



Village of Maywood
REQUEST FOR
DEVELOPER PROPOSALS
FOR THE
REDEVELOPMENT OF THE SOLDIERS BLOCK
IN
MAYWOOD, ILLINOIS

August 3, 2009

Village of Maywood
REQUEST FOR
DEVELOPER PROPOSALS

FOR THE
 REDEVELOPMENT OF THE SOLDIERS BLOCK
 IN
 MAYWOOD

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EXECUTIVE SUMMARY

OUR GOAL

Our goal is to facilitate the continued success and renaissance of the heart of Maywood with the addition of an exciting redevelopment at the primary Gateway into Maywood. We understand the importance of the historical area not only to our community but its increasing importance as a commercial, entertainment, and community-cultural destination for our residents that embodies a collective recognition of our history but at the same time an optimistic vision of the future.

We wish to help create a viable, visually appealing, and financially successful mixed-use redevelopment that not only becomes part of but that enhances the commercial and cultural fabric of the Village. We wish to add a mix of retail, and residential uses to complement the exciting projects underway in the Village and to reestablish our community for the future.

OVERVIEW OF THE PROCESS

The Village is seeking Developer proposals demonstrating the capability to conceive, plan, design, and implement a project of the scope and quality preliminarily described in this Request. The Village will take into account factors including but not limited to the broad range of the Developer's past project successes, fiscal success of past projects and economic benefits, quality of developments, Developer's financial strength, and the Developer's experience in working with communities similar to the Village.

THE SITE AND CONTEXT

A key advantage of the site is its strategic location not only locally but in the Chicago and northeastern Illinois region serving residents, visitors, commuters, and employees. The Soldiers Block is located at the gateway to the community and the Village's Downtown. The site is located at the northwest corner of Illinois 171 (1st Avenue) and Lake Street. The site is highly visible as indicated by the high traffic counts on both roadways (27,600 vehicles per day on 1st Avenue and 10,000 per day on Lake Street going west and 14,600 going east). Additionally, the Village has cleared all but one building from the site. The one remaining building is known as the Old Soldiers Home. The Village is willing to entertain either incorporating the existing building into the overall design of the site or demolishing the building.

PROGRAM CONSIDERATIONS

DEMOGRAPHICS

The Village's population is approximately 26,987 consisting of approximately 8,475 households; however, there is a concentrated daily population within a six (6) minute drive time that includes approximately 31,258 employees in addition to shoppers and visitors. Festivals and special events that occur throughout the year attract visitors from the Chicago metropolitan area and region, including upper income communities such as River Forest, Oak Park, and Forest Park. Households within a six (6) minute drive time of the site have an average household income of at least \$78,455. Those same households within a six (6) minute drive time equal 130,540 people and 49,057 households.

RETAIL

A retail component is considered highly desirable and should be created. The potential exists to support anchors consisting of major national, recognized businesses. The Buxton Company recently prepared a report that analyzed the lifestyles and retail characteristics of our community, and found that Maywood's consumers match the core customers of concepts, such as Applebee's, Corner Bakery, Payless, Foot Locker, Champs, Red Lobster and many more.

RESIDENTIAL

A residential component is desirable to create not just another strip mall but a true mixed use development while creating presence at this location.

PARKING

A desirable component of the proposed development, it is anticipated that on-site parking will be provided to accommodate the commercial businesses, the residential uses and the other components of the site. The possibility of a parking structure has been anticipated by the Village as part of the development for the residential component.

GATEWAY FEATURE

The Village recognizes that the scope of such a development offers the possibility of a significant fiscal benefit; however, the Village wishes to be able to provide additional community benefit in the form of some type of public amenity such as a gateway element at the corner of Lake Street and 1st Avenue.

REQUEST FOR DEVELOPER PROPOSALS

FOR THE
REDEVELOPMENT OF THE SOLDIERS BLOCK SITE
MAYWOOD, ILLINOIS

PART A: REQUEST FOR PROPOSALS

I. REQUEST DELINEATION

1.0 REQUEST AND GENERAL QUALIFICATIONS

Part A of this document comprises the Request for Proposals [“RFP”; “Request”] and is the only information required by a prospective Developer in responding to this Proposal. This RFP seeks qualifications and site-specific proposals. The Village of Maywood (“Village”) is seeking proposals from a highly qualified development team (“Developer”) capable of carrying out the mixed-use redevelopment of the site commonly referred to as the Soldiers Block (“Project”).

Part B is included for information purposes only and provides preliminary Project information with respect to this Proposal.

1.1 GENERAL ROLES AND RESPONSIBILITIES

It is expected that a single Developer will be selected to be responsible for implementing the Project; however, this may be subject to change depending upon evaluation of the proposals to the Village’s Request for Proposals (RFPs) and Developer desires.

The Village anticipates working closely and cooperatively with the Developer; however, the Village does not currently anticipate entering into any other formal relationship with the Developer other than a redevelopment agreement. The Village and Developer shall be responsible for their own resources.

Village: The Village’s sole role and intent is to act as the current owner of the site only until such time that the site is acquired by the Developer. Its primary role is to ensure that the Village’s interests are being protected and furthered with the assistance of the selected Developer and through the Project. The Village may also assist with necessary approvals and cooperate with any additional land acquisition pursued by the Developer.

Developer: The entity identified in a redevelopment agreement to be entered into with the Village and who will be responsible for the execution of the Project. The Developer selected by the Village to execute the Project based on an accepted proposal shall have exclusive redevelopment rights and rights to purchase land for private uses; however, this right would not inherently be extended to the purchase of Village-owned property identified for public purposes. The selected Developer may be required, as part of a redevelopment agreement, to provide certain public structures such as infrastructure and parking as required to provide a complete project in conformance with a redevelopment agreement.

Village Consultant(s): The Village has retained various consultants to assist the Village with various aspects of the Project. The Village may, at certain times, designate certain consultants to act as agents of the Village; however, this would be expressly defined in writing by the Village prior to such occurrence. At no time will a Village consultant have unilateral authority to direct or approve any aspects of the Project on the Village’s behalf.

Redevelopment Agreement [“Agreement”]: The agreement approved by the Village Board and signed by both parties in which the Developer has agreed to undertake the redevelopment of the site in accordance with the Village-approved plans and pursuant to the terms and conditions of the redevelopment agreement. The redevelopment agreement will contain provisions governing all aspects of the Project, including, but not limited to, land conveyance, development and zoning approvals, developer obligations, construction security requirements, infrastructure improvements, construction schedule and possible development incentives.

1.2 OVERALL DEVELOPER SELECTION PROCESS

A. Village’s Intent

1. RFP

The Village is seeking the best qualified Developer for the Project. The Village recognizes that prospective Developers may have varying degrees of direct, successful experience with redevelopments of the contemplated scope in conjunction with the physical and economic conditions of urbanized areas similar to that of Maywood. Consequently, the Village is undertaking this Request to help ensure that subsequent discussions regarding a specific proposal are conducted with a Developer that the Village feels possesses the requisite successful past experience. Each prospective Developer is asked to visit the site and can request to meet with Village officials prior to submitting proposals; however, this is not required. Developers responding to this Request will be asked to present formal proposals including site-specific redevelopment projects and corresponding economic/financial proposals including but not limited to a proposal for the land acquisition, requested economic incentives, and other related items in exchange for the land and requisite development entitlements.

B. Evaluation Criteria

Evaluation criteria include, but are not limited to, the following:

1. Demonstrated successful physical and economic/financial experience on projects of similar or larger scopes, value, and quality.
2. Demonstrated successful past performance through references of previous clients including local governments.
3. Demonstrated organizational capacity and managerial capability to successfully execute and deliver projects of similar or larger scopes, value, and quality to include expected execution schedule upon receipt of Village approval.
4. Demonstrated credentials, experience, and reputation of personnel identified to lead, execute, deliver, and manage the Project to include key proposed consultants such as the design architect/urban designer, architect-engineer, engineer, landscape architect, and constructor, if applicable.
5. Demonstrated financial resource capability including private funding resources, developer and investor equity contributions, and lender commitments or letters of intent for the Project.
6. Proposed design of the Project fits into the context and character of Maywood.

C. Tentative Overall Timetable (Subject to Change Depending on Conditions and/or Discretion of the Village Board)

Step	Target Time Period	Target Dates
1. Release RFP	Weeks 1 - 8	August 3, 2009
a. Responses to RFP Requested Not Later Than	Week 8	September 25, 2009
b. Staff Evaluation	Weeks 8 – 10	September 28, 2009
c. Village Review Recommendation – LLOC	Week 11	October 6, 2009
d. Village Authorize Negotiation with Final Candidate(s)	Weeks 12 – 13	October 14, 2009
d. Village Review Recommendation - LLOC	Week 14	October 28, 2009
e. Village Finalize Recommendation	Week 15	November 3, 2009

Notes

1. Village Legal, License and Ordinance Committee (LLOC) meetings are held on the second and fourth Wednesday of the month.
2. Regular meetings of the Village Board, generally where previous information discussed at the LLOC is voted upon, are held on the first and third Tuesday of the month.
3. The Village may consider adjusting Target Time Periods/Dates in order to facilitate adequate response and review periods.

1.3 PROJECT GOAL AND OBJECTIVES

A. Goal

The Village’s goal for the completed Project is to provide a high quality, fiscally successful mixed-use redevelopment that is a recognized gateway to the Village. The Village is also interested in getting this project approved and built within a reasonable amount of time.

B. Objectives

The Village desires to fostering an active, vibrant, gateway that enhances the quality of life in the Village and surrounding areas. Objectives to achieve the above goal include but are not limited to:

1. Structuring the Project to contribute positively to the existing TIF and Village from a financial, economic, and physical standpoint.
2. Increasing the diverse mix of retail/commercial and residential opportunities in the Village.
3. Employing architectural design to significantly enhance the visual environment of this site, including a public gateway component.

II. RFP SUBMISSION REQUIREMENTS

2.0 SUBMISSION REQUIREMENTS

A. Submission Quantity and Format:

1. Ten (10; one signed original and nine copies) sets of Proposals shall be submitted, preferably, in an 8 ½ x 11 format and be organized generally as follows: 1) Cover letter (optional); 2) Understanding of Request; 3) Developer's Relevant Qualifications and Experience; 4) Developer/Team Description, Organizational Structure, and Capacity; 5) Summary Statement (optional); and 6) Financial Information (Under separate, sealed cover).
2. Required financial information shall be included in a separate but attached sealed envelope clearly identifying the prospective Developer.
3. There is not a minimum or maximum page limitation but qualifications statements should be kept directly relevant and succinct.

B. Understanding of Request

This section shall summarize the prospective Developer's understanding of the request and requirements and allow the Developer to add any additional information to help the Village determine that a Developer is qualified.

C. Developer's Relevant Qualifications

The prospective Developer must demonstrate experience with facilitating successful projects of similar contemplated scope and quality. The relevant qualifications submissions must be a part of and fit into the response booklet but outside of this requirement the prospective Developer can determine the format. For each example, a photo or drawing is strongly encouraged but a short project synopsis addressing the scope, budget schedule and reference contact should be provided. The Village will look for a minimum level of experience to be demonstrated including but not limited to:

1. Demonstrated experience in, preferably, at least two (2) completed projects of similar size and quality as envisioned for the project.
2. Demonstrated financial resources and commitments to both acquire and develop the property as provided in financial statements, evidence of equity and debt financing, or other similar demonstration.
3. A list of projects as Developer over the past five (5) years prior to the due date of this Request, including project overall size and by type of use (e.g., retail, office, residential), overall construction cost, major tenants, absorption, current photos of site, and the current occupancy and ownership of these projects.
4. Description, location, and a brief summary of the past projects:
 - a. The Village would consider it a positive factor if the projects presented in this section were accomplished with the currently proposed Developer Team; however, this is not required.

D. Developer Description, Organizational Structure and Capacity

The prospective Developers shall identify in the response to the Request:

1. Developer Description

- a. Legal Name of the proposed development entity.
- b. Proposed form/structure of the proposed development entity (e.g., Corporation, Partnership, Limited Liability Corporation (LLC), Individual, Joint Venture, Not-for-Profit, etc.).
- c. Date Established to include constituent firms/partners/team members if a joint venture (JV) is proposed.
- d. Subsidiary status or affiliation with any other/parent entity including the name and address of and relationship to the parent/partner as well identification of its key officers.
- e. Names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the proposed Developer/Team as follows:
 - i. For corporations, the officers, directors or trustees, and each stockholder owning any class of stock and each person's percentage ownership.
 - ii. For not-for-profit organizations, the members who constitute the board of trustees or board of directors, or similar governing body.
 - iii. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - iv. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms each should be provided.
 - v. For any other type of entity, each officer, owner and members of governing body, and each person's percentage ownership.

2. Developer Organization and Capacity

- a. Proposed organizational chart identifying the Developer functions, roles, and responsibilities.
- b. Developer team partners, and/or consultants proposed to deliver the project including their relevant experience and a clear description of their roles and responsibilities (e.g., Architect/Engineer, Economic/Financial consultant, Counsel, Construction, leasing/management, etc.); key staff and roles with individual résumés not exceeding one page, if included:
 - i. The Village would consider it a positive factor if the key Developer team members/partners/consultants and/or staff presented in this section also have contributed to the successful past projects presented by the prospective Developer.
- c. Expected general and tentative development/construction schedule, if selected:
 - i. It is recognized that several factors that impact any expected schedule may be outside of the prospective Developer's direct control and that a mutually agreed upon schedule would be part of the Agreement with the Village, however, this information will assist the Village in assessing a prospective Developer's experience with a project of this type and insight into how the prospective Developer proposes to manage the Project process to successful completion.
- d. The number, location and magnitude of projects currently on the prospective Developer's work plan for the next two calendar years.

E. Proposal Summary

A summary statement is optional but can be included with information the prospective Developer feels would help the Village to select the best overall qualified Developer. For example, a discussion or list of the type and quality of commercial/retail tenants with which the Developer has a successful relationship and that are envisioned to be brought to this Project including any that may already have expressed interest would be appropriate here.

F. Separate Financial Information Required from the Prospective Developer

Ten (10; One signed original and nine copies) sets of the following information should be submitted at the same time as the related qualifications in a separate sealed envelope marked “confidential” relative to each person with an ownership interest in the development entity and the development entity itself:

1. Audited financial statement or federal income tax forms for the last three years.
2. References from financial institutions with whom the Developer has dealt as a borrower or as a joint venture partner.
3. Proposed sources of financing and preliminary evidence of interest from financial institutions or partners if available.
4. List of pending litigation or other disputes including court case numbers, status, potential of a financial settlement, and impact on your ability to execute this Project.
5. Filings for bankruptcy including dates and circumstances, or foreclosures or returns to lenders via deed-in-lieu of foreclosure.

2.1 OTHER INFORMATION

The following information is provided as information to the prospective Developer in anticipation of a redevelopment agreement:

A. Village’s Selection of a Developer

The Village reserves the right to consider in part or in whole, waive selection criteria in part or in whole, or waive any inconsistencies or irregularities in part or in whole in responses to determine and select the best overall qualified Developer, in the Village’s opinion, to execute the Project. Developer qualification will be based on submitted qualifications to this Request. Final selection, based on the RFP, to enter into a redevelopment agreement with the Village and to execute the Project will be based on a combination of Developer qualifications and the proposed Project to include proposed and agreed upon financial, physical, and economic goals and benefits to the Village. The resulting Agreement will, at a minimum, include key provisions from the Request for Proposal and the successful Developer’s proposal. Project proposals will be subject to staff, consultant, as well as public review after which the Village Board will approve a final selection.

B. Termination of Requests

It is the intent of the Village to enter into a redevelopment agreement with the successful prospective Developer; however, the Village may cancel this Request for Proposals including all received submissions at any time to protect the best interests of the Village. Costs of preparing submissions are the responsibility of the respondents.

2.2 SUBMISSION PROCEDURE

A. Deadline and Proposal Disposition

Complete responses, including the response to this Request and separate financial information, qualifications, and corporate/partnership information shall be sealed and clearly marked REQUEST FOR DEVELOPER PROPOSALS; SOLDIERS BLOCK REDEVELOPMENT and shall be submitted **not later than September 25, 2009.** Responses are the property of the Village. The Village will maintain confidentiality of information within the guidelines of the Freedom of Information Act.

2.3 CONTACTS

A. Direct questions, in writing, to:

Lori Sommers, Director of Community Development
40 Madison Street
Maywood, Illinois 60153
Voice: 708.450.4429
Facsimile: 708.450.4893

B. Direct complete proposals submissions, including financial information, qualifications and corporate/partnership information to:

Lori Sommers, Director of Community Development (Address as noted above)

**PART B:
SITE AND PROJECT CONDITIONS, MARKET ASSESSMENT
AND
PRELIMINARY PROJECT INFORMATION**

III. SITE AND PROJECT CONDITIONS:

3.0 GENERAL SITE AND CONTEXT

The Site is located approximately 1.2 miles north of the Interstate 290 and 1st Avenue interchange, .3 miles from Maywood Metra stop, 1.7 miles north of Loyola University Medical Center, Edward Hines Veterans Memorial Hospital, and Madden Medical Center. The Village is located 11 miles west of downtown Chicago and less than 10 miles from O’Hare International Airport (**Exhibit A**). The site is located on the block bound by Ohio, Lake Street, and 1st, and 2nd Avenues on the north, south, east and west respectively. The goal of the Village is for this site to become a “gateway” into the community.

3.1 SITE OWNERSHIP

The Village owns approximately 1.46 acres of the Soldiers Block, including a key northwest corner of Lake Street and 1st Avenue (**Exhibit B**). The remainder of the block is owned by other entities. The final disposition of these other properties may be subject to private negotiations between the selected Developer and the property owners. The Village endeavors to cooperate with additional land acquisition within the Soldiers Block if contemplated by the selected Developer and to the extent such acquisitions are in the best interest of the Village.

A. Future Land Use Plan and Zoning Designations

1. Future Land Use Plan (Exhibit C)

The Village’s Future Land Use Plan designates the site as *Commercial* (Red). The intent is to foster a unique and distinct mixed-use node that fosters and sustains a vibrant mix of commercial and residential land uses as well as an environment that is inviting and safe for pedestrians and still practical and efficient for vehicles. The adjacent environs are designated as Industrial and Multi-Family Residential Use.

2. Site Zoning (Exhibit D)

The site is zoned B-3, *Service, Automotive, and Wholesale Business District*.

The Village anticipates that the Project will go through a Planned Development process. It is currently expected that the Project can be facilitated by applicable provisions of the current Zoning Code; however, the Village may consider certain requests or other types of modifications subject to provisions, procedures, and determinations as provided for in Village Codes, ordinances, policies, and procedures.

B. Village Commitment

The Village has already made a significant commitment to the desired success of the Project. As the site is located in the St Charles TIF District [“TIF”] (**Exhibit E**), a successful Project should contribute to the TIF in a beneficial manner.

The following summarizes some of the major commitments the Village has made to facilitate successful redevelopment and to help ensure the long term physical and economic viability of the Village:

Project Related	
Item	(000s)
Land Acquisition	\$2,500,000
Relocation	\$35,000
Remediation Work Must Be Completed	\$TBD -
Environmental	\$TBD -
Building Demolition	\$100,000
Appraisals	\$25-30,000
Total	\$2,660,000+

The prospective Developer should note that as part of an RFP and subsequent redevelopment agreement negotiations, the Village will require certain information including but not limited to complete project pro-formas delineating the Project sources and uses of funds for different proposal scenarios as well as forecasts of expected financial/economic benefits to the TIF including but not limited to expected increases in equalized assessed value and other expected increases. Certain other financial disclosure may also be required as part of the redevelopment agreement to ensure proper administration of the TIF.

3.2 OTHER AVAILABLE INFORMATION

The Village is making certain documents available, upon request, to the prospective Developers for inspection and photocopying, including:

1. Village of Maywood, *Future Land Use Map* (Attached **Exhibit C**)
2. Village of Maywood, *2009 Zoning Map* (Attached **Exhibit D**)
3. Zoning Ordinance (on line at: www.maywood-il.org)
4. Village Comprehensive Plan (on line at: www.maywood-il.org)
5. Site Survey's (**Available upon request**)
6. Previous and available environmental analyses (**Available upon request via PDF**)

IV. MARKET ASSESSMENT

4.0 PURPOSE AND SCOPE

The purpose of this section, only to be a part of this RFP, is to provide the prospective Developer with additional market-based information to confirm that the Village is a sound choice for a Project such as that contemplated and from which to make preliminary decisions regarding a possible scope. It is not intended as directive information or to supersede Code requirements nor as a complete source as it is a snapshot in time. Its sole intent is to supplement a prospective Developer’s means and methods of making determinations regarding potential Project scope.

4.1 SITE CHARACTERISTICS

A. Location

The site is strategically located to the Village and surrounding communities as well as commuters, and employees. It provides a distinct opportunity to capitalize on commuter, pedestrian, and vehicular traffic.

B. General Access and Transportation:

The development site enjoys excellent accessibility to major lines of communication/transportation. Lake Street provides the primary east-west access and 1st Avenue provides primary north-south access.

C. Commuter Rail:

The site is only .3 miles (1584 feet) away from the Maywood Metra station located on the Union Pacific West line. In 2004 the Village of Maywood in collaboration with Regional Transportation Authority (RTA), Metra, Pace, Applied Real Estate Analysis and HNTB prepared *The Maywood Station Area Plan*. The purpose of the plan was to identify transit-oriented development (TOD) opportunities and to develop a revitalization concept for the area.

Metra Rail Ridership (2006)	
Station	Entries
Maywood	97
Melrose Park	100
Total	197

Source: RTAMS

D. Recent Development Activity in the Village:

The Village is experiencing increased development interest. A Grocery Store development by the Maywood Market, LLC, located on 5th Avenue, is currently under construction. This grocery store will help initiate redevelopment opportunities in the downtown as well as provide for a much needed grocery store to the residents. The development of a 65 unit condominium building on the northeast corner of 1st Avenue and Lake Street continues to proceed. Permits and approvals are pending for the redevelopment of the *Old Baptist Retirement Home* which consists of a 137 unit Senior Living Home on the 400 block of 4th Avenue. Additionally the Lillie Plaza project located on the corner of 5th Avenue and School Street will be the Village’s first LEED Certified mixed use building. The project is anticipated to be completed

by fall 2010. The Village continues to improve its overall appearance by initiating street improvements on Lake Street, Madison, and 5th Avenues.

4.2 DEMOGRAPHICS

The market area demographics of Maywood and surrounding communities were examined as part of the market assessment. The following information was obtained from Population and Housing Narrative Profile: 2005-2007 American Community Survey 3-Year Estimates American Community Survey.

From 2005-2007 there were 7,600 households in Maywood. The average household size was 3.3 people. Families made up 70 percent of the households in Maywood. This figure includes both married-couple families (39 percent) and other families (31 percent). Nonfamily households made up 30 percent of all households in Maywood. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

From 2005-2007, 76 percent of people 25 years and over had at least graduated from high school and 10 percent had a bachelor's degree or higher. The total school enrollment in Maywood was 7,400 from 2005-2007. Nursery school and kindergarten enrollment was 480 and elementary or high school enrollment was 5,100 children. College or graduate school enrollment was 1,800.

From 2005-2007, Maywood had a total of 8,700 housing units, 13 percent of which were vacant. Of the total housing units, 63 percent was in single-unit structures, 37 percent was in multi-unit structures. Within those same years Maywood had 7,600 occupied housing units - 5,000 (65 percent) owner occupied and 2,600 (35 percent) renter occupied. Six percent of the households did not have telephone service and 14 percent of the households did not have access to a car, truck, or van for private use. Twenty-eight percent had two vehicles and another 23 percent had three or more.

From 2005-2007, for the employed population 16 years and older, the leading industries in Maywood were Educational services, and health care, and social assistance, 24 percent, and Transportation and warehousing, and utilities, 17 percent. Among the most common occupations were: Sales and office occupations, 29 percent; Production, transportation, and material moving occupations, 25 percent; Management, professional, and related occupations, 20 percent; Service occupations, 20 percent; and Construction, extraction, maintenance and repair occupations, 7 percent. Eighty percent of the people employed were Private wage and salary workers; 16 percent was Federal, state, or local government workers; and 4 percent was Self-employed in own not incorporated business workers.

The median income of households in Maywood was \$48,162. Eighty percent of the households received earnings and 23 percent received retirement income other than Social Security. Thirty-three percent of the households received Social Security. The average income from Social Security was \$12,196. These income sources are not mutually exclusive; that is, some households received income from more than one source.

V. PRELIMINARY PROJECT INFORMATION

5.0 GENERAL PROJECT DESCRIPTION AND SCOPE

The anticipated project, subject to specific proposals by Developers, is a mixed-use redevelopment consisting of some combination of retail/commercial, and residential uses, as well as some type of gateway feature, combined in a fiscally, physically, and aesthetically beneficial manner.

5.2 PROJECT CONSIDERATIONS

Programmatic considerations, stemming from the overall goal and objectives should be considered and include but are not limited to:

1. **Activity Generator:** The Project should create a place that shoppers, commuters, visitors, and workers should feel encouraged to stop on their way to and from work.
2. **Gateway Feature:** The Project should create a physically distinctive and memorable focal and orientation point. A strategic parcel located at the northwest corner of 1st Avenue and Lake Street offers the exciting opportunity to create a visual landmark to physically anchor the Project.
3. **Sustainability:** The Village anticipates that the proposed Project will include sustainability elements such as but not limited to incorporation of energy efficient design and/or incorporation of green building (LEED) principles.
4. **Building Materials:** Portions of buildings most often seen should exhibit high quality visual and textural characteristics. A brick masonry and stone aesthetic is desired. Exterior insulation systems (EIFS; Dryvit®, etc.) should be avoided or minimized as much as possible. The same holds true for concrete masonry units (CMU; Concrete Block) or other utilitarian materials in often seen or highly visible areas. Consideration must be given to long term operations and maintenance characteristics so that the facility always appears maintained as well as acoustical dynamics so as not to create negative effects upon residents, businesses, and visitors.
5. **Signage:** Signage must address Code requirements. A comprehensive Project Graphics and Signage Plan should be developed to guide future decisions.
6. **Storm Water Detention:** It is anticipated that storm water detention will need to be address as part of this Project.
7. **Parking, Traffic, and Loading:** It is anticipated that the Project will incorporate on-site parking. Adequate and proper off-street/on site loading must be accommodated in the Project and should be addressed in the specific proposal. A parking and traffic assessment to be conducted by a qualified parking and traffic engineering consultant will be required as part of the zoning process phase.

5.3 PROGRAMMATIC CONSIDERATIONS

A development program should offer a retail mix that includes elements that would appeal to a variety of residents and the variety of commuters through the Village. Based on Village Staff analysis of the site three (3) general concept options have emerged.

Options

- A. A basic one story retail program that utilizes half the site for the building and the other half for parking. The building would be pushed up to the corner of Lake Street and 1st Avenue. In this scenario the Soldier's Home would stay.
- B. The retail portion of the project would run along 1st Avenue and Lake Street. An alley perpendicular to 1st avenue would be created to provide retail parking. An optional parking ramp

to second level could be created to provide for residential parking. The analysis provides for roughly 20 units per floor with a maximum of two residential floors. In this scenario the Soldier's Home would stay.

- C. In this scenario the Soldier's Home would be demolished. Retail would be provided along the entire length of 1st Avenue and Lake Street. There could be retail parking provide at ground level behind the Lake Street retail. A parking ramp could be created coming off Ohio Street to create a parking deck structure with residential above. The analysis reveals that 25-30 units could fit per floor. Additionally, because the site allows for a standard parking ramp structure the building could be designed to be many floors.

APPENDIX
(THE ATTACHED EXHIBITS ARE FOR INFORMATION PURPOSES ONLY)