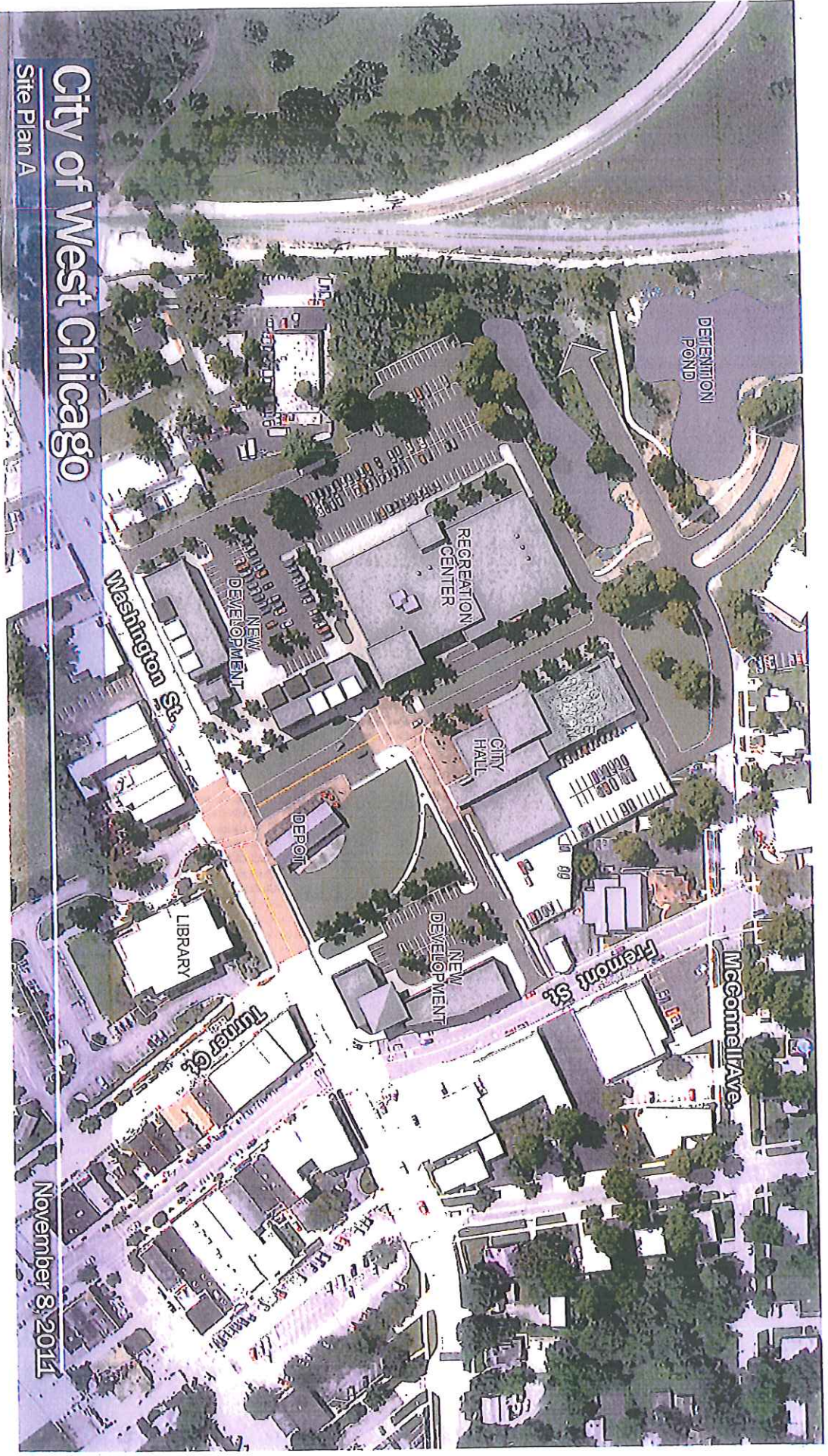
Inquiries concerning the RFQ and the project arising during preparation of a submittal may be addressed to Robert Hupp, Interim Director of Community Development at bhupp@westchicago.org or 630-293-2200 ext. 131.

Attachments:

1. Location Map: 151 W. Washington within the West Washington Street Redevelopment Project Area
2. Site Plan A (conceptual/subject to change) of the West Washington Street Redevelopment Project
3. Site Plan A Aerial Perspective (conceptual/subject to change) of the West Washington Street Redevelopment Project
4. B-1 Central Business District Regulations

PLEASE NOTE THAT THIS IS A CONCEPTUAL
SITE PLAN AND IS SUBJECT TO CHANGE

Site Plan A



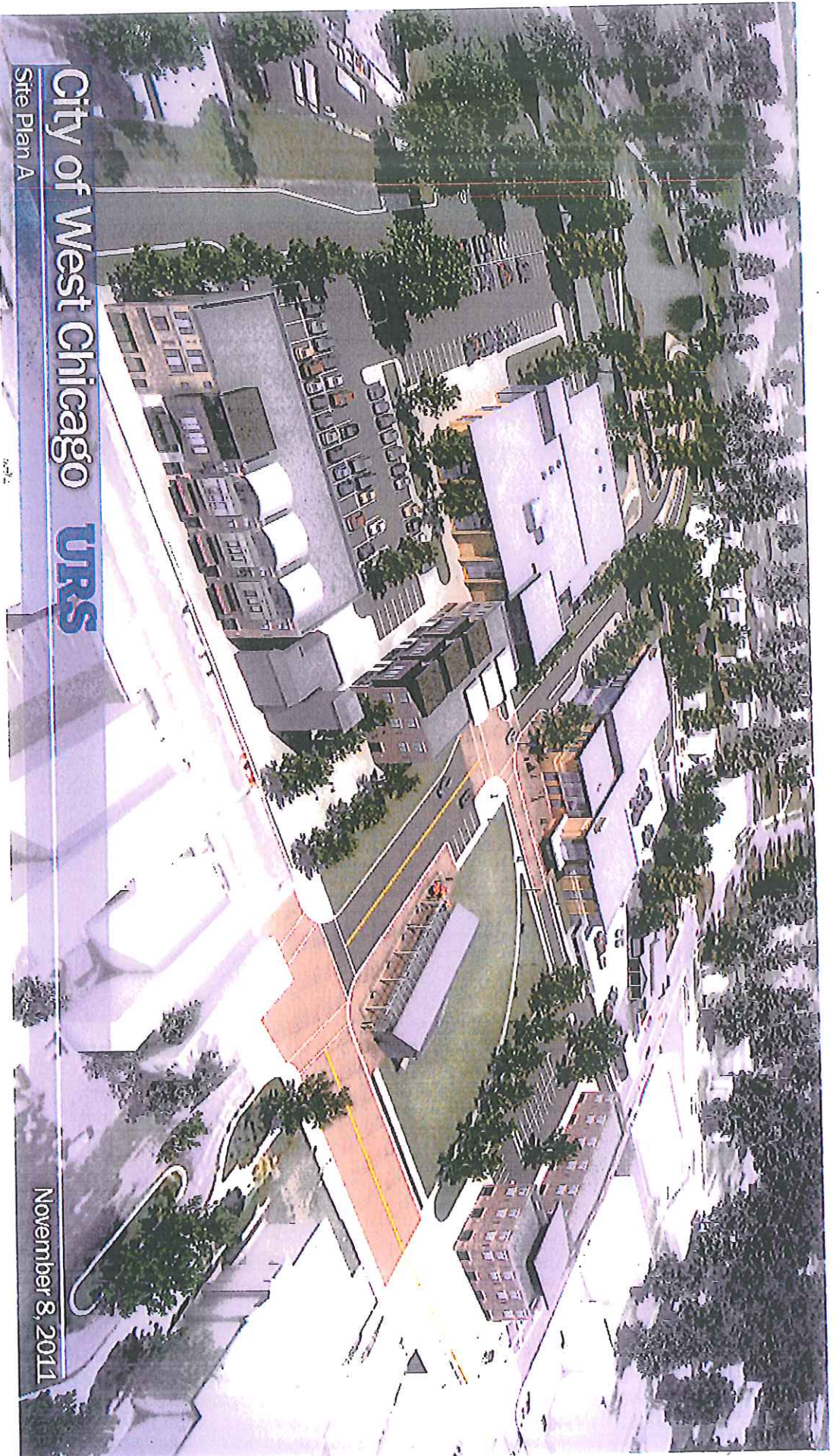
City of West Chicago

Site Plan A

November 8, 2014

PLEASE NOTE THAT THIS IS A CONCEPTUAL
SITE PLAN AND IS SUBJECT TO CHANGE

Site Plan A -- Aerial Perspective



City of West Chicago **URS**

Site Plan A

November 8, 2011

10.2. - B-1 Central business district.

A pedestrian-oriented district geographically designated within the central core of the city in which retail and service uses are provided.

(Ord. No. 01-O-0117, § 1(Exh. B), 12-17-2001)

10.2-1. - Use restrictions.

- (A) All establishments located in this district shall primarily be retail or service and deal directly with patrons.
- (B) Any processing or treatment of goods on any premises must be clearly incidental and related to the business conducted on such premises.
- (C) Outdoor storage is prohibited.
- (D) An outside seating area is permitted ancillary to a permitted or special use provided the area does not encroach onto any required parking spaces or interfere with vehicle or pedestrian traffic. If located on a walkway, a minimum of four-foot wide clearance shall be preserved.
- (E) Funeral establishments:
 - (1) No loading doors shall be visible from any public right-of-way.
 - (2) All business vehicles associated with the facility shall not be visible from any public right-of-way.
- (F) Banks and financial institutions.
 - (1) Shall consist of a minimum leasable floor area of six thousand five hundred (6,500) square feet if located in a stand alone building.
 - (2) Shall consist of a minimum leasable floor area of three thousand five hundred (3,500) square feet if located in a multi-tenant office building.
 - (3) Shall not be permitted in a multi-tenant retail building.

(Ord. No. 2733, § 18, 4-4-94, Ord. No. 4123, § 3, 9-22-98, Ord. No. 01-O-0117, § 1(Exh. B), 12-17-2001, Ord. No. 03-O-0040, § 10, 6-16-2003; Ord. No. 04-O-0055, § 4, 6-21-2004; Ord. No. 09-O-0047, § 1, 8-17-2009)

10.2-2. - Lot and building requirements.

Every building erected in the B-1 Central Business District shall conform to the requirements indicated below:

- (A) Minimum lot area: None.
- (B) Minimum lot width: Twenty (20) feet at the established building line.
- (C) Minimum lot depth: None.
- (D) Minimum setback: None.
- (E) Maximum floor area ratio: None.
- (F) Maximum percentage of lot building coverage: None.
- (G) Maximum height: Four (4) stories or forty-eight (48) feet.

(Ord. No. 01-O-0117, § 1(Exh. B), 12-17-2001)

10.2-3. - Permitted uses.

Provided all of the use restrictions of this district are observed, the following uses are permitted:

- (A) Bakeries.
- [(B) Reserved.]
- (C) Barber shops.
- (D) Beauty parlors and nail salons.
- (E) Broadcasting and recording studios.
- (F) Convenience stores.
- (G) Dwelling units above the first floor.
- (H) Florists.
- [(I) Reserved.]
- (J) Government facilities, United States.
- (K) Laundromats and dry cleaners.
- (L) Libraries.
- (M) Mass transit facilities.
- (N) Medical and dental clinics and offices.
- (O) Museums.
- (P) Music studios and dance studios.
- (Q) Offices.
- (R) Printing, publishing and photocopying.
- (S) Real estate services.
- (T) Resale stores.
- (U) Restaurants, including those with live entertainment.
- (V) Retail establishments.
- (W) Supermarkets/grocery stores.
- (X) Theaters, indoor.
- (Y) Trade and martial art schools, under seven thousand five hundred (7,500) square feet.
- (Z) Video rental.
- (AA) Massage establishments that are associated with a medical facility, physician's office, health care facility or full service health and beauty salon.
- (BB) Above ground service facilities.

(Ord. No. 01-O-0117, § 1(Exh. B), 12-17-2001, Ord. No. 03-O-0040, § 14, 6-16-2003; Ord. No. 04-O-0055, § 2, 6-21-2004; Ord. No. 05-O-0067, § 10, 9-19-2005; Ord. No. 07-O-0024, § 12, 3-19-2007; Ord. No. 09-O-0047, § 2, 8-17-2009)

10.2-4. - Special uses.

Provided all the use restrictions of this district are observed, the following uses may be allowed by special use permit:

- [(A) Reserved.]
- (B) Auditoriums and meeting rooms, under seven thousand five hundred (7,500) square feet.
- (C) Automobile service stations.
- (D) Clubs and lodges, under seven thousand five hundred (7,500) square feet.
- (E) Daycare facilities.
- (F) Drive-in and drive-thru facilities.
- (G) Dwelling units, if located below the second story.
- (H) Hotels, motels and bed and breakfast facilities.

- (I) Nursing homes.
- (J) Places of worship, under seven thousand five hundred (7,500) square feet.
- (K) Recreational facilities (public and private).
- (L) Public or private schools, elementary or high, under seven thousand five hundred (7,500) square feet.
- (M) Intentionally deleted, reserved.
- (N) Funeral establishments.
- (O) Banks and financial institutions.

(Ord. No. 01-O-0117, § 1(Exh. B), 12-17-2001; Ord. No. 03-O-0040, § 13, 6-16-2003; Ord. No. 03-O-0062, § 1, 7-2-2003; Ord. No. 04-O-0055, § 3, 6-21-2004; Ord. No. 07-O-0024, § 13, 3-19-2007; Ord. No. 09-O-0047, § 3, 8-17-2009)