



City of Rochelle Request for Proposals

410 Cherry Avenue, Rochelle, IL 61068





Executive Summary

The City of Rochelle is pleased to present the following Request for Proposals for the reuse and redevelopment of the property located at 410 Cherry Avenue in Rochelle, IL. The property includes approximately 3,978 square feet of building space and a 52 x 80 lot.

Project Summary

Site:	Building SF-3,978; Lot SF-4,160
Price:	+/- \$11,000.00
Owner:	City of Rochelle
Property Address:	410 Cherry Ave. Rochelle, IL 61068
Current Zoning:	B1, Commercial, Central Business
Potential Uses:	Retail, Commercial
RFP Questions:	Jeff Fiegenschuh, 815-561-2000 or Michelle Pease, 815-561-2073 jfiegenschuh@rochelleil.us mpease@rochelleil.us
RFP Responses Due:	Monday, March 18, 2019 by 4:00 pm

City of Rochelle

The City of Rochelle is located in north central Illinois approximately 66 miles west of Chicago, and 24 miles south of Rockford, Illinois. The community and the county have a primarily agricultural related economy, but some strength is gained due to the diversity of the non-agricultural industries.

Rochelle is served by two railroads, the Union Pacific and the Burlington Northern. Both railroads are providing freight service in and out of Rochelle. Automobile and bus transportation are the modes of passenger transportation available to this area. Travel time to downtown Chicago is less than two hours.

Colleges and universities are within an hour's travel time, which include Rockford College, Northern Illinois University, Sauk Valley College and Kishwaukee College.

The Rochelle Municipal Airport, known as Koritz Field, has tie-down and hangar facilities available for temporary and long-term tenants. The runway is 5,001' x 75' feet and has a 15,000-pound single wheel, and 25,000-pound double wheel capacity. The airport offers both 100-octane Avgas and Jet A fuel, which are available as self-serve with a credit card 24/7 or full service with cash or a credit card. The Flight Deck bar and



restaurant is located on the east end of the airport with a terrace for viewing the aviation action. Skydiving and trike flights are available at the airport during the spring, summer and fall.

The City of Rochelle has a diversified economic base, which includes Rochelle Foods (Hormel), LaGrou (formerly Carnation), MightVine Tomatoes, Bright Farms, Ryder, Hillshire Farms, CHS (ethanol plant), Coated Sands Solutions, Boise Cascade, a developing intermodal hub business/industrial park and several other smaller companies.

Within the past few years, a small renaissance is beginning to take place in Rochelle’s downtown area. New street lights are being installed with downtown banners showing our new branding initiative and new wayfinding signage is being installed in the spring of 2019.

Additional private investment is also taking shape in the downtown area. Numerous spaces are beginning to come alive with activity and movement; with several spaces being sold and redeveloped. A new yoga studio, Glo’ Wellness Center, and the Faux Pas Art Gallery opened in December 2017 and in 2018 the Artist Garden opened. The Kennay Farm’s Distillery opened in January 2019.

Site Information

The site is roughly rectangular and contains approximately 4,160 SF lot. The property is a one story, 12’ high masonry and wood frame property containing a gross building area of 3,978 SF per the township assessor’s records. The building was reportedly constructed in 1960.

Foundation	Exterior Walls	Roof	Flooring	Interior Walls & Ceilings	HVAC System	Plumbing	Electrical	Flood Hazard Area
Concrete	Brick	Flat with wood decking	Not available	Not available	Not available	Not available	Not available	No
Full basement	Wood bearing walls	Reportedly wood joists for support	Not available	Not available	Not Available	The building is not sprinkled for fire protection	Not available	No

The parcel is located in a Tax Increment Financing District (TIF), known as the Downtown & Southern Gateway TIF, which currently has 20 years remaining. Demolition and/or remodeling costs are eligible reimbursable expenses through the TIF District. In addition, the parcel is within the bounds of an Enterprise Zone. Sales tax rebates on new construction materials may be eligible reimbursable expenses through the Enterprise Zone. The property is also located in the newly created National Historical District. The City is also exploring the creation of a Business Development District for additional sales tax rebates.



Project Goals & Requirements

1. Redevelopment of a property in the heart of Downtown Rochelle.
2. Utilize locally owned firms in the design and/or construction of the project, when available.
3. Create retail, commercial or restaurant space, or a combination of.
4. Create outdoor open seating or greenspace to enhance the area for social gatherings.
5. Project would assist in the goals of redeveloping Downtown Rochelle, keeping in mind our brand promise of providing an enriching social experience in an amazing downtown with an intimate gathering place alive with music, food, public markets and multicultural entertainment.

Inspection

A tour will be conducted for registered respondents on March 11, 2019 at 10:00 am. Register at mpease@rochelleil.us no later than March 7, 2019.

Outside of this designated time, the property will open for inspection by potential RFP respondents by appointment only. Contact mpease@rochelleil.us to arrange a tour.

Proposal Requirements

The project proposal must include, but is not limited to the following items:

1. The proposal should include a narrative description of the nature and character of the improvements to be made at the property.
2. A general plan and rendering of the proposed project. Include square footage of retained spaces (if proposed).
3. The anticipated land uses, including types of retail, restaurant, and/or hospitality and an indication, if any, interest has been demonstrated by potential tenants or end users.
4. The proposed schedule for development. Schedule should include agreement negotiation and due diligence period.
6. A draft project financial pro forma, including construction financing and project revenues. Please include analysis detailing costs associated with the proposed project categorized by: acquisition costs, both construction hard and soft costs and sources of funds to support the project categorized by financing sources/equity and debt.
7. A description of any assistance needed from the City of Rochelle, including any financial incentives, and why it is needed to make the project financially feasible.



8. Example(s) of similar projects undertaken by the developer and their locations.
9. The proposed purchase price including an explanation and rationale if proposed to be less than the appraised value.
10. The proposed construction type based upon applicable building codes.
11. The proposal will be judged heavily on the developer's capacity to complete and implement the project as proposed. Any further information about the experience and expertise of the company and/or development team that will strengthen the proposal should be included in this section. Please include information about the company making the proposal, a list of applicable accomplishments of the company and/or development team in the field of building redevelopment, historic preservation, hospitality and other retail and mixed use projects.
12. Include a Letter of Credit or other financial verifications outlining respondent's financing sources, equity, sources of funds and debt.

Evaluation Criteria

The City of Rochelle will use the following criteria to guide its review and acceptance or denial of a proposal:

1. The best possible development based on the level of investment on the part of the developer, consistent with the project goals and requirements.
2. The degree to which the applicant's proposal meets the objectives of the City of Rochelle project goals and the compatibility of the proposal with the surrounding businesses and neighborhood.
3. The use of the improvements proposed by the applicant.
4. The financial responsibility, qualifications, experience and ability of the applicant to finance and complete the development in a reasonable time frame.

Corrections/Withdrawals

1. Corrections and/or other changes to the applicant's proposal documents must be explained and/or noted over the signature of the applicant.
2. Bids submitted prior to the bid deadline may be withdrawn upon written request of the applicant.

Rights of the City of Rochelle

1. Applicants are discouraged from acquiring the property for speculation purposes. The successful proposal will be required to end in redevelopment and reuse of the property.
2. The City of Rochelle may consider the creativity of each applicant's approach to the effective use of the property and the adaptation of the applicant's proposal to the unique character and historic nature of the facility.
3. The City of Rochelle reserves the right to make inquiries into the financial standing of the applicant.



4. The City of Rochelle reserves the right to accept and/or reject any or all proposals and to waive any informalities, irregularities or technical defects if such are deemed, in the City of Rochelle's sole opinion, to be immaterial.
5. Any proposal is also subject to the parties negotiating a Redevelopment Agreement in good faith, which is also subject to city council approval of the agreement and sale of the property.

Additional information may be requested following submittal.

Proposal Information & Deadline

All communications pertaining to the RFP must be directed to:

Jeff Fiegenschuh

City Manager

City of Rochelle

815-561-2000

jfiegenschuh@rochelleil.us

OR

Michelle Pease

Community Development Director

City of Rochelle

815-561-2073

mpease@rochelleil.us

A copy of the USEPA Phase I Site Assessment is available upon requested.

Questions concerning this RFP must be submitted, via email, to Jeff Fiegenschuh or Michelle Pease at jfiegenschuh@rochelleil.us OR mpease@rochelleil.us

Proposals are due on March 18, 2019 by 4:00 pm. Respondents may submit their proposal via hard copy to 333 Lincoln Highway, Rochelle, IL 61068 or electronically as a single PDF format file copy to the email address above. Only one copy of the submission is necessary.