



VILLAGE OF RIVER FOREST ECONOMIC DEVELOPMENT COMMISSION SPECIAL MEETING

Thursday, September 30, 2021 – 5:00 PM
Village Hall – Community Room, 400 Park Ave., River Forest, IL

AGENDA

Physical attendance at this public meeting may be limited with Commission officials, staff and consultants having priority over members of the public. Public comments and any responses will be shared with the Committee. You may submit your public comments via email in advance of the meeting to: Lisa Scheiner at lscheiner@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows, dial-in number: 312-626-6799 with meeting ID: 851 1203 2751 or by clicking here: <https://us02web.zoom.us/j/85112032751>. If you would like to speak during public comment, please email lscheiner@vrf.us by 5:00 PM on Thursday, September 9, 2021.

1. Call to Order/Roll Call
2. Public Comment
3. Approval of Meeting Minutes
 - a. September 10, 2021
4. Development Updates
 - a. Lake & Park
 - b. Lake & Lathrop
 - c. Madison Street TIF District
 - d. North Avenue TIF District
 - e. Dominican Priory
5. Discussion and Direction Regarding Next Steps & Economic Development Commission Action
 - a. Madison Street
 - b. North Avenue
6. Continued Discussion re: Business Retention/Attraction Strategies
7. Other Business
8. Confirmation of Next Meeting Date
9. Executive Session
10. Adjournment

**VILLAGE OF RIVER FOREST
ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES
September 10, 2021**

A meeting of the Village of River Forest Economic Development Commission was held on Friday, September 10, 2021, at 7:32 a.m. in the 1st Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:30 a.m. Upon roll call, the following persons were:

Present: Cuyler Brown, Katie Lowes, Carr Preston, Tim Brangle, Robert Graham, Walter Wahlfeldt, Liz Holt

Absent: Rajendra Chiplunkar

Also Present: Village Trustee Robert O'Connell, Assistant to the Village Administrator Jon Pape, Acting Village Administrator Lisa Scheiner, Village Attorney Greg Smith.

Members of the Economic Development Commission introduced themselves.

2. PUBLIC COMMENT – None

3. APPROVAL OF MEETING MINUTES

A MOTION was made by Graham and SECONDED by Brangle to approve the July 9, 2021 meeting of the Economic Development Commission. MOTION PASSED by unanimous vote.

4. DEVELOPMENT UPDATES AND DISCUSSION REGARDING NEXT STEPS AND ECONOMIC DEVELOPMENT COMMISSION ACTION

Lake and Park: Acting Village Administrator Scheiner stated that a developer is interested in continuing to move forward with their project and have an interested tenant. They are attempting to acquire property necessary and have an interested tenant. Commissioners requested a deeper dive into the history of this project.

Lake and Lathrop: Village Attorney Smith stated that the developer has cleared all necessary hurdles to obtain their building permit and can begin construction when they pay for and pick up their permit. They have received a permit from the MWRD.

Madison Street TIF District: The Village issued a request for responses to an Expression of Interest on the site. The Village received a proposal for a high density residential development with no commercial use. Members discussed property ownership within the potential development site, including Village owned property at the former LCFS building. Approximately one year ago the Village also received an unsolicited proposal for a

residential project showing adaptive reuse of the building including limited commercial space.

Commissioner Brangle stated that the Expression of Interest was intended to drum up interest in the property. He stated that he would not recommend issuing a Request for Proposals unless there was additional interest in the property. There was a brief discussion regarding the potential development site and the need for property assembly for the privately-owned properties at 7600 and 7610 Madison Street. The Commission also discussed the need for the potential retention of a broker to market the property and agreed to revisit this in the future. Commissioner Graham requested to go into

North Avenue TIF District: Chairman Brown tabled discussion of this matter as there are no pending projects. Commissioner Brangle stated that the Economic Development Commission should go back and look at the original objectives of the TIF Districts and prioritize strategize around the TIF Districts.

Dominican Priory: Chairman Brown stated that the property is zoned for public/recreational/institutional uses and the Comprehensive Plan calls for it to remain consistent with that use. In response to a question from Commissioner Graham, Village Attorney stated that there is no conflict of interest with President Adduci's membership on the Fenwick Board as it relates to this property.

Commissioner Brangle advocated for the Economic Development Commission examining alternatives to public/recreational/institutional uses on this property. Chairman Brown stated that Commissioner Brangle's opinion changed his opinion. The Economic Development Commissioners will seek direction from the Village Board of Trustees on whether or not to weigh in on potential development at The Priory.

5. CONTINUED DISCUSSION RE: BUSINESS RETENTION/ATTRACTION STRATEGIES

There was a brief discussion regarding potential areas where business and attraction strategies may be needed.

Commissioner Holt stated that she thinks this agenda item is related to larger conversations with this group as well as the conversations that the Village had with the business community earlier this year. She recapped the business forums that were held with different business segments and the ideas that came out of those meetings.

Chairman Brown asked that the discussion synopsis be circulated to the Commission.

6. OTHER BUSINESS

There was a brief discussion regarding a potential Economic Development Commission retreat to discuss economic development needs and strategies. In a response to a question from the Commission, Village Attorney Smith replied that the Commission can hold such a meeting and that it would be subject to the Open Meetings Act.

7. CONFIRMATION OF NEXT MEETING DATE

The Economic Development Commission reached consensus to move the meetings to the first Monday of the month at 5:30 p.m.

8. EXECUTIVE SESSION

A MOTION was made by Chairman Brown and SECONDED by Commissioner Graham to go into executive session for the purpose of discussing acquisition of real property. MOTION PASSED by roll call vote.

The Economic Development Commission returned to regular session at 8:52 a.m.

9. ADJOURNMENT

A MOTION was made by Commissioner Graham and SECONDED by Commissioner Brangle to adjourn the September 10, 2021 meeting of the Economic Development Commission at 8:55 a.m. On voice vote, motion passed.

LAKE AND PARK

Concept/Program & Comprehensive Plan

The Village's Comprehensive Plan (adopted in 2019) discussed this area as follows: *Redevelopment in the 5-6 story range is appropriate and should be targeted for key sites, such as the southeast corner of Lake Street and Park Avenue and other sites that may become available. Parcel assembly is likely needed to accommodate significant development. For new buildings fronting Lake Street, portions of the building above the third or fourth floor should be set back from the lower floor frontage to create a more pedestrian scale for the area. Any new development must also take into consideration the architectural and historic value of existing buildings and strong consideration should be given to adaptive reuse where possible and appropriate. The Village Hall, Police, and Fire facility on the west side of Park will remain and no expansion plans are anticipated.*

Potential Development Site Detail



The potential project area consists of three parcels, including two under Village control (A, B), and one privately owned. In addition, there are townhomes south of parcel B that are privately owned. Since the RFP was issued the Village also acquired a parking lot adjacent to parcel B (418 Franklin Avenue). The Village has encouraged a dialogue between the developer and the owner of Parcel "C" to determine how and if deal terms could be agreed upon for voluntary sale of the property.

The subject property is located adjacent other multi-family and commercial properties. The Village expects that development should be sensitive to that fact and aim to be congruous. The Village approved an affordable housing plan and is interested in understanding the potential to integrate that into new developments that include a multi-family housing component as well as the impact on development, viability, etc.

RFP Development Site Details

	Parcel A	Parcel B	Parcel C
Address	7787 Lake Street	419 Park Avenue	7777 Lake Street (parking lot)
Approximate Square Footage	7,080 s.f.	7,341 s.f.	4,150
Owner	Village	Village	Jack Strand
Current Zoning	C3 Central Commercial	C3 Central Commercial	C3 Central Commercial
Notes	Parking Lot	Vacant Lot	Parking lot adjacent to office building. Owner's representative has indicated that he does not want to sell his property at this time.

Cost and Viability

The Village aims to achieve a fair market return on the property it acquired but has remained willing to engage in a broader discussion regarding the needs of the development community to ensure a viable, high-quality project.

Development Initiatives

The Village has issued four Request for Proposals between 2010 and 2017. In 2017 the Village engaged Ehlers and Associates to assist with its efforts to identify a development partner. The Village and IBT Group LLC began discussions regarding a possible commercial project and the developer began negotiating with private property owners to acquire the properties.

Attachment(s)

- Request for Proposals & Related Materials (2017)

Memo

To: Mr. Eric Palm- Village Administrator, Village of River Forest

From: Jennifer M. Tammen- Municipal Advisor/Principal
Maureen Barry- Senior Municipal Advisor/Vice President

Date: April 10, 2017

Subject: Southeast Corner Lake Street and Park Avenue, River Forest, IL
Developer Solicitation – Project Initiation

We are looking forward to meeting with the Economic Development Commission (EDC) on April 12. Per our discussion, the purpose of the meeting is to discuss the EDC's vision for the process of soliciting interested parties to redevelop certain properties located at the southeast corner of Lake Street and Park Avenue (the Site). Before beginning outreach to the development community, we would appreciate the opportunity to discuss and get feedback with respect to our approach to the developer outreach and recruitment and the tasks and timing associated with same.

Input on Solicitation Approach

After reviewing the background materials provided regarding the site and the Village's prior developer solicitation efforts, we understand that the Village had issued three Requests for Qualifications/Proposals (RFQ/P) between 2010 and 2014. These solicitations yielded 1, 0, and 3 responses, respectively. Our understanding is that the Village had used similar approaches in these prior solicitation documents.

Ehlers recommends that the Village consider modifying its approach by issuing an RFQ to select a preferred developer. The preferred developer alone would then be invited to prepare and submit a proposal for the Site. We believe this approach could increase the likelihood of receiving multiple submittals from qualified developers/teams. It would also provide a framework in which the Village and the preferred developer can have dialogue on components related to community vision, priorities, and market realities, rather than a one-way, respond-and-react discourse. Other reasons to consider the RFQ-led process include:

1. This solicitation will be the fourth in seven years for the same properties. The real estate development entities included on the prior solicitations area are familiar with the Site and may be hesitant to invest in a process that requires the level of resources associated with engaging in a similar process (see #2 below).
2. Responding to RFPs carries with it a cost that is borne in large part by the developer. In recent years, we have heard that developers are more and more judicious with their resources when it comes to engaging in an open, competitive public process to secure a development site. An RFQ removes a significant portion of the cost burden and potentially enables more responses for the Village to select from and ultimately work with to develop a viable plan that can be implemented.



We would also appreciate your thoughts on the following questions, which will further inform the development of the solicitation approach and process:

- From your perspective, is it more important to select a preferred developer that is the best fit for the Village and then negotiate? Or is the financial proposal as important/more important as the fit/experience of the Developer?
- Besides the timing of the 2010 and 2011 RFPs in the economic recovery cycle, why do you think the solicitation received 1 and 0 responses, respectively? What do you see as the biggest success/challenge from the 2014 solicitation? Lesson(s) learned?
- What, if anything, do you think the Village needs to do differently in order to garner more responses from this solicitation?
- Are there any land uses or other site restrictions, etc., that the EDC believes the Village should specify in the solicitation document? Is there anything it wants to specifically encourage?

Timeline

We have drafted and attached a preliminary outline of tasks and timeframes associated with the recruitment of developers and the selection of a preferred developer. This timeline is intended for discussion and will likely be modified based on feedback from the EDC and staff. We have organized the approach into four distinct phases:

Phase 1 – Project Initiation

Phase 2 – Developer Identification & Roundtables

Phase 3 – Developer Solicitation (Request for Qualifications)

Phase 4 – Developer Selection

We are very excited to work with the Village on this important project and look forward to a productive discussion on Wednesday evening.

Attachment



Village of River Forest
Southeast Corner Lake and Park Developer Identification and RFP
Preliminary Timeline

- '= Deliverable
- =Meeting
- = Village Action / Approval

		2017										2018	
Phase/Key Tasks	Week	March	April	May	June	July	August	September	October	November	December	January	February
		6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26	3 10 17 24 31	7 14 21 28	4 11 18 25	2 9 16 23 30	6 13 20 27	4 11 18 25	1 8 15 22 29	5 12 19 26
Phase 1	Project Initiation												
Tasks													
1.1	Project Initiation Meeting with Village Staff												
1.2	Project Kick-Off Meeting w/ EDC												
1.3	Review local plans, programs, prior solicitation documents and responses, site configuration/assembly issues												
Phase 2	Developer Identification & Roundtables												
Tasks													
2.1	Create invite list for RTs/Developer Solicitation												
2.2	Develop RT meeting agenda, presentation materials, and discussion topics (EDC/Work Group Approval)												
2.3	Village to draft and issue resident survey												
2.4	Real Estate Community Roundtable Invitations/Meetings/Consolidate Feedback												
Phase 3	Developer Solicitation (Request for Qualifications)												
Tasks													
3.1	Draft Solicitation Document (RFQ) for EDC/Work Group review												
3.2	Meeting with EDC/Work Group to discuss feedback												
3.3	Final draft RFQ - EDC recommendation to VBOT												
3.4	VBOT approval of RFQ												
3.5	Issue RFQ/RFP												
Phase 4	Developer Selection												
Tasks													
4.1	Responses Due												
4.2	Ehlers review responses and present to EDC (Select Shortlist, if necessary)												
4.3	(Shortlisted) Developer Concept Presentations to EDC												
4.4	EDC recommendation to VBOT on preferred Developer												
4.5	VBOT selects preferred Developer to Submit Detailed Proposal												
4.6	Preferred Developer Submits Proposal Due												
4.7	Ehlers and Staff reviews submittal, pro forma												
4.8	Preferred Developer Proposal Presentation to EDC, reviews with Ehlers' input/analysis												
4.9	EDC recommendation to VBOT to Develop Term Sheet and Draft/Negotiate RDA												
4.10	VBOT directs Staff/Consultant to Draft RDA												
4.11	Staff/Ehlers to present Draft RDA to EDC, EDC Recommendation to VBOT to approve RDA												
4.12	VBOT approves RDA												

Projected timeframes and activities per the Agreement for Services/proposal and subsequent discussions with the Village.

Lake Street & Park Avenue Development Opportunity

Lake Street Corridor
River Forest, Illinois



Request for Qualifications



RFQ Release Date:
Monday, November 20, 2017

Submittal Deadline:
Friday, December 15, 2017
4:00 P.M. Central Time



Aerial View of Development Site

For more information, please contact:



Jennifer Tammen, Municipal Advisor/Principal
Ehlers and Associates
525 W. Van Buren Street, Suite 450
Chicago, IL 60607
Email: jtammen@ehlers-inc.com
Phone 312.638.5263

This solicitation document is available only online. Those who would like to respond to this solicitation/bid opportunity must be registered with the Village of River Forest at <http://vrf.us/government/bids-a-rfps>. Notifications of addenda will be sent to those registered to receive this electronic solicitation. The Village is not responsible for sending addenda or updates to this solicitation to individuals who have not registered.



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Invitation for Qualifications & Approach

The Village of River Forest ("Village") is offering the opportunity to team with the private sector to redevelop key properties within the Lake Street Corridor, a vibrant mixed-use area that spans the River Forest and Oak Park communities. The Village is seeking a developer or development team to undertake the redevelopment of approximately 0.80+/- acres located at the southeast corner of Lake Street and Park Avenue ("Site"). The assemblage includes a combination of two Village-owned parcels (A & B) and one parcel owned by a single property owner (C), as indicated on the Development Site Map.

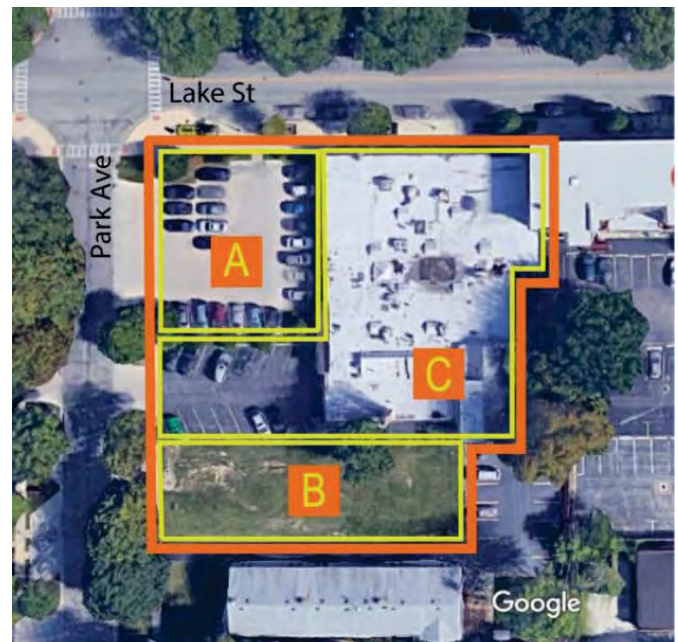
Ehlers, the Village's redevelopment consultant, worked with the Village Board and Economic Development Commission ("EDC") to draft this invitation and conducted outreach with the real estate development community that has helped to refine and inform the process and approach to this solicitation. Ehlers will receive proposals for the Site on behalf of the Village and is also available to answer any site-specific or process-related questions.

The Village has incorporated lessons learned from prior solicitations and community input into this RFQ document. The intent is to create a clear and concise process that facilitates and yields quality, thoughtful responses and ultimately, redevelopment of these key parcels. In order to streamline the evaluation and selection process, the Village has created a Lake/Park Work Group comprised of representatives from the Village Board and the EDC. The Lake/Park Work Group will serve as the conduit to the EDC and as the recommending body to the Village Board, who will ultimately select the developer for the Site.



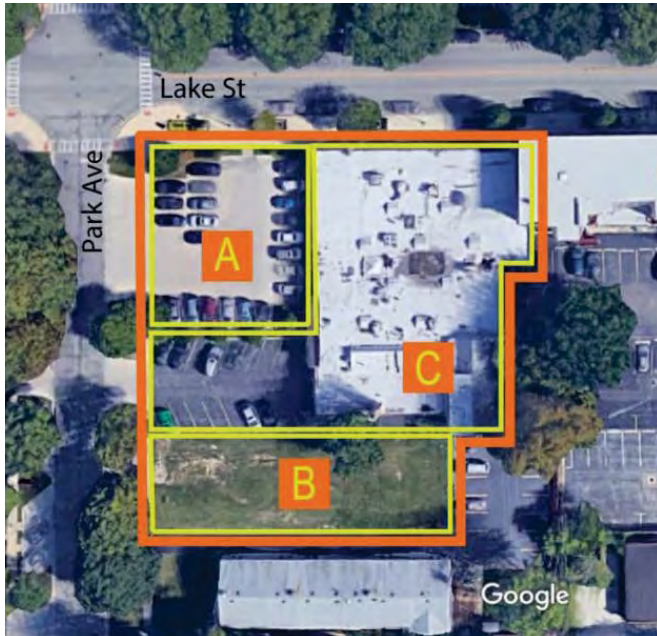
REQUEST FOR QUALIFICATIONS OBJECTIVES

- ❖ The Village of River Forest is seeking a real estate company, firm, partnership or individuals to work with the Village and lead efforts to redevelop the Lake/Park properties.
- ❖ The Village desires a Respondent(s) who can provide a viable vision and approach, and demonstrated ability to execute the project to meet mutual development goals in a timely manner.
- ❖ The Village is interested in negotiating a redevelopment agreement for the sale of its property with a firm or entity that has a proven record of successful development in the public-private arena.



Lake and Park Development Site

Lake/Park Development Site Property Description



The assemblage includes a combination of two Village-owned parcels (Property A and Property B) and one parcel, Property C, owned by a single property owner. The private property owner (Property C) is interested in working directly with the Respondent(s) with respect to the disposition of the property for redevelopment as part of the assemblage. To that end, the Private Owner has agreed to participate in the Request for Qualifications-Proposals ("RFQ-P") process by meeting with the Respondents selected from the RFQ Phase at the beginning of the RFP Phase.

Total Site Acreage: +/-0.80 acres

Current Zoning Class: C3 Commercial Retail

The Village will consider uses outside the C3 zoning as outlined in the Preferred Land Uses section as part of the **Planned Development process**.

Property A

7787 W. Lake Street
7,056 square feet
PIN 15-12-115-001-0000

Property Description: Property A is located on the southeast corner of Lake Street and Park Avenue. It is owned by the Village of River Forest. Property A measures approximately 72' x 98', with 72 feet of frontage along Lake Street and 98 feet along Park Avenue.

Property B

419 Park Avenue
7,350 square feet
PIN 15-12-115-015-0000

Property Description: Property B is located approximately 50 feet south of Site A, on the east side of Park Avenue. Property B is also owned by the Village of River Forest. Property B measures approximately 50' x 147', with 50 feet of frontage along Park Avenue.

Property C

7777 W. Lake Street
19,964 square feet
PIN 15-12-115-002-0000

Property Description: Property C is privately owned. This is an irregularly shaped parcel with approximately 115 feet of frontage on Lake Street and 50 feet on Park Ave. The owner has expressed a willingness to include his property in a coordinated redevelopment of Properties A and B.



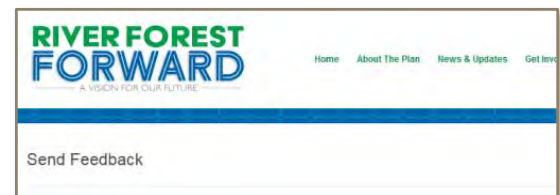
Property C

The Village's Pre-development Investment: Tools and Infrastructure

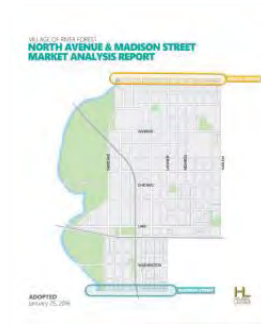
The Village has been working to enhance and maximize all development opportunities within its boundaries including this Site. The Village brings land parcels, utilities, area reports, development community outreach, and initial redevelopment concepts together to create an inviting redevelopment opportunity. The Site could support a range of retail, commercial and/or residential uses, the development of which includes strong Village Board support. The Village's role with respect to private sector investment is to encourage and facilitate the redevelopment of its commercial corridors and has engaged in a number of key activities to support this effort.

Village Investments Include:

- ❖ The Village is in the process of updating its 2003 Comprehensive Plan to encourage and support creative and strategic development within the Village's commercial corridors, a high priority for the Village.
 - The Village is committed to involving residents and stakeholders in the process of crafting community vision and has created *River Forest Forward*, an online public engagement tool for public outreach.
- ❖ The Village's 2009 River Forest Corridors Study identifies the Lake Street Corridor as a primary area that would benefit from new development and uses that contribute to the support the creation of existing and new businesses.
- ❖ In 2015, the Village established two Business Districts, one of which includes the Site area east to Lathrop Avenue. The goal of Business Districts is to provide the Village tools to leverage and support private investment in the area.
- ❖ In 2016, the Village commissioned and adopted the "North Avenue and Madison Street Market Analysis Report". The report indicates the Village is well positioned to capture multi-family development as part of a mixed-use or as a stand-alone development. This market information and analysis is available for your review and use.
- ❖ The Villages of River Forest, Oak Park, and Forest Park have completed a Phase 1 study to replace and improve the Harlem Avenue Viaduct and are working to secure federal dollars for its reconstruction.



River Forest Forward is a public outreach tool that stakeholders can use to contribute their ideas for the future vision of the Village. The tool can be found at: <http://www.hlplanning.com/portals/riverforest/>



The "North Avenue and Madison Street Market Analysis Report".

The Village's Pre-development Investment: Engagement with the Development Community

In early 2017, the Village engaged Ehlers as its Redevelopment Consultant, to conduct Development Community outreach and prepare this RFQ-P. The Village has revised and streamlined its approach to facilitate development in response to input from local residents and the real estate development and business communities.

- ❖ In June 2017, the Village, with its Consultant, hosted two real estate community roundtables. A total of 20 real estate development professionals participated. The purpose of the roundtables was to gather feedback in the initial phase of this solicitation for interest in this real estate development opportunity. The Village also facilitated a general discussion on development needs and requirements in public-private ventures.
- ❖ In response to the Roundtable feedback, the Village evaluated options for site control as well as redevelopment concepts that encompassed a larger redevelopment area. The Village commissioned its land use and urban design consultant to create Conceptual Scenarios that for the Site. These scenarios are included in the Supporting Documents section of this document.
 - ❖ All scenarios are high-level visual representations intended to show conceptual development that could support the Preferred Land Uses. These are for reference only and are not proscriptive.
- ❖ The Village established the Lake/Park Project Work Group comprised of representatives of the Village Board and the EDC. This Work Group will be available to meet confidentially with selected Respondents prior to the submittal of Proposals in order to answer questions and provide feedback.



Aerial View, west view at top



Development site facing south



Development site facing north

Redevelopment Vision & Preferred Land Uses

This solicitation for developers is driven by the Village's commitment to the redevelopment of key sites located throughout the Village's commercial areas, with a focus on the Lake Street Corridor. The Site offers an opportunity to create new spaces that encourage activity and placemaking within the corridor. The Village envisions the Site redeveloped in a manner that responds to the context and overall character of the surrounding areas while enhancing the tax base. The Village believes a mixed-use structure(s) with a sensitivity to urban design and architecture will contribute to the vibrant character of the Corridor and is encouraged.

As discussed, the Village has prepared high-level conceptual redevelopment scenarios for the Site that are intended to explore a sense of what may be possible. Again, these are illustrations only and are not proscriptive.

The Lake Street Corridor is characterized by a mix of neighborhood commercial, retail, institutional and service uses with multifamily residential condominiums, apartments and open space. In addition, there are a number of commercial condominium spaces that are home to local and boutique businesses. The Site is also within walking distance to the River Forest Metra Station and within a short drive to the Oak Park Intermodal Station and CTA Blue Line (Forest Park Station).



Corner view, looking southeast

Given the Site's context, the goals of the Corridor Plan, and the findings of the market study, the Village encourages and supports a mixed-use development that may include:

- ❖ Multifamily residential
- ❖ Independent Senior Living
- ❖ Retail and/or Commercial
- ❖ Restaurant – fast casual, café/bistro or fine dining
- ❖ Parking to support proposed uses

Offering & Process (2-Phase Process)

This solicitation will be conducted in two phases, beginning with a Request for Qualifications ("RFQ") and second phase, Request for Proposals ("RFP"). The RFQ process focuses on the Respondent's capacity, experience and qualifications in similar developments and initial vision and approach to creating a quality development that achieves mutual redevelopment goals. No specific development proposal is required at this time; however Respondents are asked to articulate their vision for the Site and potential uses.

The Village and its consultant will review all RFQ submittals (Phase 1) to evaluate Respondents' proposals and qualifications and will conduct interviews with selected Respondents prior to undertaking the Request for Proposals (Phase 2).

- ❖ If multiple Respondents are deemed qualified, a subsequent RFP (Phase 2) will be issued. Qualified Respondents would be invited to submit a formal development proposal providing a development vision for the Site, illustrative concept drawings, development program and uses, financing information, feasibility and financing plan, project narrative and the proposed business terms; specific requirements are outlined in the following section. RFP submittals will be evaluated on several criteria, including but not limited to, completeness, vision, approach, economic viability and return, demonstrated ability to execute the project, and overall alignment with the Village's vision.
- ❖ If required, negotiation of business terms for the acquisition of the privately owned property (Property C) will be the responsibility between the Developer and the Owner. The Property C Owner will be available to meet with Qualified Respondents at the beginning of the RFP phase. The goal is to determine whether terms can be reached before the Respondent goes further into the process. The Village also recognizes that the development vision and feasibility of same may be impacted based on the terms for Property C.
- ❖ RFP Respondents will have the opportunity to meet with the Village's Lake/Park Work Group advance of submitting final proposals. The meeting and agenda are at the request and direction of the Respondent. The optional meeting(s) is intended to provide an opportunity for Respondents to gain insight and feedback on the Respondent's vision for the Site, to assist in preparing the formal submittal. All aspects of the meeting will be held in confidence by the Work Group and the Village. The Village will not disclose whether a particular Respondent or team has met with the Work Group, nor will the content of the meetings be disclosed outside of the Work Group and the Village's Consultant.

RFQ Submittal Requirements

Phase 1: Qualification Phase

The Respondent should demonstrate their experience in working with communities in the successful management and navigation of similar public approval processes and ability to see a project through from planning, approvals, design, construction and occupancy. Specific requirements include:

- ❖ **Transmittal Letter** providing a narrative description and overview of the key aspects of the submittal.
- ❖ **Identification of Lead Developer and Principal Firms** to be involved in the project including their roles and responsibilities and contact information for the developer or key members of the development team. A narrative description of the anticipated roles of each team member along with resumes of key personnel assigned to the project should be included.
- ❖ **Project Experience** outlining the description, location and a summary of similar projects (preferably within the Chicagoland area) led by the Respondent within the past ten years. Include a narrative description of the relevance and quality of the development team's project experience.
- ❖ **Preliminary Development Vision and Approach.** The response should include a narrative vision statement for the Site and examples of the Respondent's similar project experience. While a detailed site plan is not required at this time, a preliminary development concept should be provided with enough detail to communicate the Respondent's vision and approach to planning and executing the redevelopment. Examples of similar projects can be referenced to further articulate and illustrate the respondent's intended redevelopment concept.
- ❖ **Project References** including a minimum of three references for similar projects from civic/public sector officials or staff involved in project development, including name, address, telephone number and email address and a letter authorizing each reference to respond to inquiries regarding the project. References demonstrating experience in working within a public process should be emphasized if available.
- ❖ **List of Pending Litigation** or disputes with which the Respondent or development team are involved and the current status. This includes bankruptcies, foreclosures, or projects in which lenders took back the development.
- ❖ **Financial References** from financial institutions and/or other sources of capital with which the Respondent has an existing relationship. Reference contact and project information for developments financed by financial references is required.

RFP Submittal Requirements

Phase 2: Proposal Phase

Those shortlisted Respondents from the RFQ process will be invited to submit a proposal to the Village. As mentioned previously, RFP Respondents will have the opportunity and are encouraged to meet with the Village's Lake/Park Work Group in advance of submitting proposals. The meeting and agenda will be set at the request and direction of the Respondent and intended to provide access to the representatives of the recommending and approving entities for the developer selection. This will allow for initial interaction, clarification, and feedback within a confidential environment.

The overall content of the proposal is primarily at the discretion of the Respondent and whatever is deemed necessary to communicate the ideas, plans, and its financial benefits to the Village. However, the following items are required at a minimum to help the Village evaluate the proposal.

- ❖ **Cover Letter** showing the legal name, address, email address of the telephone number of the Respondent. The letter should outline all partnerships, professional team members, etc. that would be part of the project team, along with the name and title of the person who will be the primary contact throughout the project. The cover letter should be signed by the person who has the authority to bind the proposing firm to the submitted proposal.
- ❖ **Conceptual Illustrative Package Including a Site Plan** showing the Respondent's initial thoughts regarding the spatial development of the Site, proposed use(s), approximate square footage of each use, and approximate number and type of parking spaces.
 - ❖ Detailed architectural drawings are not required of each proposed building, however an overall sense of massing and architectural style showing compatibility with the surrounding area should be included.
- ❖ **Project Justification and Feasibility** explaining any market research or current experience that would support the types of use(s) and areas being proposed.
- ❖ **A Preliminary Proforma and Economic Analysis** should be provided. The proforma elements should include the sources of funds (debt, equity, other sources) and uses of funds (land acquisition, site, hard construction costs and soft costs), costs of financing, and potential revenue from sale or lease payments and annual cash flow projections as appropriate. The economic analysis should include preliminary projections of public revenues generated by the proposed development, i.e. property and sales tax, as appropriate. The Respondent should include assumptions regarding terms for acquisition of the Site, including the Village-owned parcels.

Process Timeline

<u>RFQ Phase</u>	
Release RFQ	November 20, 2017
Question and Answer Period	November 20 through December 8, 2017
RFQ Submittals Due	December 15, 2017, 4:00 PM Central Time
Review Responses	December 2017-January 2018
Contact Preferred Respondents (short list)	January 2018
<u>RFP Phase</u>	
Shortlisted Respondents meet with Owner of 7777 W. Lake Street	February 2018
Optional Confidential Pre-Submittal Meetings with Lake/Park Workgroup (at Respondents' Request)	February 2018
Proposals Due	March 23, 2018
Proposals Reviewed/Interviews	March/April 2018
Selection of Preferred Developer/ Development Team	May 2018
Village Board Approval to Negotiate Redevelopment Agreement	June 2018

Submittal Procedures: Qualifications Phase

Two (2) hard copies and one (1) electronic copy on a USB flash drive of the qualifications are required to be submitted by the Respondent. It is the Respondents' responsibility to ensure that their RFQ submittals are received by 4:00 PM Central Time on Friday, December 15, 2017.

The Village of River Forest reserves the exclusive right to waive sections, technicalities, irregularities and informalities and to accept or reject any and all responses; to disapprove of any and all subcontractors; and, to cancel, revise or extend this solicitation as may be in the best interest of the Village. This Request for Qualifications does not obligate the Village or Private Property Owner to pay any costs incurred by any Respondent in the submission of a proposal or in making necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this Request for Qualifications-Proposals ("RFQ-P"). This is a non-binding solicitation until such time as the Village negotiates and approves a redevelopment agreement with the successful respondent.

Responses should be sealed and clearly marked with the RFQ-P name, date, and time due as follows:

REQUEST FOR QUALIFICATIONS: LAKE & PARK PROPERTIES, RIVER FOREST
FRIDAY, DECEMBER 15, 2017; 4:00 PM CENTRAL TIME

Time and date requirements for receipt of proposal will not be waived.

Responses should be delivered to the following address:

Jennifer M. Tammen
Principal/Municipal Advisor, Ehlers & Associates
Attention: RIVER FOREST LAKE & PARK RFQ
525 W. Van Buren Street, Suite 450
Chicago, Illinois 60607
Email: jtammen@ehlers-inc.com

Any questions/clarifications during the Phase 1, Request for Qualification phase question and answer period (November 20, 2017- December 8, 2017) should be directed via email to:

Jennifer M. Tammen
Principal/Municipal Advisor
Ehlers & Associates
Email: jtammen@ehlers-inc.com

Respondents who would like to respond to this solicitation/bid opportunity must be registered with the Village of River Forest at <http://vrf.us/government/bids-a-rfps>. Notifications of addenda and/or clarifications will be sent to those registered to receive this electronic solicitation. The Village is not responsible for sending addenda or updates to this solicitation to individuals who have not registered.

Lake Street Corridor

The vibrant commercial and mixed-use hub known as the Lake Street Corridor includes the Villages of River Forest and Oak Park. The Lake Street Corridor runs between the intersections of Lake Street and Thatcher Avenue in River Forest east to Oak Park Avenue in Oak Park. Lake Street is a pedestrian friendly street with buildings fronting along tree-lined sidewalks.

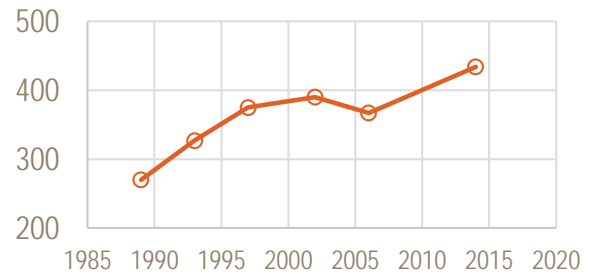
As Lake Street travels between Lathrop and Thatcher Avenues, the Corridor accommodates a multitude of uses including several schools and churches, townhomes, single family homes, mid-rise condominium buildings, mixed-use commercial buildings, parks and recreational fields. The Village Hall campus is located directly west of the Site along Park Avenue and includes the administrative offices of the Village and the Police and Fire Departments.

On Lake Street, between Park Avenue and Lathrop Avenue east of the Site, retail uses are found on the south side of the street while institutional and single family residential uses are predominant on the north side of the street. Several small, locally-owned businesses offer a variety of shops and services including restaurants, cigar shop, chocolates and confectionary store, florist, salon/spa, home design, banks, professional office, auto repair, dry cleaning, and more. Similar to the Madison Street Corridor to the south, the Lake Street Corridor is suitable for restaurants, entertainment and niche retail.

The Lake Street Corridor is the heart of River Forest and Oak Park and is primed for additional mixed-use development.



Metra Ridership: River Forest Station

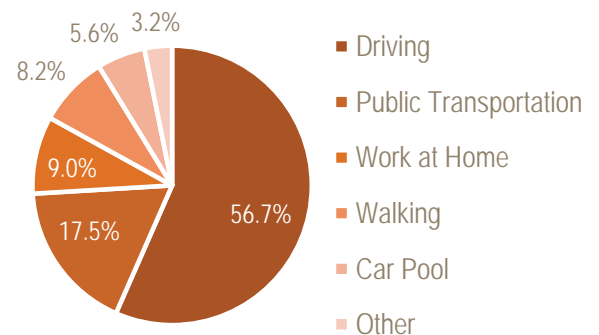


Average Daily Boarding at River Forest Metra Station:
434



Vehicle Miles Traveled (VMT):
Lake Street Corridor: 20,915
Lake Street and Harlem: 70,870

Mode of Commute



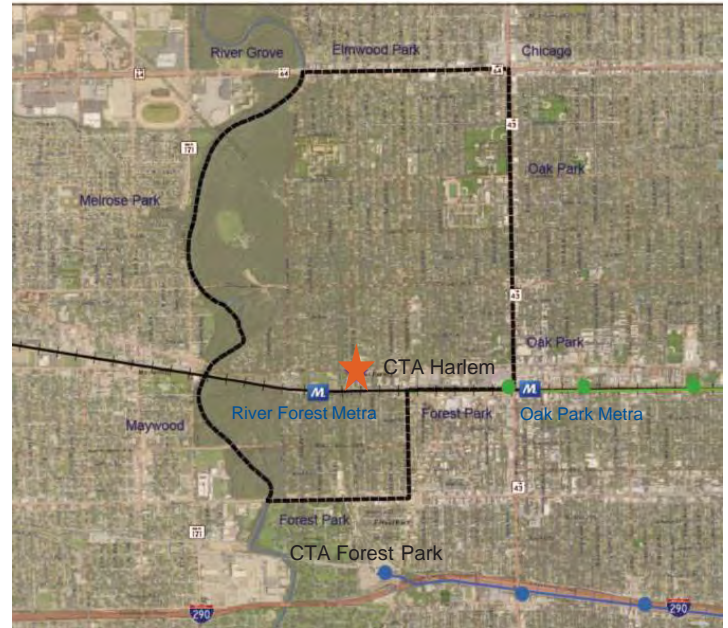
Approximate walking distance from development site

- ❖ 8 min to River Forest Metra
- ❖ 5 min to Keystone Park
- ❖ 15 min to CTA Harlem Stop
- ❖ 19 min to Thatcher Woods

About the Village

River Forest is an affluent community of 11,088 (2016 Population Estimate, US Census) located approximately nine miles west of Downtown Chicago. The median sale price of a single family home in River Forest in 2016 was \$599,000. The relatively compact Village is just 2.5 square miles and is bordered by the communities of Elmwood Park on the north, Oak Park on the east, Forest Park on the south, and Melrose Park and Maywood across the Des Plaines River to the west. The North Avenue, Harlem Avenue, and Madison Street corridors, and Des Plaines River help form the borders with these communities. The Village is part of the Oak Park-River Forest community area, sharing the Lake Street Corridor and the intersection of Lake Street and Harlem Avenue, which is a convergence of national and regional retailers, restaurants, and grocers. Lake Street passes through the heart of River Forest's historic "Village Center" and lays adjacent to Metra's Union Pacific West line.

In addition to River Forest's proximity to Metra trains, the Village is also conveniently located near a number of transportation hubs. The Oak Park Intermodal Station includes the Oak Park Metra, the CTA Harlem Green 'L' stop, and seven CTA and Pace Bus Routes and is within walking distance of the Site. The Forest Park Blue Line 'L' stop is located just south of the Village. The Site is located two miles north of Interstate 290 (Des Plaines Ave.). O'Hare International Airport and Midway International Airport are within approximately 12 miles of the Village.



Village of River Forest Boundary Map

Village of River Forest		5-Minute Drivetime	10-Minute Drivetime	15-Minute Drivetime
Population	11,088	45,418	247,253	624,612
Households	4,035	17,507	90,451	214,049
Per capita Income	\$66,028	\$38,985	\$30,033	\$24,700



Average Household Income

\$172,803



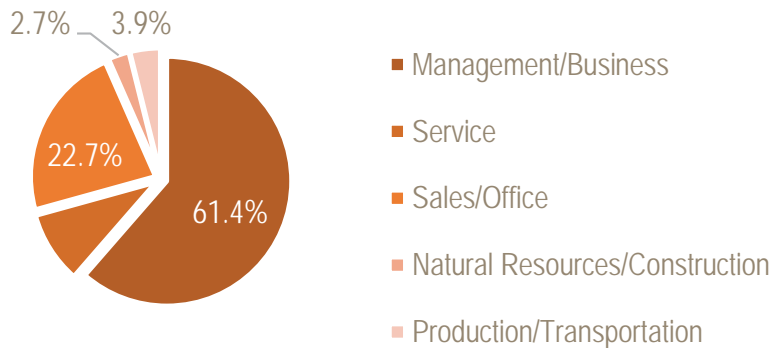
Median Age
42.5



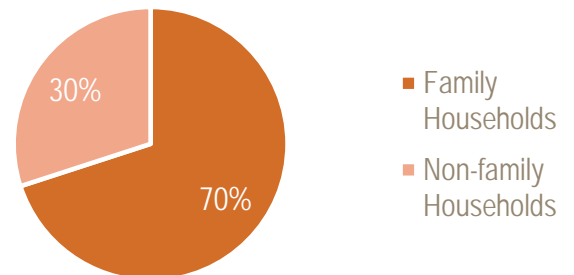
Median sale price of home: \$599K

About the Village

Employment by Occupation

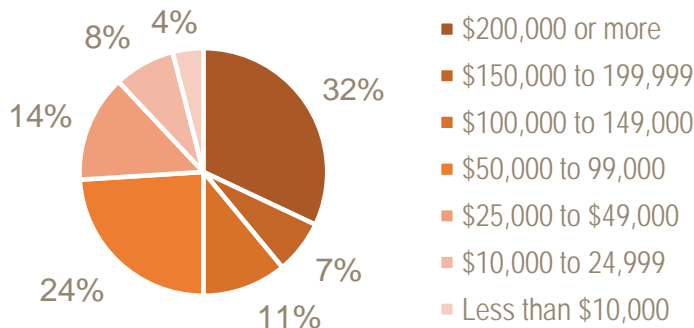


Household Type



The average size per household is 2.56. 30% of the households are non-family households.

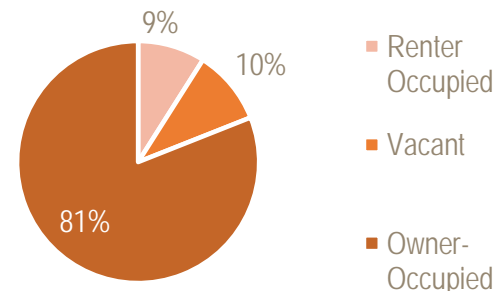
Average Household Income



** The median household income is projected to increase by 13% between 2015 and 2020 to over \$128,000. The largest growth will occur in that segment over \$150,000 per year.*

-Village of River Forest North Avenue and Market Analysis Report, 2016

Housing by Tenure (2009-2013 Avg.)



The majority of the housing in the Village consists of owner occupied single-family detached structures. Less than 10% of the Village's housing is renter occupied.

Data Sources: US Census and Village of River Forest Avenue and Market Analysis Report, 2016

More About the Village



River Forest is an historic community committed to protecting, preserving and promoting its rich heritage. Over 80% of the Village's housing stock was built before 1960 with more than half constructed before 1940. This is reflective of the Village's historic character. Structures in River Forest include historical styles such as Gothic Revival, Victorian, Prairie School, Tudor Revival, Bungalows, Burma Built, Art Deco, and Moderne. Some of these homes were designed by architects such as Frank Lloyd Wright, William Drummond, Spencer and Powers, E.E. Roberts, and their contemporaries.



Residents of River Forest experience a high quality of life thanks in part to significant educational institutions and recreational amenities. The Village is home to Dominican University and Concordia University Chicago. There are two public elementary schools and one public middle school, Roosevelt Middle School. River Forest also has the Keystone Montessori School, established in 1994. The Village shares a high school with the Village of Oak Park, Oak Park and River Forest High School, located in Oak Park. River Forest is home to two Catholic grade schools, one Lutheran grade school and has one all-girls' secondary school, Trinity High School.



The Village is served by the River Forest Public Library and the River Forest Park District. Recreational amenities include: Ten parks, paddle tennis and bocce courts, ball fields and community gardens. The Village's western border is the Forest Preserve District of Cook County which includes the Trailside Museum of Natural History and Thatcher Woods, which offers extensive hiking trails and other natural recreational opportunities.



Highlighted Area Developments*



Vantage Oak Park

Lake Street and Forest Avenue

Developed by Golub & Company

Completed 2016

Description: 21- story high-rise with 270 upscale apartments and 588 parking spaces
Tenants include Cooper's Hawk Winery and Restaurant and Edward- Elmhurst Health



The Emerson

Lake Street between Harlem Avenue and Marion Street

Developed by Clark Street Development

Completed 2017

Description: 20- story high-rise with 26,500 sf of commercial retail, 271 upscale studio, 1- and 2-bedroom apartments, and 418 parking spaces
Tenants include Target, Firecakes, and Wheel & Sprocket



The Promenade Townhomes

Madison Street and Forest Avenue

Developed by C3 (Chicago Condo Collection)

Target Completion 2017- 2018

Description: Twenty-nine 3-bedroom homes contain 2,000 square feet with attached garage.



Oak Park Place

Ontario Street and Harlem Avenue

14 stories

Completed 2009

Description: 204 studio apartments, 1-, 2- and 3- bedroom units, green roof, and roof deck.

Tenants include: Trader Joe's



The Residences at Maple Place

Chicago Avenue and Maple Street

Developer: Altterra Development

Target completion 2017

Description: Five-story building includes eleven 2- and 3- bedroom luxury condominium units and a green roof. The building is LEED registered. Includes one heated, indoor parking space per unit with additional space available for additional purchase.

**See the Area Developments Map in the Supporting Documents section for more information.*

Highlighted Area Developments*



River Forest Town Center *Harlem Avenue and Bonnie Brae*

Completed in 2009

Description: The Center is comprised of nearly 150,000 square feet of retail space with anchor tenants that include, Whole Foods, DSW, Petco, Panera Bread, Starbucks, Boston Market, Walgreen's, Rally House, and The Children's Place.



District House *Lake Street and Euclid Avenue*

Developer: Frank Chen

Target completion 2018

Description: Mid-rise featuring 4,500 square feet of retail space, 28 3-bedroom condominiums, and green roof terrace. The building is LEED certified.



Fresh Thyme Farmers Market River Forest *North Avenue and Monroe Avenue*

Completed in 2017

Description: Fresh Thyme redeveloped the former Dominick's store and has 30,000 square feet of retail space. The store provides fresh organic food to the area.



The Avalon *Bonnie Brae and Thomas Street*

15 Luxury units

Description: New proposed construction. All 3 bedrooms units, 9 ½ foot ceilings, oversized terraces, 2- car garage parking per unit, and will range in size between 1,900-2,500 square feet.

*See the Area Developments Map in the Supporting Documents section for more information.

Supporting Documents

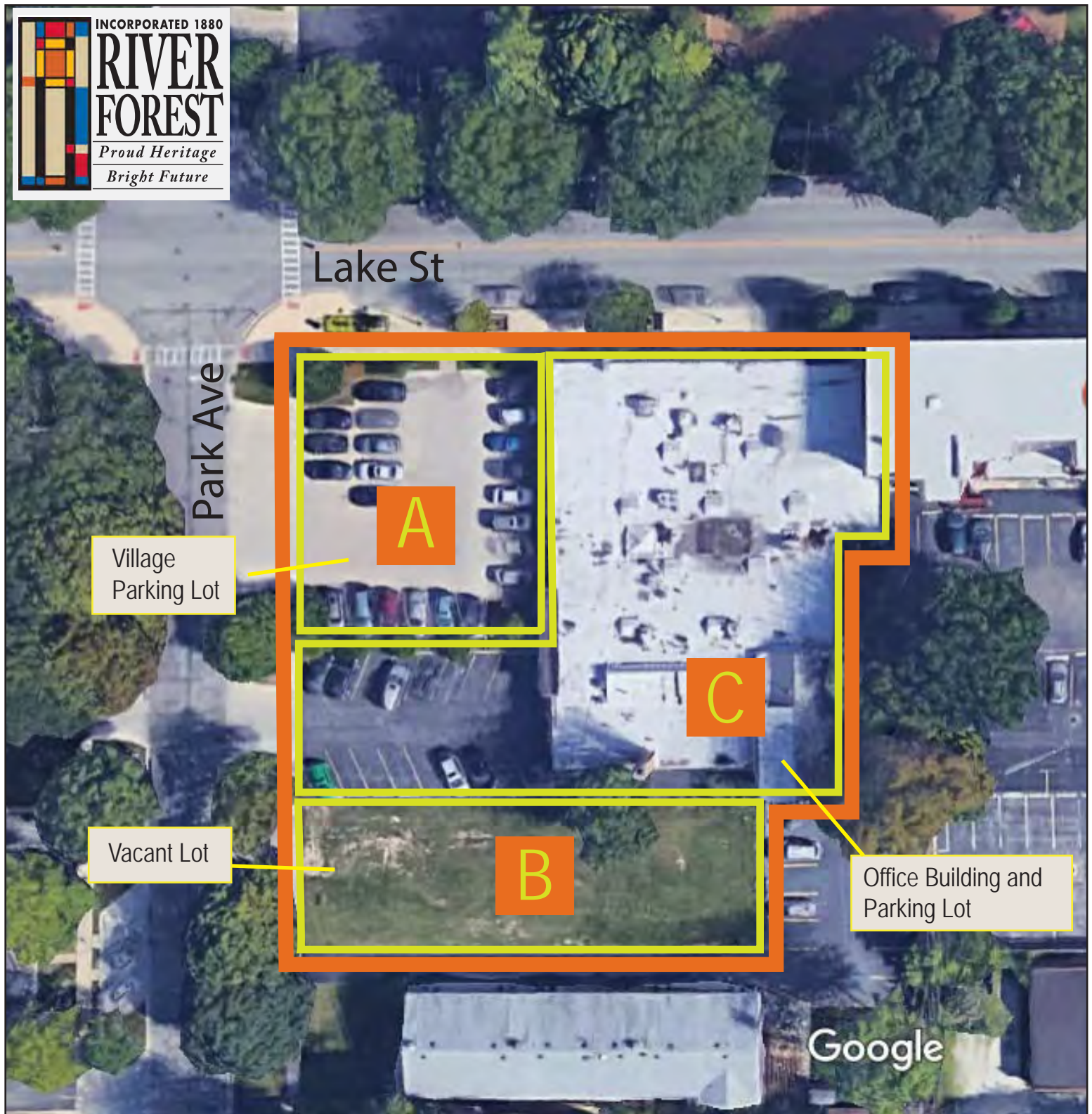
Attachments

- ❖ Site Development Map
- ❖ Public Transportation and Metra Ridership Map
- ❖ Area Developments Map
- ❖ Demographic Snapshot Map (1-,3-, and 5-mile)
- ❖ Lake/Park Conceptual Redevelopment Scenarios
- ❖ Plats of Survey
 - 7781 W. Lake Street (Property A)
 - 419 S. Park Avenue (Property B)
 - 7777 W. Lake Street (Property C)
- ❖ No Further Remediation Letter and Documentation: 7781 W. Lake Street (Property A)

Additional Materials (on Village's website)

- ❖ Comprehensive Plan (2003)
- ❖ River Forest Corridors Plan (2009)
- ❖ Business District Plans for the West Lake Street Business District No. 2 (adopted August 2015)
- ❖ Village of River Forest: North Avenue and Madison Street Market Analysis Report, (adopted January 2016)
- ❖ Zoning Ordinance(Chapter 19, Planned Developments)
http://www.sterlingcodifiers.com/codebook/index.php?book_id=503ts

Attachments



1"= 36 Feet

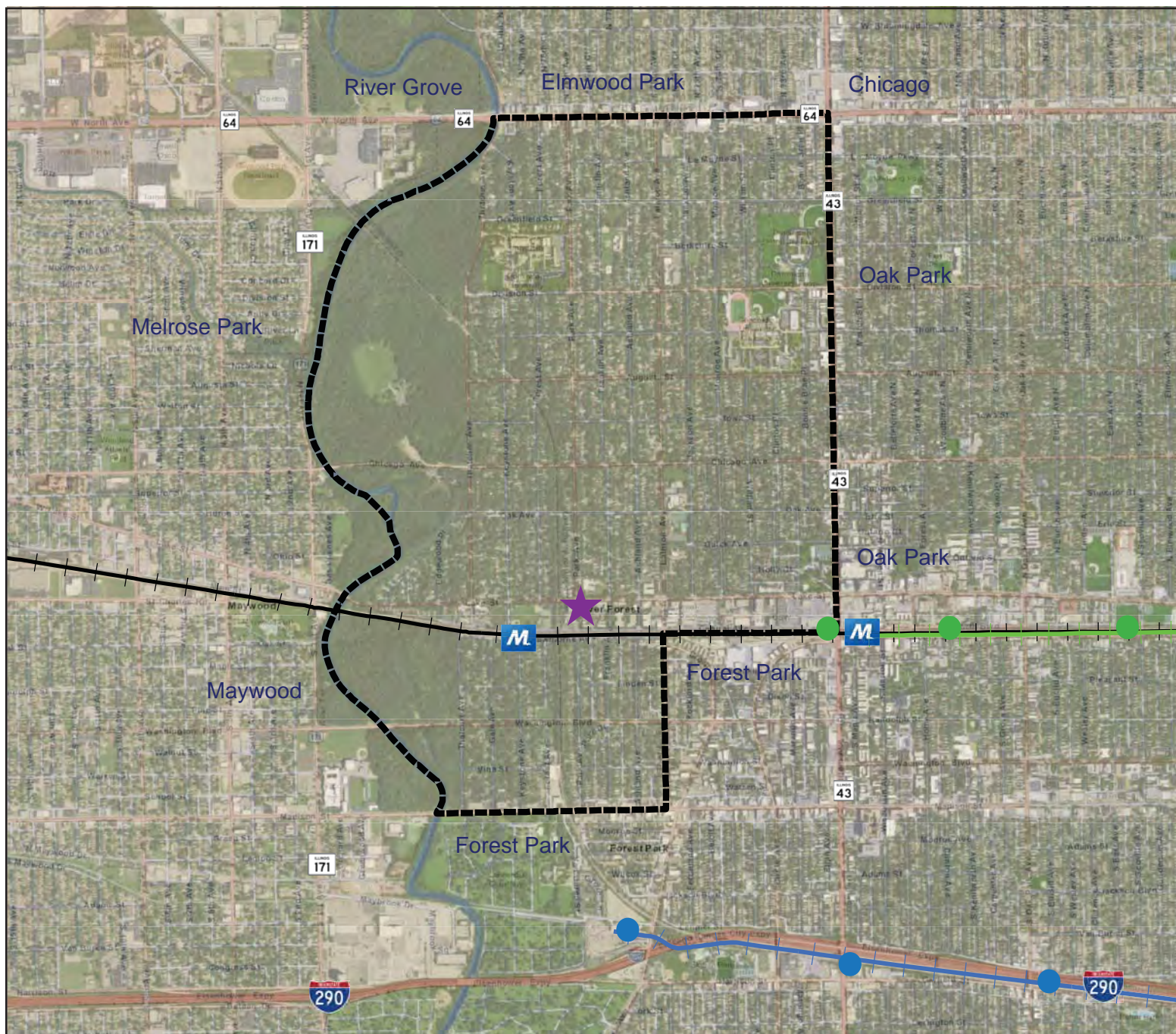
Village of River Forest, Illinois Development Site Map



EHLERS
LEADERS IN PUBLIC FINANCE

Property ID	Address	Pin	Owner	Zoning	Dimensions	Size
A:	7787 W. Lake	15-12-115-001-0000	Village of River Forest	C3	72' x 98'	7,056 square feet
B:	419 Park	15-12-115-015-0000	Village of River Forest	C3	50' x 147'	7,350 square feet
C:	7777 W. Lake	15-12-115-002-0000	Private Owner	C3	Irregular	19,964 square feet

 Total Site Area 34,370 square feet, 0.80 acres =+/-



Village of River Forest Weekday Ridership

In-Bound to Chicago

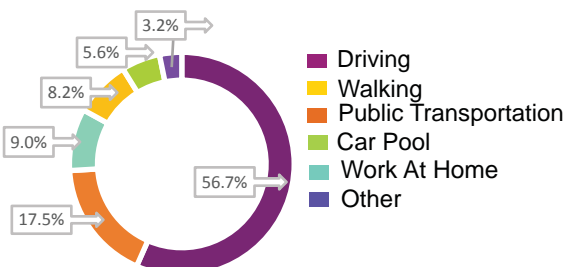
AM Peak	Midday	PM Peak	Evening	Total
376	31	4	N/A	434

Out-Bound to River Forest

AM Peak	Midday	PM Peak	Evening	Total
17	3	2	1	23

Pace Bus 307, 313, 309, 310, 317

Mode of Commute



Data by: ESRI, Chicago Data-portal, US Census, Regional Transit Authority

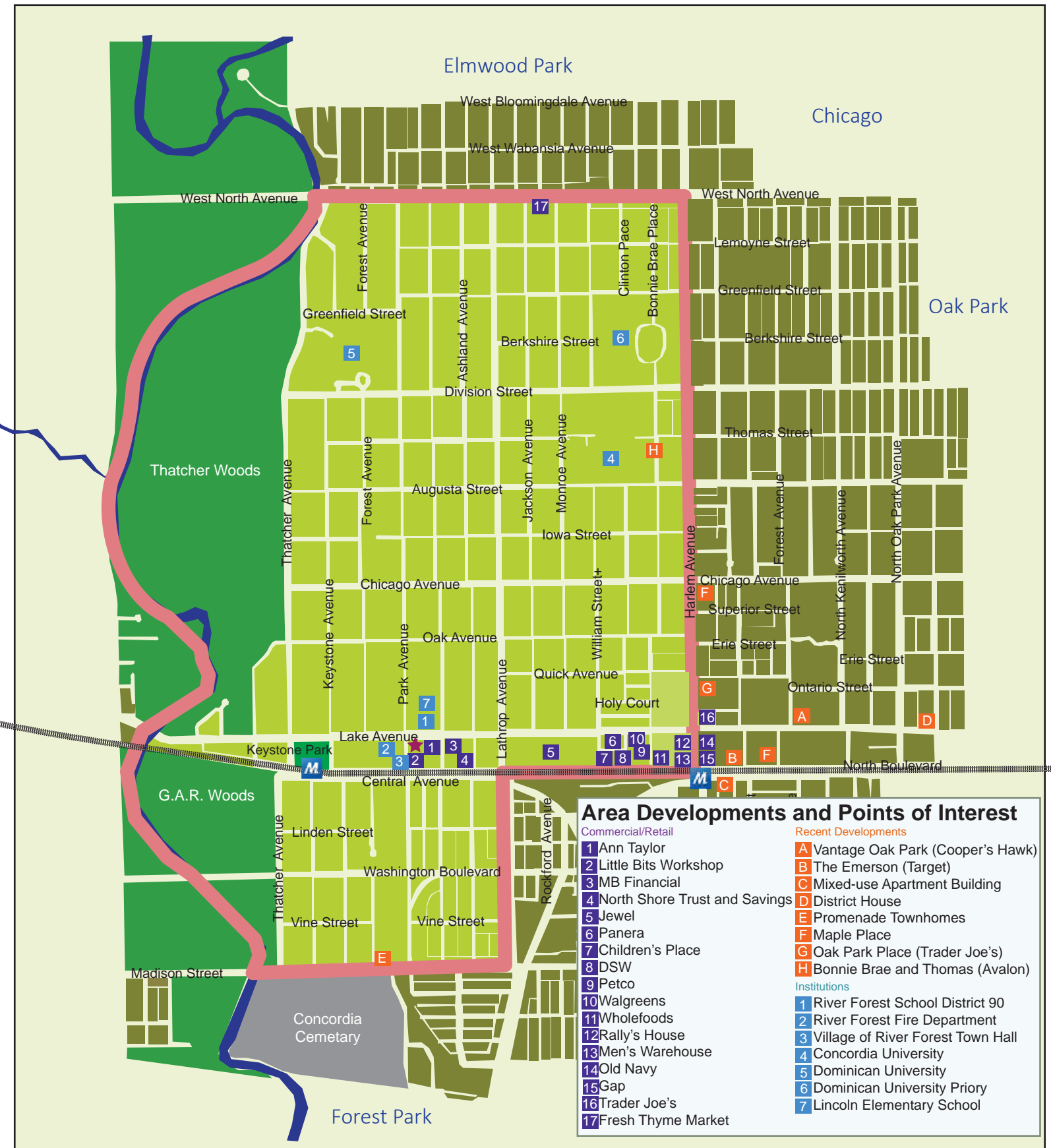
- 1" = .5 Mile
- ★ Development Site
- Boundary
- M Metra
- CTA Green Line Station
- CTA Blue Line Station

Village of River Forest, Illinois Public Transportation and Metra Ridership

EHLERS
LEADERS IN PUBLIC FINANCE



Data by: ESRI, Chicago Data-portal



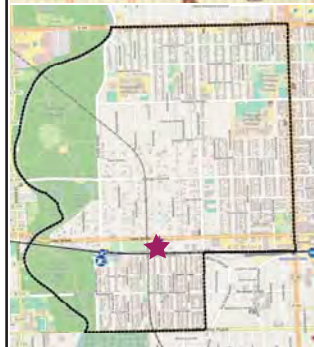
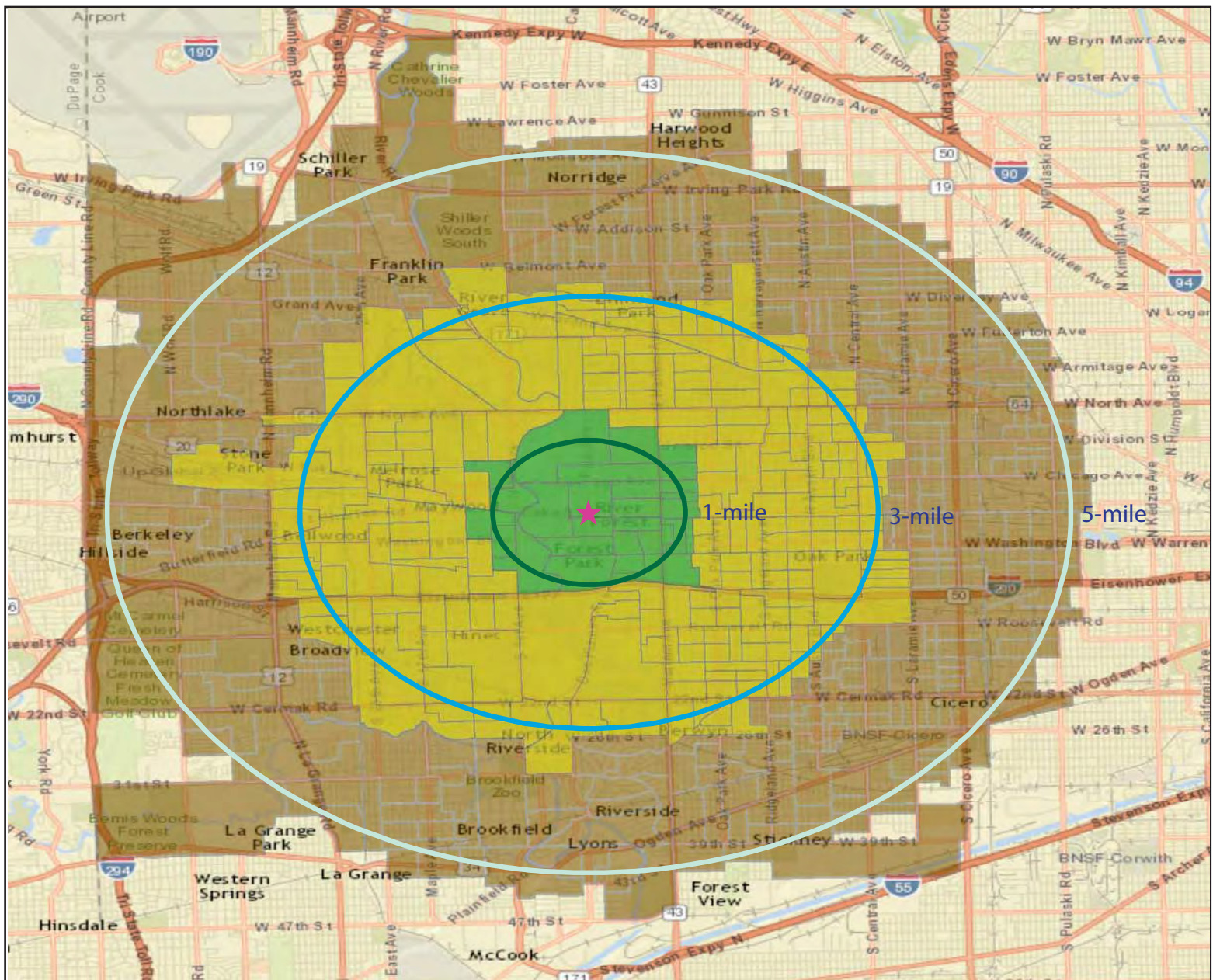
Village of River Forest, Illinois

Area Developments



EHLERS
LEADERS IN PUBLIC FINANCE



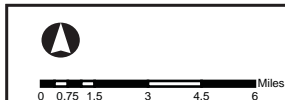
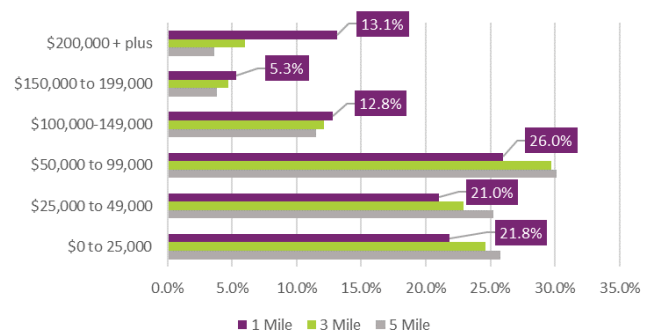


Economic and Demographic Snapshot

	1-mile radius	3-mile radius	5-mile radius
Population	21,510	245,732	727,125
Households	17,507	90,451	214,049
Occupied	91.8%	91.1%	90.8%
Vacant	8.2%	8.9%	9.2%

Data is calculated using US Census Blocks that intersect radius boundaries. Population data is from Ateryx.

Average Median Household Income



Village of River Forest, Illinois Demographic Snapshot: 1, 3, 5-mile Radius



EHLERS
LEADERS IN PUBLIC FINANCE



Lake Street & Park Avenue • Scenario 1



- 1 Existing one-story building on Lake Street remains, possibly adaptively reused for restaurant/retail.
- 2 Village-owned parking lot on corner converted into urban open space, possibly with outdoor dining area for an adjacent restaurant.

- 3 Village-owned lot mid-block kept as parking for public/restaurant uses.

Lake Street & Park Avenue • Scenario 2



- 1 Existing one-story building on Lake Street remains, possibly adaptively reused for restaurant/retail.
- 2 Village owned parking lot on corner developed for 3-story building - retail and ground floor with residential/office on floors 2 & 3.

- 3 Village-owned lot mid-block kept as parking for public/restaurant uses.

Lake Street & Park Avenue • Scenario 3



1 Existing one-story building on Lake Street combined with village owned parking lot on corner and adjacent parking lot, and redeveloped for 4-story mixed use development with retail on ground floor and residential/office on the upper floors.

2 Village owned lot mid-block kept as public/private parking lot that connects through to parking lot to east, effectively creating an "alley" with parking through to Ashland Avenue.

LINCOLNWOOD OFFICE:
7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60646
TEL: (847) 675-3800
FAX: (847) 675-2167

PROFESSIONALS ASSOCIATED SURVEY, INC.

Property - Alta - Topo - Condo - Mortgage Surveys

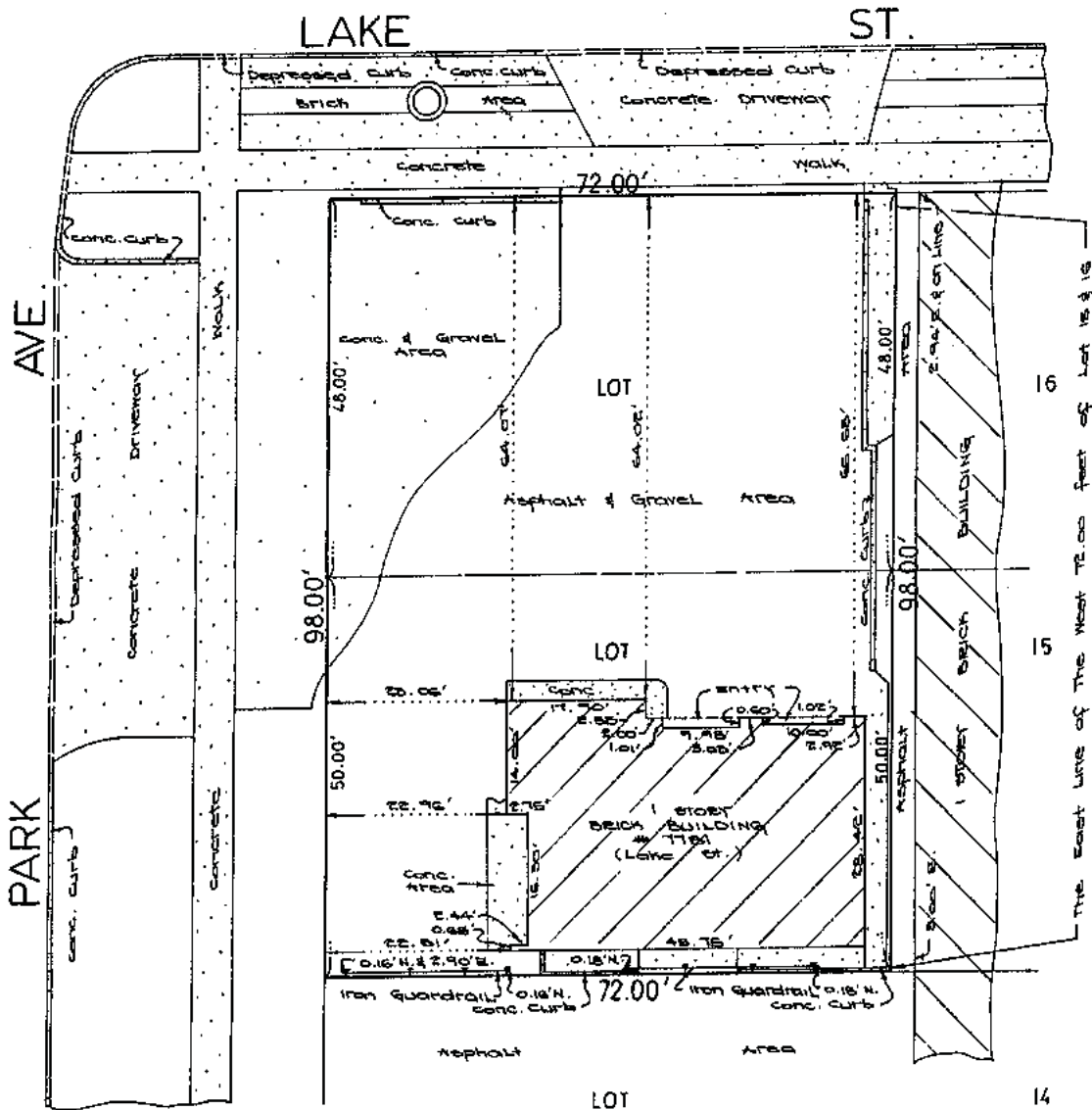
HIGHLAND PARK OFFICE:
1510 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS 60031
TEL: (847) 831-1200
FAX: (847) 831-9206

PLAT OF SURVEY

OF

THE WEST 72.00 FEET OF LOT 15 AND LOT 16 IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7781 LAKE STREET, RIVER FOREST, ILLINOIS.



IF CHECK (X) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

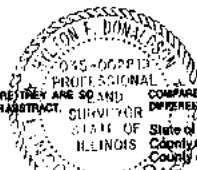
Order No. 98-45827
Scale: 1 inch = 15 feet
Date May 2, 1998
Ordered by Ray Iverson

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO AND RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED ABSTRACT.

State of Illinois ss.
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above property.

Hilton F. Donalson
PROF. IL. LAND SURVEYOR



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

State of Illinois ss.
County of Lake ss.
County of Cook

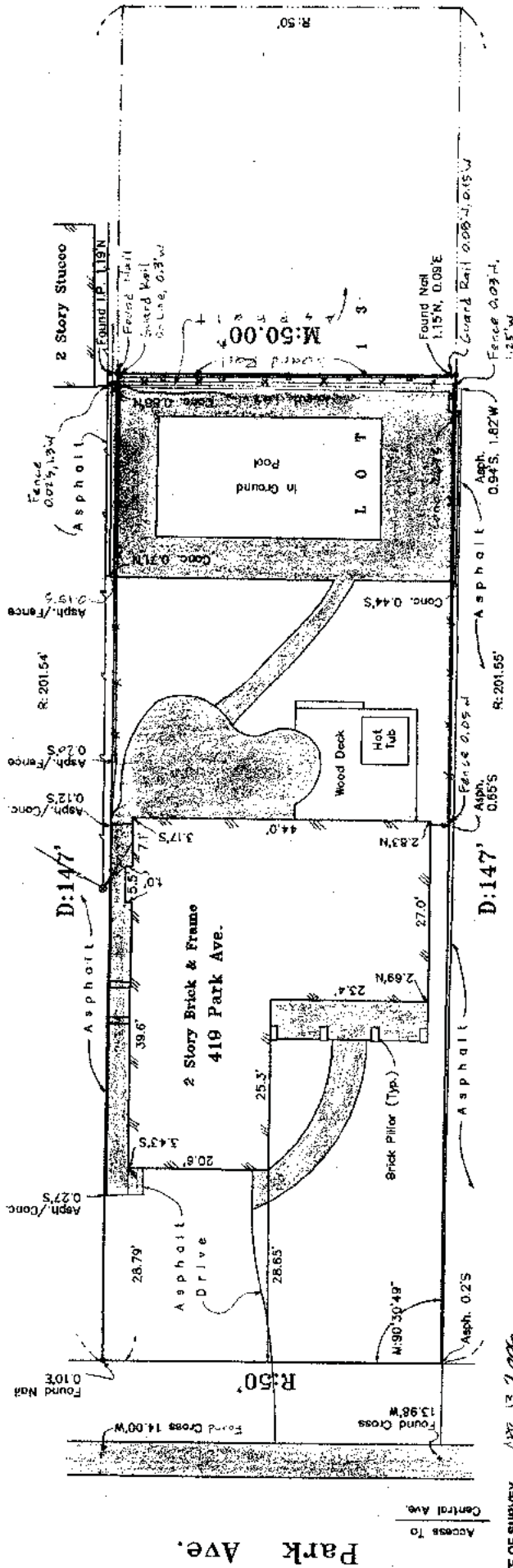
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that the plat hereto drawn is a correct representation of said survey.

Hilton F. Donalson
PROF. IL. LAND SURVEYOR

12-39-12

PLAT OF SURVEY

Of the West 147 feet of Lot 13 in Block 4 in Lathrop's Resubdivision of part of Lathrop Seavern's Addition to River Forest, being a Resubdivision of all that part lying East of Park Avenue, together with the East 3/5 of Block 15 in the said Addition, in the Northwest 1/4 of Section 12, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.



DATE OF SURVEY APR. 13, 2006

CLIENT: STEELE

JN 160563

LEGEND	
R - RECORD DISTANCE	CH - CHORD
M - MEASURED DISTANCE	• FOUND IRON
D - DEED	• SET IRON
FENCE LINE	— UTILITY POLE W/ OVERHEAD WIRES
LIMITS OF BUILDING	— CONCRETE SHOWN SHADED
SCALE 1" = 1/5 FEET	

**SCHLAF - SEDIG
& ASSOCIATES, INC.**
1030 SUMMERFIELD DRIVE
ROSELLE, ILLINOIS 60172
(830) 924-7100

STATE OF ILLINOIS

COUNTY OF DU PAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRONCH ON THE ABOVE DESCRIBED PROPERTY.

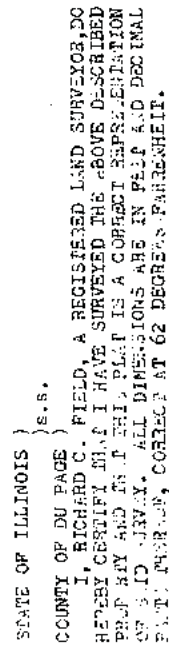
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Robert B. Faye

MY LICENSE EXPIRES 11-30-2006

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



ADDRESS: 7777 West Lake Street
River Forest, Illinois
ORDERED BY: Joseph T. Caserio
Attorney at Law
Mundelein, Illinois

VILLAGE OF RIVER FOREST

Proud Heritage • Bright Future

July 15, 2004



Illinois Environmental Protection Agency
Bureau of Land - #24
Division of Remediation Management
Leaking Underground Storage Tank Section
1021 North Grand Ave East
P.O. Box 19276
Springfield, IL 62794-9276

Village Board of Trustees

Frank M. Paris
President

Nancy C. Dillon
Trustee

Barbara Graham
Trustee

Patrick J. O'Brien
Trustee

Michael H. O'Connell
Trustee

Dale Rider
Trustee

Alfred M. Swanson, Jr.
Trustee

Patrick J. Hosty
Village Clerk

Charles J. Biondo
Village Administrator

Re: LPC 0312615034 – Cook County
River Forest – Iverson Service Center
7781 Lake Street
LUST Incidents 971979 & 980580

Dear Sir or Madam:

The Village of River Forest has received the attached report from the IEPA dated July 6, 2004, and as requested in the letter, recorded it with the Cook County Recorder of Deeds. Please do not hesitate to contact my office if you have any questions or require additional information.

Very truly yours,

VILLAGE OF RIVER FOREST

Philip W. Cotter
Assistant Director of Public Works

Enclosure



Printed on
recycled paper

Administration



0419748015

PREPARED BY:

Name: Iverson Service Center

Address: 7781 Lake Street
River Forest, Illinois 60305-1736

RETURN TO:

Name: Iverson Service Center

Address: 2444 Hawthorne Avenue
Westchester, Illinois 60154-5332

Doc#: 0419748015
Eugene "Gene" Moore Fee: \$58.00
Cook County Recorder of Deeds
Date: 07/15/2004 10:36 AM Pg: 1 of 17

(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 #: 0312615034
LUST Incident #: 971979 & 980580

Iverson Service Center, the owner and / or operator of the leaking underground storage tank systems associated with the above referenced incident, whose address is 2444 Hawthorne Avenue, Westchester, Illinois, 60154-5332, 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.
2. Common Address: 7781 Lake Street, River Forest, Illinois, 60305-1736.
3. Real Estate Tax Index / Parcel Index #: 15-12-115-001-0000.
4. Site Owner: Village of River Forest.
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276, 217-782-3397
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR

RENEE CIPRIANO, DIRECTOR

217-782-6762

CERTIFIED MAIL

7002 3150 0000 1257 9718

JUL 06 2004

Iverson Service Center
Attention: Raymond J. Iverson
2444 Hawthorne Avenue
Westchester, Illinois 60154-5332



RE: LPC 0312615034 - Cook County
River Forest - Iverson Service Center
7781 Lake Street
LUST Incidents 971979 & 980580
LUST TECHNICAL FILE

Dear Mr. Iverson:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the November 2003 High Priority Corrective Action Completion Report & supplemental information submitted for the above referenced incident. The report proposes the information which is summarized in Attachment 1. Citations in this letter are from the Environmental Protection Act (Act) and 35 Illinois Administrative Code.

Based upon the certification by Nicholas J. Cuzzzone, 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. Iverson Service Center, 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.

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 987-7760 • DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-4000
ELGIN - 595 South State, Elgin, IL 60123 - (847) 608-3131 • PEORIA - 5415 N. University St., Peoria, IL 61614 - (309) 693-5463
BUREAU OF LAND - PEORIA - 7620 N. University St., Peoria, IL 61614 - (309) 693-5462 • CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 278-5800
SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892 • COLLINSVILLE - 2009 Mail Street, Collinsville, IL 62234 - (618) 346-5120
MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

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.

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. This site was classified as High Priority in accordance with Section 57.7(b)(3) of the Act and 35 Illinois Administrative Code 732.304. In accordance with 35 Illinois Administrative Code 732.404(a), the owner or operator has remediated or eliminated each of the criteria that caused the site to be classified as High Priority. The remediation objectives for the above referenced site 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.

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: None.

Engineering: None.

Institutional: 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.

5. 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

6. 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.
7. 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

8. Pursuant to 35 Illinois Administrative Code 732.704, 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.

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 regarding this letter should be directed to Michael Piggush via phone (217-782-3101), fax (217-524-4193), or e-mail (epa4200@epa.state.il.us).

Sincerely,



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

Attachments (3):

1. Summary of Report Proposal.
2. Site Information.
3. Leaking Underground Storage Tank Environmental Notice.

cc: EPS Environmental Services
Village of River Forest
Division File

ATTACHMENT 1

SUMMARY OF REPORT PROPOSAL

RE: LPC 0312615034 - Cook County
River Forest - Iverson Service Center
7781 Lake Street
LUST Incidents 971979 & 980580
LUST TECHNICAL FILE

The report proposes the following information:

1. The report proposes that releases have occurred from all 7 underground storage tank systems.
2. The report proposes that 2,715 cubic yards of contaminated soil were excavated & disposed of.
3. The report proposes that 1,200 gallons of contaminated groundwater were removed from the excavation area & disposed of.
4. The report proposes that 47 soil samples were obtained from the excavation area.
5. The report proposes that the excavation area was backfilled.
6. The report proposes that 3 soil borings (soil borings GP-500 → GP-502) were performed on October 25, 2003, in order to obtain additional soil samples from the excavation area.
7. The report proposes that the Tier 1 residential soil remediation objectives (as outlined in 35 Illinois Administrative Code 742) (assuming Class 1 groundwater) were not exceeded for the excavation area, with the exception of soil sample S-2. The report further proposes that Tier 2 soil remediation objectives were not exceeded for soil sample S-2.
8. The report proposes that the final excavation area did not contain any groundwater.
9. The report proposes that free product was not encountered.
10. The report requests the issuance of a No Further Remediation Letter, in accordance with 35 Illinois Administrative Code 732.409(a)(2).

ATTACHMENT 2
SITE INFORMATION



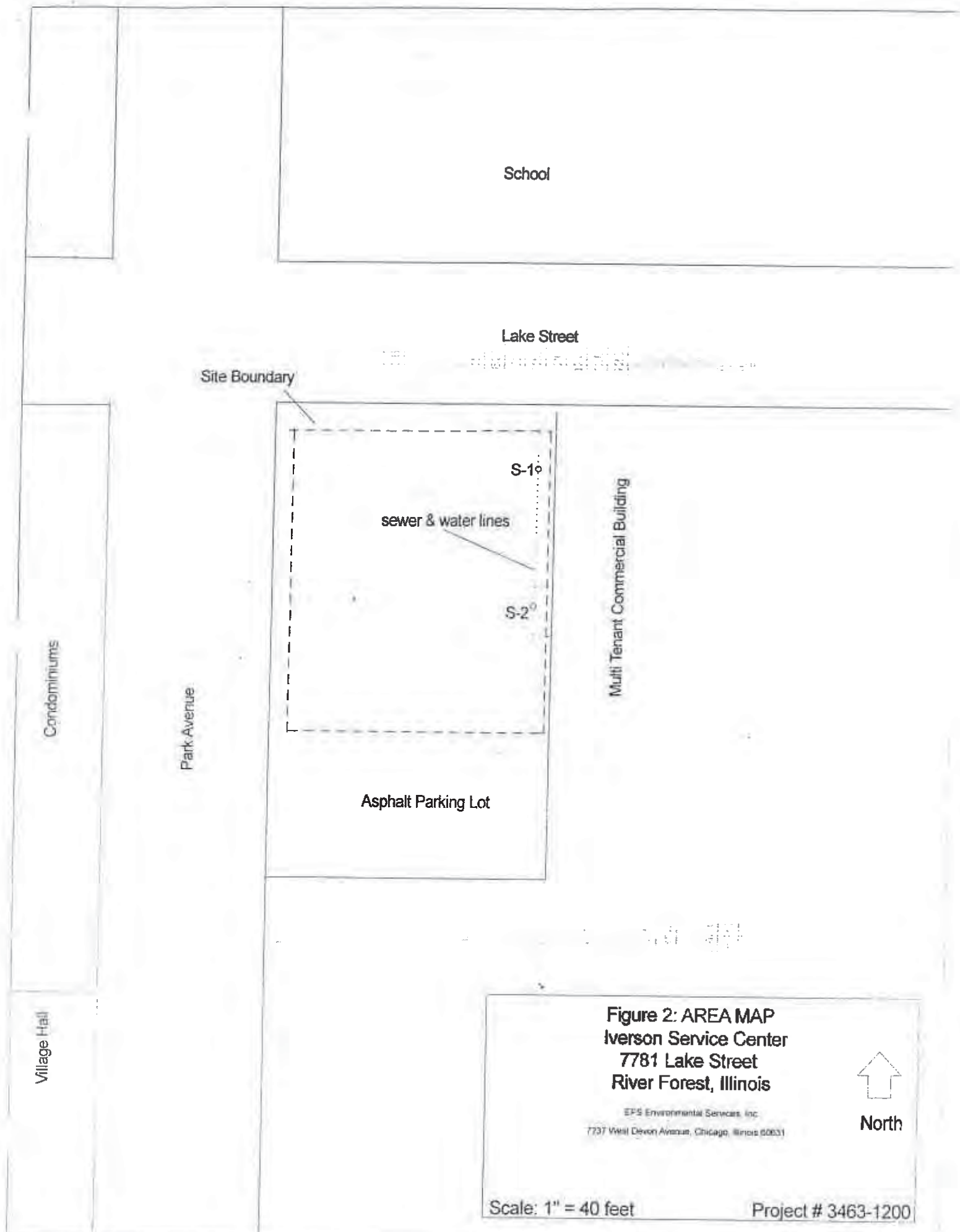


Figure 2: AREA MAP
Iverson Service Center
7781 Lake Street
River Forest, Illinois

EPS Environmental Services, Inc.
7737 West Devon Avenue, Chicago, Illinois 60631



North

Scale: 1" = 40 feet

Project # 3463-1200

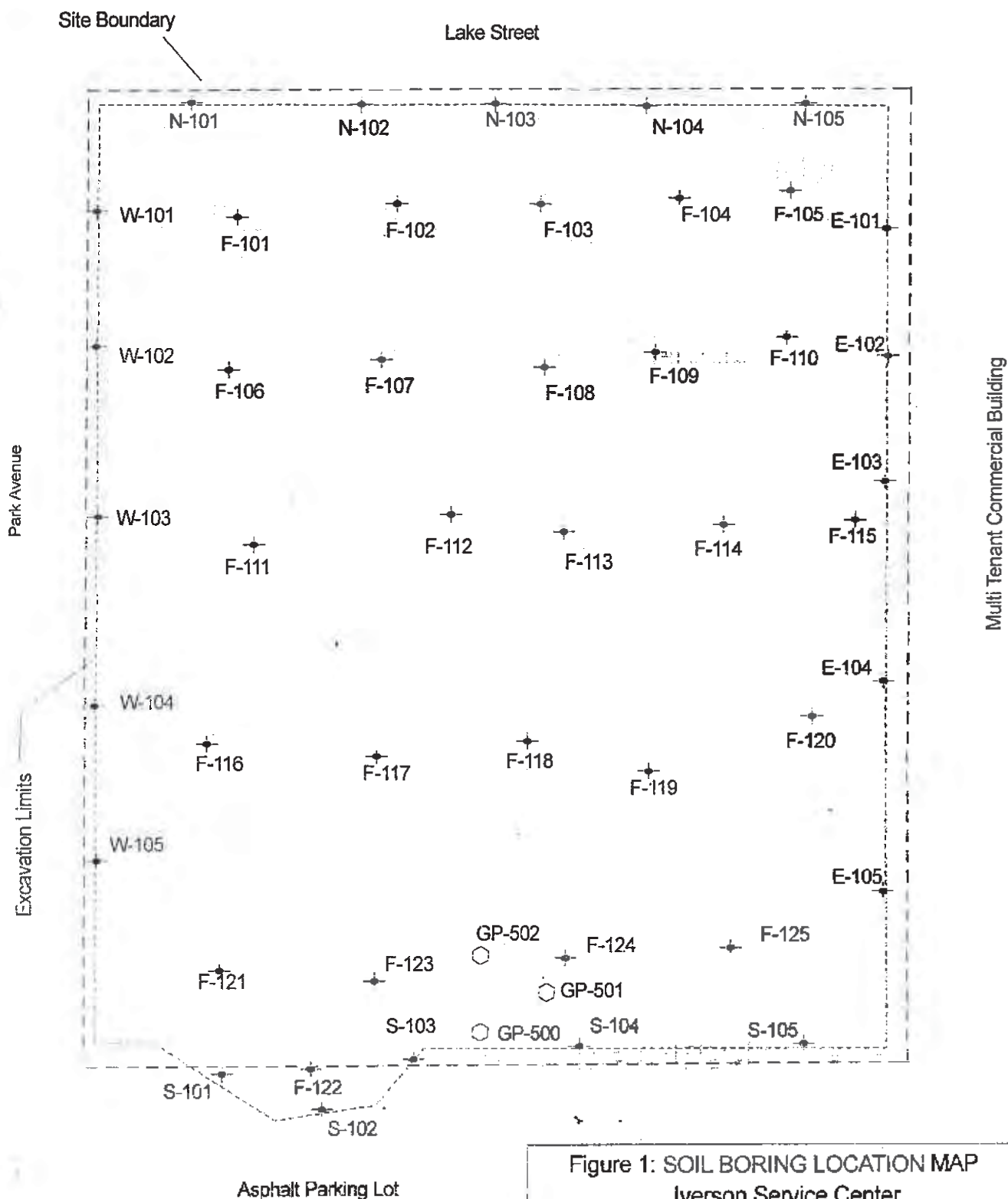


TABLE ONE

BETX/PNAs/Lead in Soil		Values for Soil		Migration to Groundwater		Ingestion Exposure Route Value	
7781 Lake Street		Residential		Class I		Class II	
River Forest, Illinois		Ingestion	Inhalation	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
Residential Land Use		(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
LUST #: 971978 & 980590							
Sample ID							
Sample Date							
Constituent							
Benzene	12	0.8	0.03	0.17			
Ethylbenzene	7800	400	13	19			
Toluene	18000	650	12	29			
Xylenes (total)	160000	320	150	150			
Acenaphthene	4700	---	570	2900			
Acenaphthylene	---	---	---	---			
Anthracene	23000	---	12000	59000			
Benzo (a) anthracene	0.9	---	2	8			
Benzo (a) pyrene	0.09	---	8	82			
Benzo (b) fluoranthene	0.9	---	5	25			
Benzo (g,h,i) perylene	---	---	---	---			
Benzo (k) fluoranthene	9	---	49	250			
Chrysene	88	---	180	800			
Dibenzo (a,h) anthracene	0.09	---	2	7.6			
Fluoranthene	3100	---	4300	21000			
Fluorene	3100	---	560	2800			
Indeno (1,2,3-cd) pyrene	0.9	---	14	69			
Naphthalene	1600	170	12	18			
Phenanthrene	---	---	---	---			
Pyrene	2300	---	4200	21000			
Total lead	400	---	400	---			
SPLP lead	---	---	0.0075	0.1			

Notes:

--- = No toxicity criteria available for this route of exposure

NA = not analyzed

All concentrations expressed in parts per million (mg/kg) (SPLP lead in mg/l)

TABLE ONE

BETX/PNAs/Lead in Soil 7781 Lake Street River Forest, Illinois Residential Land Use LUST #: 971979 & 980580		Values for Soil		Migration to Groundwater		Ingestion Exposure Route Value											
		Residential		Class I (mg/kg)	Class II (mg/kg)	F-102 11/04/02	F-103 11/04/02	F-104 11/04/02	F-105 11/04/02	F-106 11/08/02	F-107 11/08/02	F-108 11/07/02	F-109 11/07/02	F-110 11/06/02	F-111 11/08/02	F-112 11/08/02	
		Ingestion (mg/kg)	Inhalation (mg/kg)														
Sample ID																	
Sample Date																	
Constituent																	
Benzene	12	0.8	0.03	0.17	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	<0.0239	
Ethylbenzene	7800	400	13	19	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	
Toluene	16000	650	12	29	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	
Xylenes (total)	160000	320	150	150	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	<0.314	
Acenaphthene	4700	---	570	2900	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Acenaphthylene	---	---	---	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Anthracene	23000	---	12000	59000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Benzo (a) anthracene	0.9	---	2	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Benzo (a) pyrene	0.09	---	8	82	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Benzo (b) fluoranthene	0.9	---	5	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Benzo (g,h,i) perylene	---	---	---	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Benzo (k) fluoranthene	9	---	49	250	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Chrysene	88	✓	160	800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Dibenzo (a,h) anthracene	0.09	---	2	7.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Fluoranthene	3100	---	4300	21000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Fluorene	3100	---	560	2800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Indeno (1,2,3-cd) pyrene	0.9	---	14	89	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Naphthalene	1800	170	12	18	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Phenanthrene	---	---	---	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Pyrene	2300	---	4200	21000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Total lead	400	---	400	---	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
SPLP lead	---	---	0.0075	0.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Notes:

--- = No toxicity criteria available for this route of exposure

NA = not analyzed

All concentrations expressed in parts per million (mg/kg) (SPLP lead in mg/l)

TABLE ONE

BETX/PNA/Lead in Soil 7781 Lake Street River Forest, Illinois Residential Land Use LUST #: 971979 & 980580	Values for Soil		Reference to Groundwater Regulated Exposure Route Value													
	Residential		Ingestion (mg/kg)	Inhalation (mg/kg)	Class I (mg/kg)	Class II (mg/kg)										
	Ingestion (mg/kg)	Inhalation (mg/kg)														
Sample ID																
Sample Date																
Constituent																
Benzene	12	0.8	0.03	0.17												
Ethylbenzene	7800	400	13	19												
Toluene	16000	850	12	29												
Xylenes (total)	180000	320	150	150												
Acenaphthene	4700	---	570	2800												
Acenaphthylene	---	---	---	---												
Anthracene	23000	---	12000	58000												
Benzo (a) anthracene	0.9	---	2	8												
Benzo (a) pyrene	0.09	---	8	82												
Benzo (b) fluoranthene	0.9	---	5	25												
Benzo (g,h,i) perylene	---	---	---	---												
Benzo (k) fluoranthene	9	---	49	250												
Chrysene	88	✓	160	800												
Dibenzo (a,h) anthracene	0.09	---	2	7.6												
Fluoranthene	3100	---	4300	21000												
Fluorene	3100	---	580	2800												
Indeno (1,2,3-cd) pyrene	0.9	---	14	69												
Naphthalene	1600	170	12	18												
Phenanthrene	---	---	---	---												
Pyrene	2300	---	4200	21000												
Total lead	400	---	400	---												
SPLP lead	---	---	0.0075	0.1												

Notes:

--- = No toxicity criteria available for this route of exposure

NA = not analyzed

All concentrations expressed in parts per million (mg/kg) (SPLP lead in mg/l)

TABLE ONE

BETX/PNAs/Lead in Soil 7781 Lake Street River Forest, Illinois Residential Land Use LUST #: 971979 & 980580	Values for Soil		Migration to Groundwater (F) F Ingestion Exposure Range Value		Class II (mg/kg)
	Ingestion (mg/kg)	Inhalation (mg/kg)	Residential	Class I (mg/kg)	
Sample ID					
Sample Date					
Constituent					
Benzene	12	0.8		0.03	0.17
Ethylbenzene	7800	400		13	19
Toluene	16000	650		12	29
Xylenes (total)	160000	320		150	150
Acenaphthene	4700	---		570	2900
Acenaphthylene	---	---		---	---
Anthracene	23000	---		12000	59000
Benzo (a) anthracene	0.9	---		2	8
Benzo (a) pyrene	0.09	---		8	82
Benzo (b) fluoranthene	0.9	---		5	25
Benzo (g,h,i) perylene	---	---		---	---
Benzo (k) fluoranthene	9	---		49	250
Chrysene	88	---		180	800
Dibenzo (a,h) anthracene	0.08	---		2	7.6
Fluoranthene	3100	---		4300	21000
Fluorene	3100	---		560	2800
Indeno (1,2,3-cd) pyrene	0.9	---		14	69
Naphthalene	1600	170		12	18
Phenanthrene	---	---		---	---
Pyrene	2300	---		4200	21000
Total lead	400	---		400	---
SPLP lead	---	---		0.0075	0.1

Notes:

--- = No toxicity criteria available for this route of exposure

NA = not analyzed

All concentrations expressed in parts per million (mg/kg) (SPLP lead in mg/l)

TABLE ONE

BETX/PNA/Lead In Soil		Values for Soil		Migration to Groundwater	
7781 Lake Street		Residential		Residential Exposure Route Value	
River Forest, Illinois		Ingestion (mg/kg)		Inhalation (mg/kg)	
Residential Land Use		Class I (mg/kg)		Class II (mg/kg)	
LUST #: 971979 & 980580					
Sample ID					
Sample Date					
Constituent					
Benzene	12	0.8	0.03	0.17	<0.0239
Ethylbenzene	7800	400	13	19	<0.314
Toluene	18000	650	12	29	<0.314
Xylenes (total)	160000	320	160	150	<0.314
Acenaphthene	4700	—	570	2800	<0.314
Acenaphthylene	—	—	—	—	<0.126
Anthracene	23000	—	12000	59000	<0.251
Benzo (a) anthracene	0.9	—	2	8	<0.126
Benzo (a) pyrene	0.09	—	8	82	<0.0628
Benzo (b) fluoranthene	0.9	—	5	25	0.0123
Benzo (g,h,i) perylene	—	—	—	—	NA
Benzo (k) fluoranthene	9	—	49	250	<0.126
Chrysene	68	—	160	900	<0.126
Dibenzo (a,h) anthracene	0.09	—	2	7.6	<0.126
Fluoranthene	3100	—	4300	21000	0.0128
Fluorene	3100	—	560	2800	<0.126
Indeno (1,2,3-cd) pyrene	0.9	—	14	69	<0.126
Naphthalene	1800	170	12	18	<0.0628
Phenanthrene	—	—	—	—	3.17
Pyrene	2300	—	4200	21000	<0.126
Total lead	400	—	400	—	<0.126
SPLP lead	—	—	0.0075	0.1	NA

Notes:

— = No toxicity criteria available for this route of exposure

NA = not analyzed

All concentrations expressed in parts per million (mg/kg) (SPLP lead in mg/l)

Client: EPS Environmental Services, Inc.
 Project: Iverson
 Project #: 3463
 Sampled: 10/26/2003
 Laboratory: Great Lakes Analytical—Buffalo Grove

Table 1. Soil Analytical Results

Chemical Name	Exposure Route-Specific SROs*			Soil Component of GW Ingestion Route*		GP-500/12'	GP-501/12'	GP-502/12'
	Residential/		Class I	Class II				
	ingestion	Inhalation						
Acenaphthene	b	4700	NRO	570	2,800	<1.14	<1.2	<1.16
Acenaphthylene		NRO	NRO	NRO	NRO	<2.27	<2.39	<2.32
Anthracene		23,000	NRO	12,000	59,000	<1.14	<1.2	<1.16
Benzo(a)anthracene	a	0.9	NRO	2	8	<0.568	<0.598	<0.579
Benzo(a)pyrene	a	0.09	NRO	8	82	<0.0568	<0.0598	<0.0579
Benzo(b)fluoranthene	a	0.9	NRO	5	25	<0.568	<0.598	<0.579
Benzo(g,h,i)perylene		NRO	NRO	NRO	NRO	<1.14	<1.2	<1.16
Benzo(k)fluoranthene	a	9	NRO	49	250	<1.14	<1.2	<1.16
Chrysene	a	88	NRO	160	800	<1.14	<1.2	<1.16
Dibenzo(a,h)anthracene	a	0.09	NRO	2	7.8	<0.0568	<0.0598	<0.0579
Fluoranthene	b	3100	NRO	4,300	21,000	<1.14	<1.2	<1.16
Fluorene	b	3100	NRO	580	2,800	<1.14	<1.2	<1.16
Indeno(1,2,3-cd)pyrene	a	0.9	NRO	14	69	<0.568	<0.598	<0.579
Naphthalene	b	1600	170	12	18	<1.14	<1.2	<1.16
Phenanthrene		NRO	NRO	NRO	NRO	<1.14	<1.2	<1.16
Pyrene	b	2300	NRO	4,200	21,000	<1.14	<1.2	<1.16

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Residential Properties; 35 IAC 742, Appendix B, Table A

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in Bold/Shaded indicate concentrations exceeding most stringent Tier 1 SROs

Note: Class/Class II SROs for Total Metals & Inorganics can be obtained from 35 IAC 742, Appendix B, Tables C and D based on pH.



LEGAL DESCRIPTION

The West seventy two (72) feet of Lots fifteen (15) and sixteen (16) in Block four (4) in Lathrop's Resubdivision of part of "Lathrop and Seavern's Addition to River Forest, being a resubdivision of all that part lying East of Park Avenue together with the East 3/5ths of Block fifteen (15) in said Lathrop and Seavern's Addition" in the North West quarter of Section twelve (12), Township thirty nine (39) North, Range twelve (12) east of the Third Principal Meridian in Cook County, Illinois.

ATTACHMENT 3

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

RFQ ADDENDUM #1
Date of Addendum: November 28, 2017

1.0 – INFORMATION

The following item(s) are provided as a matter of information only to all respondents and do not modify or become part of the RFQ or requirements.	
--	--

Item	Description
1.1	Attached to this Addendum is a list of attendees at the Real Estate Community Roundtables.

END OF ADDENDUM

**VILLAGE OF RIVER FOREST – Southeast Corner Lake & Park
Real Estate Development Community Roundtable Meetings
June 20 & 22, 2017**

ATTENDEES

Name	Organization	E-Mail
Mike Fitzgerald	OKW Architects	mfitzgerald@okwarchitects.com
Jackie Loewe	Sheridan Park Consulting	jackie@sheridanparkconsulting.com
Zach Lowe	Residential Planning Partners	zach@resplanning.com
Matt Norton	Burke, Warren, MacKay & Serritella	mnorton@burkelaw.com
Allen Joffe	Baum Realty Group	allen@baumrealty.com
Joe Hirsch	KTGY	jhirsch@ktgy.com
David Kennedy	KTGY	dkennedy@ktgy.com
Janet Protas	IBT Group	jprotase@protas.net
Todd Berlinghof	Hamilton Partners	tberlinghof@hpre.com
Gary Pachucki	IBT Group	gpachucki@ibtgroupllc.com
Bernie Citron	Thompson Coburn LLP	bcitron@thompsoncoburn.com
Justin Pelej	Focus Development	justinp@focusrealestate.com
Mark Sullivan	Sullivan Goulette Wilson	msullivan@sgwarch.com
Christopher Michalek	Sullivan Goulette Wilson	cmichalek@sgwarch.com
Mike Yungerman	Opus Development	mike.yungerman@opus-group.com
Heather Gustafson	@ Properties	heather@atproperties.com
April Moon	@ Properties	aprilmoon@atproperties.com
David Howat	Inland	howat@inlandgroup.com
Joe Musa	EPI	jmusa@environmental-epi.com
Larry Divito	Draper + Kramer	ldivito@draperandkramer.com
Village		
Eric Palm	Village of River Forest	epalm@vrf.us
Bob O'Connell	Village of River Forest	EDC
Consultants		
Jennifer Tammen	Ehlers	jtammen@ehlers-inc.com
Maureen Barry	Ehlers	mbarry@ehlers-inc.com

LAKE AND LATHROP

Approved Development

In 2016 the Village Board of Trustees approved a redevelopment agreement that envisioned a mixed-use project at this site that features commercial and residential spaces. Through this agreement, the developer has agreed to remediate environmental contamination. This project was subject to the Village's planned development permit application process and in 2018 the Village Board of Trustees granted a planned development permit for a mixed use project that included a five-story building, 32 condominium uses, 14,343 square feet of commercial space on the ground floor, and an attached two-level 86-space parking garage.

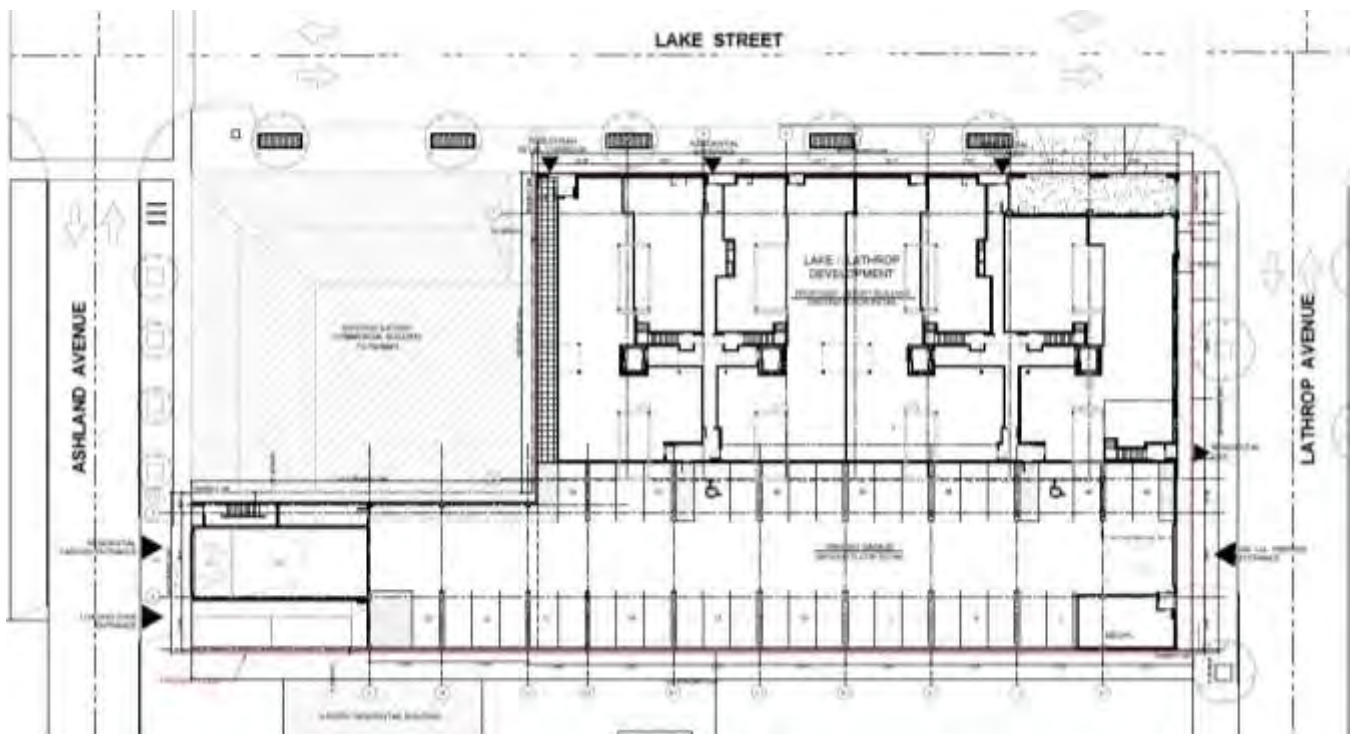
Following approval of the planned development permit, the developer completed the environmental remediation. The developer also submitted building permits for the project and reports that the permit will be acquired when construction financing is finalized. The building permit submitted showed that the building had been reduced to four stories with 22 condominium units, but no changes in parking on commercial space.

The developer has received a watershed permit from the Metropolitan Water Reclamation District. The Village has also completed its review of a new construction permit. AT&T, Comcast, and ComEd have also received separate permits to relocate onsite utilities and those relocations are complete. Project updates and zoning entitlement materials are available at www.vrf.us/lakeandlathrop.

The developer most recently appeared before the Village Board of Trustees on September 27, 2021 and reported that they have sold 50% of the residential units. They have one commercial space in the final stages of lease negotiations and two others are in the "LOI Stage", including a restaurant and med-tail tenant.

Development Site Detail

The development site consists of parcels at 7601-7613 Lake Street, 7617-7621 Lake Street, and 423 Ashland Avenue.

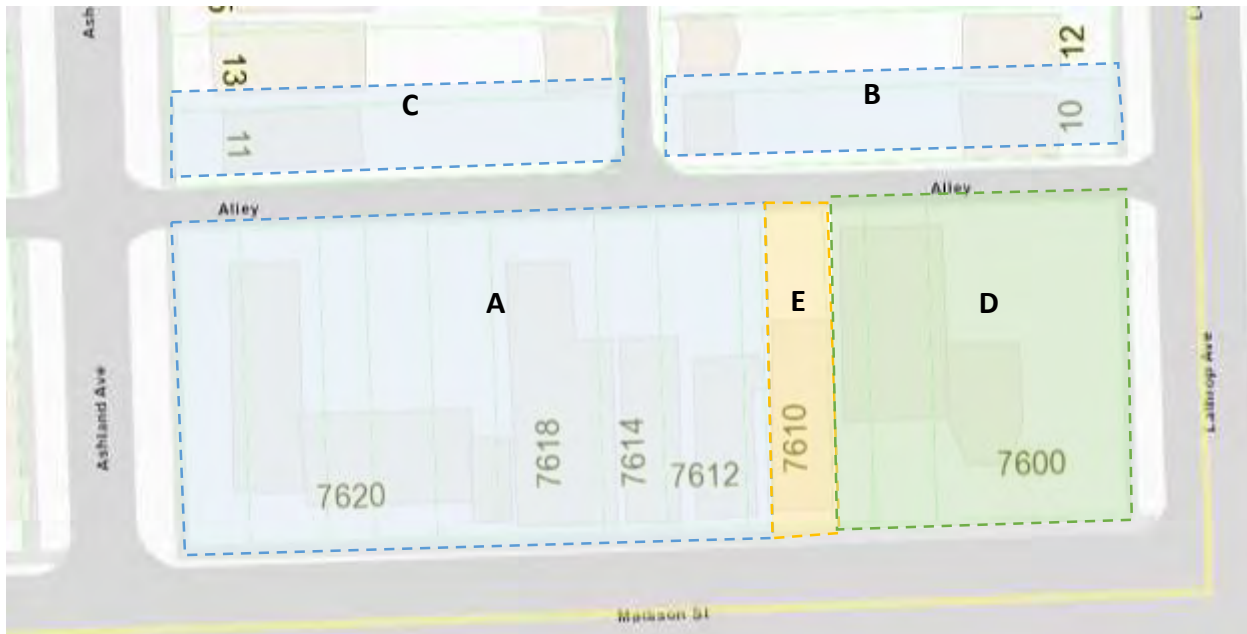


MADISON STREET

Concept/Program & Comprehensive Plan

The Village's Comprehensive Plan (adopted in 2019) discussed this area as follows: *This block serves as a gateway into River Forest and is a prime candidate for redevelopment. Several sites, including the former Lutheran Family Services properties, are likely and desirable candidates for redevelopment. The automotive repair use at the corner of Lathrop, although a successful business, is in need of enhancement – façade and signage improvements, and outdoor storage screening and landscaping. The sight is an appropriate candidate for possible relocation and redevelopment. Possible expansion of the commercial areas for commercial development should be considered given an appropriate and desirable development proposal.* The Comprehensive Plan offered possible solutions through the incorporation of adjacent alleys and lots immediately behind corridor parcels to increase depths, parcel sizes, and overall viability.

Potential Development Site Detail



The potential project area consists of five parcels including three under Village control (A, B, C) and two adjacent parcels (D and E) under private ownership.

Redevelopment of all parcels (A-E) would offer the best development options. However, developers have been encouraged to offer interest and feedback on the viability of developing just the three properties, the whole site, or a phased approach. The Village has encouraged a dialogue between the developer and the owners of Parcels "D" and "E" to determine how and if deal terms could be agreed upon. For purposes of this process, the Village has assumed these property owners are not selling at this time and look to facilitate a phased approach where said properties could potentially be redeveloped at a later time.

While scraping the site for redevelopment is a possibility, the Village has also entertained adaptive reuse of some or all the existing properties. The Village has provided information regarding the conditions of the existing buildings and arranged property walk-throughs with potential developers as requested.

The subject property is located adjacent to Madison Street and near single family residential property. The Village expects that development should be sensitive to that fact and aim to be congruous.

MADISON STREET

The Village approved an affordable housing plan and is interested in understanding the potential to integrate that into new developments that include a multi-family housing component as well as the impact on development, viability, etc.

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E
Address	7620, 7618, 7614, 7612 Madison Street	10 Lathrop Avenue	11 Ashland Avenue	7600 Madison Street	7610 Madison Street
Approximate Square Footage	29,125 s.f.	5,408 s.f.	5,335 s.f.	14,175 s.f.	4,227 s.f.
Owner	Village	Village	Village	Pete Collis	Pelafas Family
Current Zoning	C2 Commercial	R2 Single Family Residential	R2 Single Family Residential	C2 Commercial	C2 Commercial
Notes	Former LCFS; Comprised of one original building and three additions including a two-flat on the eastern side of the subject property	Single family home with detached garage	Two-flat residential building with detached garage	Pete's Automotive; Owner has indicated that he does not want to sell his property at this time	Two-flat commercial w/ realty business on the 1 st floor and apartment on the 2 nd floor.

Cost and Viability

The Village aims to achieve a fair market return on the property it acquired but has remained willing to engage in a broader discussion regarding the needs of the development community to ensure a viable, high-quality project.

The Village of River Forest established a tax increment financing (TIF) district in 2016 on the entire length of its Madison Street corridor, including this development site, to enable additional tools for redevelopment. The Village is interested in continuing to move key projects forward within the TIF district, particularly exploring the market for development of the Village-owned properties.

The Village was awarded a \$350,000 grant (HB 64) from the State of Illinois for demolition costs of structures on Village-owned properties at 7620, 7618, 7614, 7612 Madison Street, 10 Lathrop Avenue, and 11 Ashland Avenue.

Development Initiatives

The Village released an Expression of Interest with a deadline to submit proposals in July, 2021. The Village sent the Expression of Interest directly to 10-12 developers. Two developers expressed interest in the site and proposed rough concept plans showing residential developments with no commercial component. The Economic Development Commission did not recommend moving forward with either proposal. Village officials continue to meet with interested developers regarding potential development proposals.

In addition to posting a sign on the property, a microsite has been made available at www.vrf.us/madison to assist potential developers in obtaining this information.

Attachment(s)

- Expression of Interest – Madison Street



Village of River Forest

Madison Street Redevelopment Project #1

Request for Expression of Interest

Executive Summary

The Village of River Forest (“Village”) is offering the opportunity to team with the private sector to redevelop key properties within the Madison Street Corridor, a vibrant mixed-use area that spans the River Forest and Forest Park communities. The Village is seeking expressions of interest from a developer or development team to undertake the redevelopment of an assemblage of properties, including three Village-owned properties, along Madison Street between Lathrop and Ashland Avenues.



Background and Opportunity

The Madison Street Corridor is an active downtown district drawing from a range of surrounding communities including River Forest, Forest Park, Oak Park, Maywood, Riverside, Elmwood Park, and others, and serves as a primary retail, restaurant, entertainment, and residential core. Across River Forest and Forest Park, Madison Street is home to a diverse mix of venues with dozens of restaurants, retailers, shops, and more. The Development Site is located toward the western edge of the Madison Street Corridor, between Lathrop and Ashland Avenues, with the potential to become an important anchor development to the corridor and a signature gateway into River Forest.

The Village's Comprehensive Plan, adopted in 2019, assessed the Madison Street Corridor as a key opportunity and priority for potential reuse/redevelopment across a range of uses and configurations. The Comprehensive Plan highlighted some of the issues common to parcels along many urban corridors, namely the limitations due to lot depth and resulting constraints to efficient, sizable footprints attractive to today's tenants, parking, and overall site flow. Further, the Comprehensive Plan offered possible solutions through the incorporation of adjacent alleys and lots immediately behind corridor parcels to increase depths, parcel sizes, and overall viability.

Recognizing this important opportunity, the Village has proactively assembled properties over the last four years, including a commercial property along Madison Street and two residential properties to the north, with the goal of facilitating their repositioning, reuse and/or redevelopment. In addition to the Village-owned properties, there are two adjacent commercial properties that remain privately owned. The Village believes that combined, they could offer a wider range of redevelopment options, though the Village equally believes the properties under its control offer scenarios that could work on their own or through a phased approach that accommodates potential expansion should other adjacent sites become available.



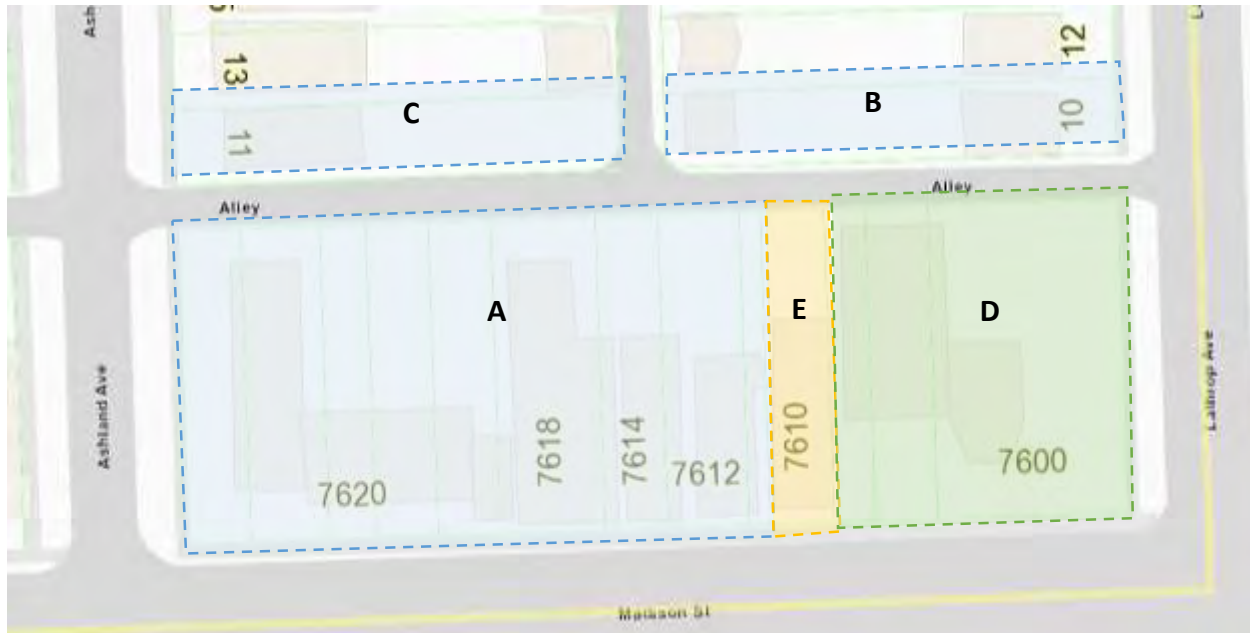
The Village of River Forest established a tax increment financing (TIF) district in 2016 on the entire length of its Madison Street corridor to enable additional tools for redevelopment. The Madison Street TIF district is expected to enhance the economic viability, productivity, appearance, and function of this corridor by encouraging investment and revitalization of existing properties. Future incremental value can be an incentive to development.

Further, the Villages of River Forest and Forest Park also teamed up to improve the overall aesthetic environment of the Madison Street corridor in 2016. Streetscape improvements included the installation of median planters, brick pavers, decorative light poles, pedestrian lighting, planter boxes, planter medians, benches, and more.

The Village is interested in continuing to move key projects forward within the TIF district, particularly exploring the market for development of the Village-owned properties. Having received interest and unsolicited proposals for these sites, the Village would now like to also offer the opportunity publicly and gauge interest from the broader development/investment community. As such, the Village is conducting an Expression of Interest solicitation to 1.) raise awareness of the unique assembly and offering, and 2. to garner interest, ideas, concerns, recommendations, refinements and/or questions from members of the development community who may have interest in a possible development project.

The Development Site / Parcels

The desired project area consists of five parcels including three under Village control (A, B, C) and two adjacent parcels (D and E) under private ownership.



Parcel A

7620, 7618, 7614, 7612 Madison (former Lutheran Children Family Services building)

29,125 square feet

Measures 233' x 125'

Owner: Village of River Forest

Current Zoning: C2 Commercial

Notes: Comprised of one original building and three additions including a two-flat on the eastern side of the subject property.

Parcel B

10 Lathrop

5,408 square feet

Measures 181' x 30'

Owner: Village of River Forest

Current Zoning: R2 Single Family Residential Zoning

Notes: This is a single family residential home with a detached garage.

Parcel C

11 Ashland

5,335 square feet

Measures 178' x 30'

Owner: Village of River Forest

Current Zoning: R2 Single Family Residential Zoning

Notes: This is a two-flat residential property with a detached garage.

Parcel D

7600 Madison Street (Pete's Automotive)

14,175 square feet

Measures approximately 124' x 118'

Owner: Pete Collis

Current Zoning: C2 Commercial

Notes: Pete Collis is the owner of the business and property and has indicated that he does not want to sell his property at this time though the Village has had discussions with him.

Parcel E

7610 Madison Street

4,227 square feet

Measures approximately 124' x 26'

Owner: Pelafas Family

Current Zoning: Current Zoning: C2 Commercial

Notes: Two flat with business on the first floor and an apartment on the second floor – The property is owned by the Pelafas family who also use the building as their office for the realty business. The Village and the Pelafas family have discussed a possible purchase, but could not yet agree on terms.

Solicitation Intent / Recommendations for Response

While the Village controls a portion of the development site, the Village is looking for developers to opine on their interest in working on a project that encompasses some or all of the parcels. This is intentionally not yet a formal request for proposals (RFP), as the Village is looking initially for feedback on interest, key questions/concerns, the site, conceptual approaches/options, market, and sense of viability. The Village is not interested nor wishing to burden developers with full development proposal requirements but welcomes any material, written or graphic, which help provide this feedback (e.g. conceptual ideas, precedents, bubble sketches, and narratives).

The Village anticipates that a project of this size will required zoning entitled under the Village's planned development ordinance, which allows developers to seek relief from the Village's underlying zoning restriction while balancing the need for greater consideration of a development's impact on surrounding properties and the Village in general.

To provide further information on the Village's considerations, the Village suggests interested respondents take into account the following:

1. Phased approach – As previously stated, the Village owns three parcels and believes the entire site would offer the best development options. The Village encourages a dialogue between the developer and the owners of Parcels “D” and “E” to determine how and if deal terms could be agreed upon. For purposes of this process, the Village would assume these property owners are not selling at this time and look to facilitate a phased approach where said properties could potentially be redeveloped at a later time. Developers are encouraged to offer interest and feedback on the viability of developing just the three properties, the whole site, or a phased approach
2. Adaptive Reuse – While scraping the site for redevelopment is a possibility, the Village would entertain adaptive reuse of some or all the existing properties. The Village can provide some information regarding the conditions of the existing buildings and arrange property walk-throughs if interest warrants.
3. Concept/Program - The Village believes a mixed-use project (two to four floors) of ground-floor retail and residential or office above could fit contextually within the district.
4. Cost and Viability – While the Village aims to achieve a fair market return on the property it acquired, it is also willing to engage in a broader discussion regarding the needs of the development community to ensure a viable, high-quality project.
5. Sensitivity to the Neighbors – The subject property is near single family residential property and any development should be sensitive to that fact and aim to be congruous.
6. Affordable Housing – The Village recently approved an affordable housing plan and is interested in understanding the potential to integrate that into new development as well as the impact on development, viability, etc. The Village’s Affordable Housing Plan is available online at www.vrf.us/affordablehousing.
7. Integration of Comprehensive Plan – The Village’s Comprehensive Plan (adopted in 2019) and available online at www.vrf.us/comprehensive-plan discussed this area as follows: *This block serves as a gateway into River Forest and is a prime candidate for redevelopment. Several sites, including the former Lutheran Family Services properties, are likely and desirable candidates for redevelopment. The automotive repair use at the corner of Lathrop, although a successful business, is in need of enhancement – façade and signage improvements, and outdoor storage screening and landscaping. The sight is an appropriate candidate for possible relocation and redevelopment. Possible expansion of the commercial areas for commercial development should be considered given an appropriate and desirable development proposal.* The Comprehensive Plan offered possible solutions through the incorporation of adjacent alleys and lots immediately behind corridor parcels to increase depths, parcel sizes, and overall viability.

Response Deadline

Please offer your interest by July 9, 2021.

The Village is willing to discuss this further by email, phone, or possibly conduct a property walk-through if interest warrants. For more information, please contact Lisa Scheiner, Acting Village Administrator via email at lscheiner@vrf.us or by telephone at (708) 714-3520.

Related Links

[Village of River Forest Comprehensive Plan](#)

[Village of River Forest Affordable Housing Plan](#)

[River Forest Community Profile](#)

[Madison Street TIF District](#)

[Development Approval Process](#)

[Madison Street Development Site](#)

MADISON STREET & NORTH AVENUE TIF DISTRICTS

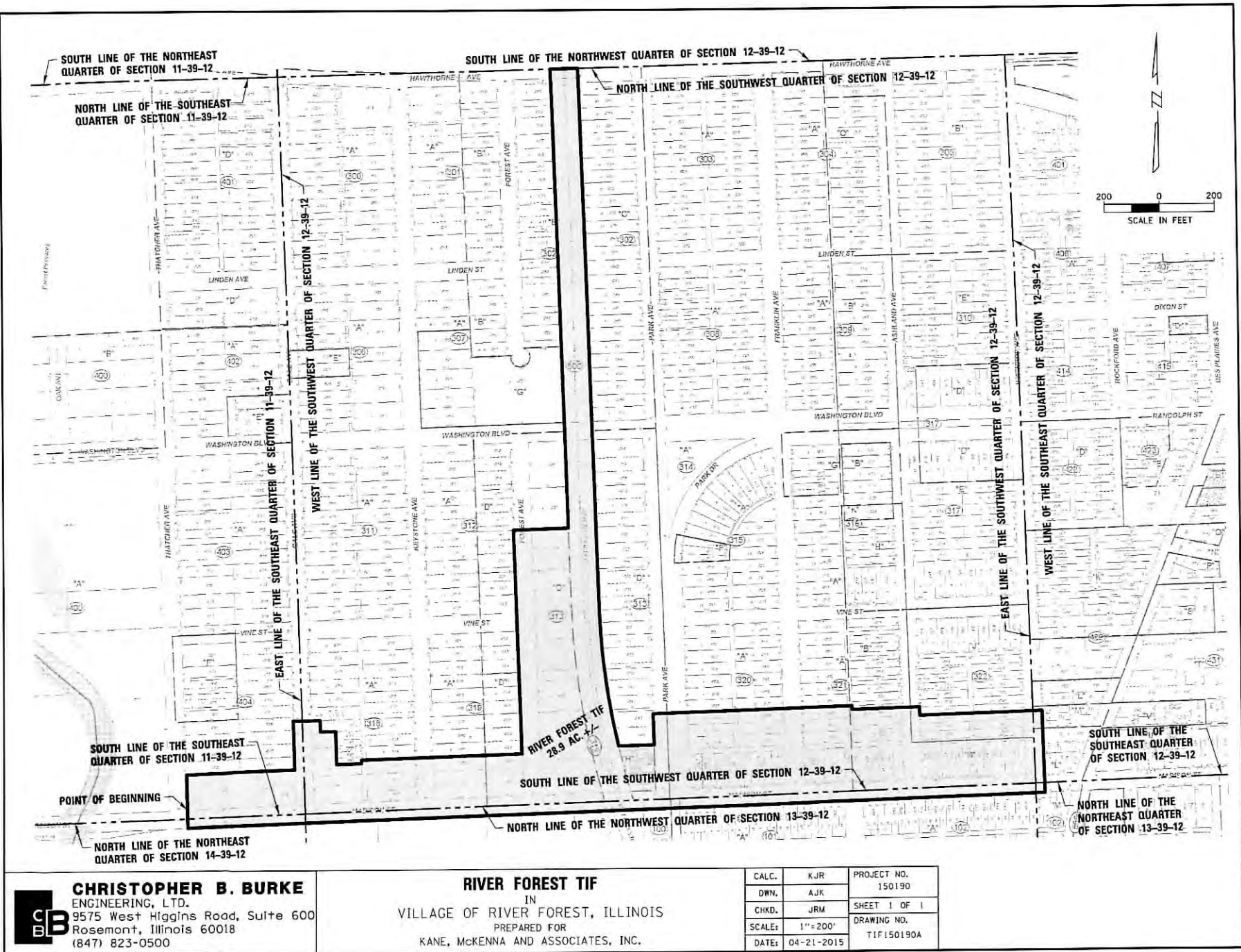
Synopsis

In 2016 the Village Board of Trustees concurred with the recommendation of the Joint Review Board and approved the creation of the Madison Street TIF District. Ordinances and other related information is available at www.vrf.us/madisontif. A map of the TIF District has also been attached. To-date, the Village's efforts have been focused on redeveloping the LCFS property and adjacent properties.

In 2018 the Village Board of Trustees concurred with the recommendation of the Joint Review Board and approved the creation of the North Avenue TIF District. Ordinances and other related information is available at www.vrf.us/northtif. A map of the TIF District has also been attached.

Attachment(s)

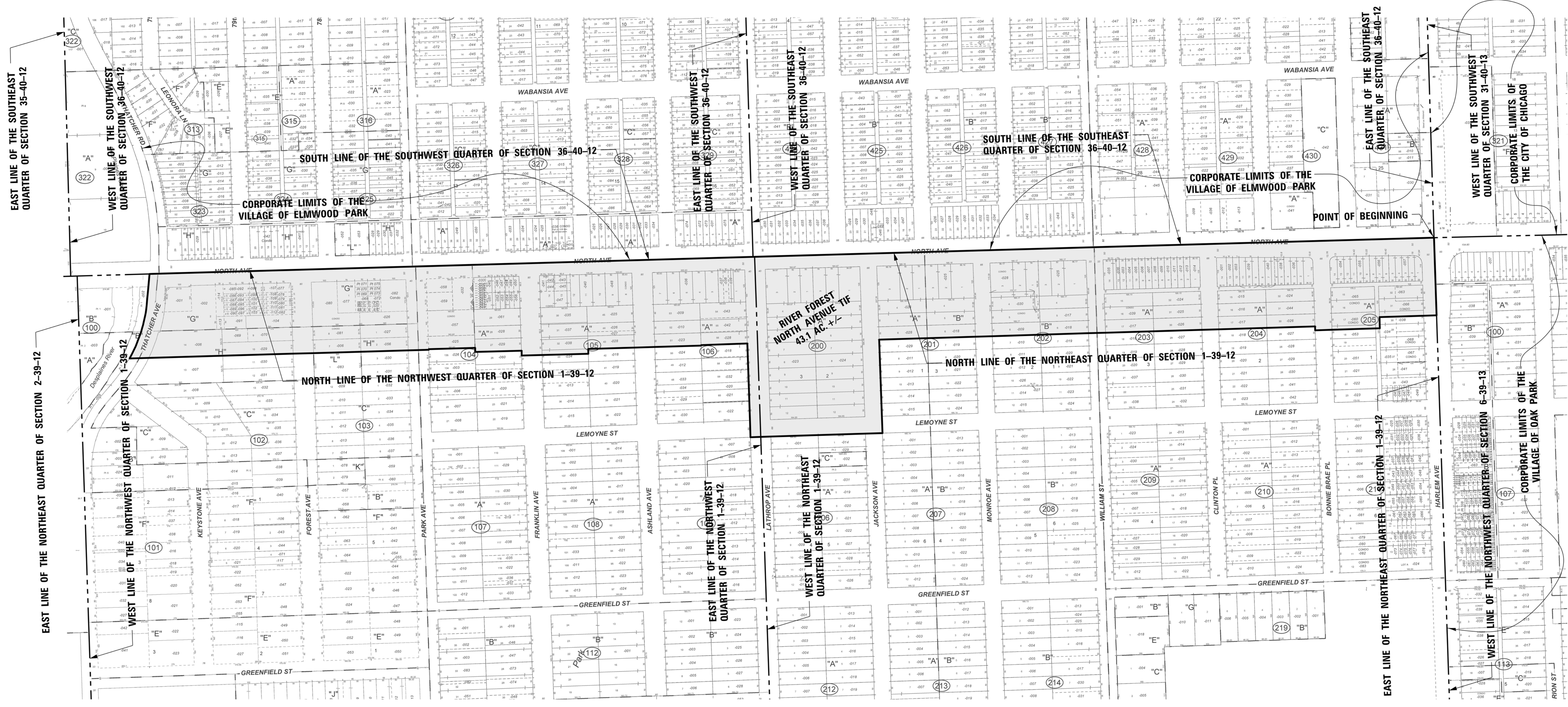
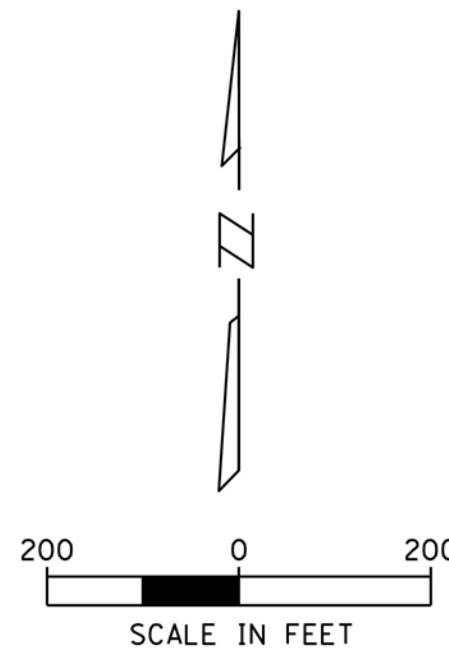
- Map of Madison Street TIF District
- Map of North Avenue TIF District



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

RIVER FOREST TIF
IN
VILLAGE OF RIVER FOREST, ILLINOIS
PREPARED FOR
KANE, McKENNA AND ASSOCIATES, INC.

CALC.	KJR	PROJECT NO.
DWN.	AJK	150190
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	04-21-2015	TIF 150190A



CB **CHRISTOPHER B. BURKE** ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

RIVER FOREST NORTH AVENUE TIF
IN
VILLAGE OF RIVER FOREST, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	KJR	PROJECT NO.
DWN.	AJK	170329
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	08-14-2018	TIF170329



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: July 1, 2021

To: Chairman Neubecker
Economic Development Commission

From: Lisa Scheiner, Acting Village Administrator

Subj: Business Forum

The Village anticipates receiving \$1.34 million under the American Rescue Plan. Funds will be disbursed in two installments, with the second installment distributed within one year of the first installment. The Village awaits an exact disbursement date and additional guidance regarding the use of these funds. However, to-date the guidance issued states that these funds can be used for assistance to small businesses and aid to impacted industries and that they must be obligated by December, 2024.

The Economic Development Commission was asked to identify potential uses of these funds to support the local business community. The Commission began discussions at its April 9, 2021 meeting regarding potential uses of these funds. As noted in the meeting minutes, ideas include:

- A desire to engage with the business community in a facilitated group discussion by sector (for example retail, restaurant, service businesses, real estate, fitness facilities, home based businesses) to understand their needs when determining how best to utilize this financial resource;
- A desire to identify immediate, near term, and long term strategies to support the business community;
- The need to address consumer confidence and encourage people to leave their homes to patronize River Forest businesses;
- A desire to supplement the Village's existing efforts to raise awareness of, and encourage consumers to support, local businesses including home-based businesses through, for example, a branding campaign;
- Assisting with efforts to stabilize businesses that are still struggling with near term infusions of cash from consumers who may then return to patronize those businesses in the future (e.g. "cash mob" shopping events, "take-out 25", etc.) in lieu of one-time direct contributions from the Village;

- Giving consideration to possible grant programs (e.g. façade improvement), understanding, however, that administering these programs can be resource and process-intensive;
- A desire to identify near term recovery and longer term future growth within the business community can be supported;
- Engaging in conversations with companies, such as Mid America, that are working to lease commercial space in River Forest to understand their marketing efforts;
- Giving consideration to utilizing the funds over a longer period of a few years as opposed to a large one-time push;

In addition, the Village and Chamber of Commerce partnered to host a facilitated discussion with the local business community. Six sessions were held between June 2 and June 16, 2021. A summary of the forums is attached and was prepared by facilitator Mr. Atristain-Carrion, Executive in Residence and Adjunct Instructor of Finance at Dominican University's Brennan School of Business. Special thanks go to Liz Holt and the OPRF Chamber of Commerce for her partnership in this initiative.

Attachments:

- Business Forum Invitation
- Business Forum Agenda
- Forum Summary



RIVER FOREST

Proud Heritage • Bright Future

Village President
Catherine Adduci

Village Clerk
Jonathan Keller

Village Trustees
Kathleen Brennan
Erika Bachner
Lisa Gillis
Kenneth Johnson
Robert O'Connell
Respicio F. Vazquez

May 18, 2021

SENT VIA E-MAIL AND U.S. MAIL

NAME

BUSINESSNAME

ADDRESS

CSZ

Re: River Forest Business Forum

Dear __,

We know that now, more than ever, the needs and concerns in the business community are unique. The Village of River Forest Economic Development Commission wants to hear from you about how we can help your business now and in the future. You are invited to participate in a River Forest Business forum. Join us for an informal chat over Zoom with Village and Oak Park River Forest Chamber staff so we can learn about your business, your challenges over the last year and your vision for the future. Come and share your ideas! We want to hear from you.

The Village is hosting business forums in June and invites you to register by visiting the OPRF Chamber Calendar of Events at <https://www.oprfchamber.org/events/calendar/2021-06-01>. Forums will be held by business sector on the dates and times listed below. We hope that you will join us.

<u>Business Sector</u>	<u>Date</u>	<u>Time</u>
Restaurants & Retail	June 2, 2021	8:30-9:30 a.m.
Medical & Health	June 3, 2021	8:30-9:30 a.m.
Realtors & Commercial Property	June 8, 2021	8:30-9:30 a.m.
Remote & Home-based Businesses	June 9, 2021	8:30-9:30 a.m.
Fitness & Gyms	June 10, 2021	8:30-9:30 a.m.
Professional Service Providers	June 16, 2021	8:30-9:30 a.m.

Zoom log-in information will be sent to you in your registration confirmation.

We also invite you to learn more about the Village of River Forest Economic Development Commission, what they do, and how they work for the betterment of the Village, by visiting www.vrf.us/EDC, or by contacting me at (708) 714-3520 or via email at lscheiner@vrf.us.

Sincerely,

Lisa Scheiner
Acting Village Administrator

cc: Economic Development Commission



RIVER FOREST BUSINESS FORUM AGENDA

Hosted by:

**Village of River Forest Economic Development Commission
and Oak Park River Forest Chamber of Commerce**

1. Welcome and Introductions
2. Facilitated discussion:
 - a. What successes has your business experienced or is expected to experience in the past year and in the near and long term?
 - b. What challenges has your business faced or is expected to face in the near and long term?
 - c. Where do you see your business heading in the near and long term?
 - d. Are there any hurdles you have face or expect to face in dealing with the Village as it relates to your business?
 - e. How can the Village help?
3. Conclusion & Next Steps

River Forest Business Forum Summary						
	Restaurants & Retailers	Medical & Health	Realtors & Commercial Property Owners	Remote & Home-based Businesses	Fitness & Gyms	Professional Service Providers
Date	June 2, 2021	June 3, 2021	June 8, 2021	June 9, 2021	June 10, 2021	June 16, 2021
Participants	Two restaurant owners, one NFP with retail.	Manager of senior housing, two health professionals.	Commercial realtor	Home bakery, language academy, technology consultant		IP Attorney
1) What successes has your business experienced in the past year and is yet expected to experience in the near and long term?	Restaurants started using delivery Apps. NFP pivoted to engage participants online with programs/content and offered pop-up "sandwich kits'.	Adapted to telehealth.	Was able to help buyers with capital reserves, bank loans, or grants	Techynical consultant: adapted to offering virtual support and troubleshooting solutions.	Adapted to online offerings	Moved Teleconferences to Zoom
2) What challenges has your business faced in the past year and is yet expected to face in the near and long term?	Restaurants forced to have pick-up/deliveries after huge reduction in customer traffic. Had issues with customers refusing to wear masks. Staffing challenges are unprecedented. NFP social enterprise sales stopped.	Hit hard by the effects of the pandemic. Hard to get in front of community and hard to get new clinicians and staff.	Revenue streams had to be re-evaluated for buyers of property.	For home bakery: Cottage Food Law limit of \$1K/monthly gross sales. Language academy sees lack of support and connection to communtiy.	Were not able to offer services for months and retention was impacted.	Cannot serve clients in international cases (international courts closed).
3) Where do you see your business heading in the near and long term?	Restaurant to look into offering eco-friendly items, do more carry-out and promote other business by puttign flyers in delivery bags. NFP to offer teaching life-skills and support local agriculture.	Look into expanding referrals, be known as resource to help aliviate health issues (e.g. pain).	Expect to continue to grow business.	Getting back to F2F meetings with clients.	Fitness businesses accomodating to	Plan to continue moving forward as courts open up.
4) Are there any hurdles you have faced or expect to face in dealing with the Village as it relates to your business?	Strictness with outside banners.	Responsiveness of Village	Zoning expectations of retail spaces, e. g. medical providers are not granted 'zoning variance' in these	No hurdels, but would like the Village to support a "job board" or local froum for projects.	None mentioned.	None mentioned.
5) How can the Village help?	NFP would like for Village to support social enterprises more. Restaurants woul dlike Village to disseminate promo videos and support the purchase of eco-firendly product procurement (with volume).	Village should support signage, onnings, boards, parking, permitting. Village could be a connector, e.g. offer a resource list.	Meet with building owners regarding their zoning issues. Evaluate signage grants. Do a 'needs assessment' to loan from Recovery funds.	Continue support/adopt ordinance authorizing direct sales ("Home Kitchen Operation Law, or the “cupcake bill”, of Cottage Food Law).	None mentioned.	The Village, in conjunction with the OPRF Chamber, could host get togethers for attorneys.
Sector trends given challenges	Availability of labor at pre-pandemic hourly rates is not currently tenable. People have a newfound appreciation for cooking at home.	Big data advances. Protection of patient data. Effective payment implementtaion. Grow in patient consumerism, given continued risng costs.	The impacts of 2020 have and will continue to have a huge effect on the upcoming years in real estate. Digitalization is here to stay.	Social isolation, productivity levels, issues with teamwork and collaboration, not having access to software and security issues related to remote work.	Misinformation (lack of sufficient professional regulation). Members join attracted to an idea and leave when unfulfilled.	Acquiring new clients. Cash flow issues due to slowness of client payments.
Sector opportunities	Ordering food is up, since there is so much more family time, time to be at home for lunch and dinner.	Insurance coverage expansions and a new focus on creating value in health care.	Element of 'emotion' in real estate. Leveraging the digital presence. Use data analytics. Marketing shouldn't take away from the human side.	Bakers may be able to engage locals who had previously opted for other more specialty items, as these consumers seek out foods that are familiar and provide comfort. Proliferation of software (Apps) for remote and home-based work. Work/life balance solutions.	Promote helpful advice. Build loyal member base by offering tailored strategies to suit clinets' needs. Build a community. Nurture staff and create exceptional member experience.	Improve sales funnel--increase engagement at early stage.

2021 Modified Meeting Schedule Economic Development Commission

9/30/21 – Special Meeting, 5-6 p.m.

10/4/21 – Special Meeting, 5:30-6:30 p.m.

10/8/21 – Regular Meeting, 7:30 a.m. – CANCELLED

11/1/21 – Special Meeting, 5:30-6:30 p.m.

11/12/21 – Regular Meeting, 7:30 a.m. – CANCELLED

12/6/21 – Special Meeting, 5:30-6:30 p.m.

12/10/21 – Regular Meeting, 7:30 a.m. – CANCELLED