



Notice of Request for Proposals:

Use of Village-Owned Property

Former St. Peter's Lutheran Church

14N205 Reinking Road, Pingree Grove, IL



Issued by the Village Board of the Village of Pingree Grove
Kane County, Illinois

Anticipated Timeline:

Issuance Date:	September 5, 2019
Questions Due By:	September 13, 2019
Village to Respond By:	September 18, 2019
Proposal Response Due Date:	September 30, 2019, 10:00am
Proposals Publicly Presented:	October 7, 2019, 7:00pm (Village Board Meeting)

Timeline subject to revision.

General Description: The Village of Pingree Grove is the owner of a former church building on Reinking Road, in the area of the Village commonly referred to as the Heritage District. After multiple years of discussion regarding the appropriate disposition for the building, the Village seeks to solicit proposals for the use of the property, so that the Village Board can properly evaluate the best available uses that meet public needs, and that make the best and most appropriate use of the facilities and structure.

This Request for Proposals process is intended to solicit informed proposals for the property's use, from interested parties. As the Village has not identified a sustainable funding source to maintain the property, proposals should demonstrate the applicant's financial ability to maintain and improve the property without reliance on Village resources or revenues. Any requests for financial incentive should be clearly defined.

Please review the enclosed materials carefully, and submit a detailed response.

Introduction:

The Village of Pingree Grove is a non-home-rule municipality located in Northern Illinois. It has a population of approximately 9,000 and has been one of the most rapidly growing communities in Illinois for the past ten years. That growth continues to this day, with the Village gaining more than 300 new residential structures each year. The Village is in a dynamic growth mode. The availability of good road access to major metropolitan areas, nearby commuter train service, and the recent opening of a major interchange at I-90/Route 47 contributes to this steady growth.

In 2017, the Village Board acquired the property located at 14N205 Reinking Road, which was the former site of the St. Peter’s Lutheran Church (“the Building”). The Building is comprised of a main level of roughly 1,700 square feet and a basement of roughly 1,700 square feet. It has forced-air heating and air-conditioning, wooden siding, and an asphalt shingle roof. The Building is currently configured as a church.

The property on which the Church is located is legally described as follows:

For APN/Parcel ID(s): 02-33-477-004-0000, 02-33-477-005-0000 and 02-33-479-001-0000

PARCEL 1: LOT 4 IN BLOCK 1 OF MRS. HV M. PINGREE,S SECOND ADDITION, PINGREE GROVE, KANE COUNTY, ILLINOIS. PIN 02-33-477-004, 02-33-477-005

PARCEL 2: LOT ONE (1) IN BLOCK TWO (2) OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS, pin 02-33-479-001-000

And also:

THAT PART OF MANSFIELD STREET, PLATTED AS 66 FEET WIDE ON MRS. H.M. PINGREE’S SECOND ADDITION PINGREE GROVE, LYING SOUTHERLY OF LOT 4 IN SAID SECOND ADDITION AND LYING NORTHERLY OF LOT 1 IN BLOCK 2 IN THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.

And is depicted as follows:



The Building site includes the large, paved parking area located to the south of the structure, as well as an open / grassed area to the east of the structure. The Building is located on Reinking Road, just a short distance away from heavily trafficked US Route 20, US Route 72 and Illinois Route 47, and just a few miles from the I-90/Route 47 interchange.

Additional photographs of the Building are included in Appendix A, and an ALTA Survey is attached as Exhibit B.

The Village is seeking proposals for the utilization of the Building. While the Building is currently configured for religious use, the Village would entertain any proposal for its rehabilitation and reutilization, including conversion to alternate uses. The Building is located within the Village's Heritage District for zoning purposes, but as a component of any redevelopment agreement, the Village would consider a zoning amendment as may be required, including rezoning the property to a planned development designation permitting commercial use.

The Village has a history of successful public-private partnerships, and would review proposals contemplating the utilization of available funding mechanisms or incentive programs to support the redevelopment of this property. The Building is served by public sidewalks, and is just a short walk away from the Village's 9,000 residents. The area is currently served by a local coffee shop / ice cream parlor, but that is presently the only walkable amenity that serves the community.

The Village is most interested in proposals for adaptive reuse of the existing structure. The Village is not entertaining proposals for the demolition or removal of the Building. Alternate use or development of a portion of the available parking area would be considered, based upon the parking demand generated by any proposed use.

This process is being conducted as a Request for Proposals, seeking proposals describing the proposed *use* of the property. If an acceptable proposal is received by the Village, the Village would then review any zoning implications for the use, and would consider the most effective way to enable use of the property (by license, lease or sale of the real property). The Village is available to conduct inspections of the Building with any interested party, during the normal business hours of the Village. Interested parties should contact the Village at 847-464-5533 x 1501.

Any party interested in submitting a response to this RFP should advise the Village Manager, Dean Frieders, via email to dean@pingreegrove.org. Any questions that potential respondents have should be submitted in writing (in advance of the questions deadline outlined above), and responses will be issued to all persons who provide notice that they are intending on submitting a response to this RFP.

The building use would be based on the property being as-is, where-is, with no warranties, express or implied. The Village does not have notice of any material defects in the foundation or structure of the building, but potential respondents are invited to complete their own inspection of the property. Based on building condition, it is likely that the exterior and roof of the building will require attention within the next several years. It is also likely that the building will require HVAC updates within the next 1-2 years.

The building is listed on the Kane County Registry of Historic Places. It is largely in the original configuration inside, and is not presently compliant with the Americans with Disabilities Act. Interior furnishings are somewhat aged. The Village owns the property, without any title restrictions, in fee simple ownership. The Village has not identified a sustainable funding source for maintaining the property. Respondents should address the following issues (and should respond to each item listed below, by number, in their responses):

1. Describe, in detail, all proposed uses for the property. This should include a detailed description of each proposed use for each area of the building and property.
2. Identify all parties, persons, corporations or entities who are proposed to be involved in the operation of the property. If a new entity is proposed to be created, describe the proposed entity and identify the persons who are presently contemplated to be the owners/managers thereof. If your organization is tax-exempt, provide written evidence of the same.
3. If known, describe the desired form of property interest sought (ownership, lease, license).
4. Confirm that the respondent has reviewed the condition of the property, and confirm that the respondent would be willing to assume all operational and maintenance costs for the property and building.
5. Describe any proposed modifications to the property or building (to the extent presently known), including, in particular, modifications to the exterior of the property.
6. In order to demonstrate the respondent's ability to assume operational and maintenance costs, provide detail regarding the respondent's financial

abilities. A *pro forma* for the proposed operation is preferable. If the *pro forma* includes confidential information submitted under a claim of confidentiality based upon inclusion of proprietary information, please contact the Village Manager prior to submitting.

7. The Village is committed to deriving community benefit from the property. Describe how your proposal generates community benefit.
8. Describe whether the proposed use is anticipated to generate any revenue for the respondent (private revenue), and if so, estimate the amount of revenue generation and describe the purpose for which it will be used.
9. Describe whether the proposed use is anticipated to generate any public revenue, and if so, describe the form of public revenue (property tax, sales tax, prepared foods tax, other). If possible, estimate the amount of revenue generation.
10. If any request for incentive from the Village is sought, the proposal should provide a detailed *pro forma* for the project, a clear description of the incentive sought, and an explanation of any revenues that the project will generate to reimburse the incentive back to the Village and the public.
11. Provide a proposed timeline for proceeding forward with the project. Note that zoning approvals (if required) will likely take 60-90 days, and consideration of sale or lease of the property will take a like period.
12. Describe any contingencies, conditions precedent or other limitations on the proposal that the Village should consider in evaluating the same.
13. Describe the respondent's previous experience with the same or similar operations.

Project Specifications Description:

Legal Compliance:

The Village seeks a developer who will maintain our excellent standards of professional service to the community. The Village seeks a proposal from an individual/corporation or otherwise qualified entity that is staffed with well-trained, experienced and licensed personnel. The Village accepts no responsibility for expenses incurred in the proposal preparation and presentation. Such expense is to be borne exclusively by the proposing party.

Preference will be given to respondents with a demonstrated history of similar redevelopment projects, and who demonstrate knowledge of applicable regulatory compliance requirements through their proposal. All respondents will be required to comply with all applicable federal, state and local laws, codes and ordinances

Upon selection of a successful respondent, the respondent and the Village shall negotiate the terms of any required agreements, inclusive of all required approvals and authorizations. The agreement will also specify the scope of each party's financial obligations.

The Village reserves the right to waive the RFP process, to require strict compliance with the terms of this RFP or to waive compliance with any or all provisions, to impose or waive competitive bidding, and to make such decisions as the Village Board shall determine are in the best interests of the Village, in the Village's sole and absolute determination. The project will be awarded, if at all, in the fashion as determined by the Village, acting in its sole discretion, and as further specified in this RFP.

Respondents are solely responsible for conducting all appropriate site investigation at their sole cost prior to submitting proposals. Respondents that wish to undertake any invasive testing must contact the Village in advance to make the necessary arrangements. Each respondent should thoroughly review this RFP, the proposed site and any reference documents made available by the Village.

At any point in the process until execution of a final contract, the Village may choose to discontinue discussions with one respondent and initiate discussions with another respondent, or with a party other than a respondent.

The successful respondent will be required to indemnify, defend and hold harmless the Village from any claims arising out of or relating to the use of the Building whatsoever, including claims arising from employees of the respondent or claims arising from subcontractors or materialmen. The Village shall require the provision of appropriate insurance and indemnification agreements.

Proposals must be delivered to the Village by not later than 10:00am on September 30, 2019, in an envelope clearly marked: "Church Use Proposal." Proposals may be delivered by US Mail, commercial carrier, email or hand delivery. Faxed proposals will not be accepted. All proposals must be typewritten or computer printed, and must be

signed by an authorized representative of the respondent. An electronic copy of the proposal must accompany any physical copies, and must be submitted via email or flash drive in a PDF format.

Proposals will be opened by Village staff and reviewed; this is not a sealed bid process. Proposals will be publicly presented to the Village Board at its regular meeting of October 7, 2019 at 7:00pm. Respondents are encouraged to attend the meeting and to present their own proposal. If respondents seek to share a Powerpoint or other audio-visual materials, they must be submitted with the proposal. The Village reserves the right to refuse to display any such materials, and/or the right to modify the same prior to display.

The Village Board shall, at the October 7, 2019 meeting or at meetings thereafter, determine which (if any) of the proposals that it seeks to pursue. The Village shall, at that time, identify all legal processes that are required in order to lawfully approve of a proposal or to grant any required project approvals, and shall negotiate a redevelopment agreement (or other appropriate agreement) with the successful respondent.

Depending on the nature of proposals received, if the Village is requested to enter into a lease for the Property, additional legal processes will be required to formally solicit lease proposals.

Potential Selection Criteria:

Proposals shall be evaluated on criteria to be determined by the Village, potentially to include:

1. The extent to which the proposed use of the Building redevelopment satisfies a desired or unique niche in the marketplace and helps strengthen the economy and quality of life in the Village;
2. The level of financial investment, rehabilitation treatment, and design recognition of the historical and architectural significance of the Building and site;
3. The increase in municipal tax revenues that will result from the redevelopment;
4. The contribution that the redevelopment will make toward an increase in high-quality commercial or non-commercial uses;
5. The contribution that the redevelopment will make toward enhancing the quality of life in the Heritage District or throughout the Village;
6. The contribution that the redevelopment will make toward an increase in employment and earnings within the Village, including the number and quality of jobs created;
7. The degree to which the development may potentially stimulate other desirable economic, social and cultural development and/or redevelopment activity in the Village;
8. The extent to which additional direct or indirect public costs to the Village would be necessary, i.e. extending/upgrading public infrastructure facilities and/or municipal services;
9. The demonstrated capacity of the developer to finance, market, manage and package this redevelopment project including the ability to secure tenants;
10. The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described;
11. The extent to which the proposal meets the public's needs; and,
12. The extent to which the proposed use makes appropriate utilization of the property and facility.

Exhibit A: Additional Photographs

Exterior:



Basement:



Main Level:



Exhibit B: ALTA Survey

