



• VILLAGE OF GLENVIEW •

# REQUEST FOR PROPOSALS

GLENVIEW NAVAL AIR STATION  
REDEVELOPMENT PROJECT





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## REQUEST FOR PROPOSALS

ISSUED BY: VILLAGE OF GLENVIEW

DATE OF ISSUE: APRIL 15, 1998

PROPOSAL DUE DATE: JUNE 15, 1998

AT 4:00 P.M. C.S.T.

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#### Village of Glenview Board of Trustees

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#### Front Cover:

A rendering of the residential neighborhood near the Metra Station; the small photograph inset on the front cover depicts the Jackman Bear Fountain in downtown Glenview. Inside front cover is a canopy of trees on Dewes Street in Glenview.

#### Village of Glenview Staff

Paul T. McCarthy, Village Manager

Matthew D. Carlson, Assistant Village Manager

Donald K. Owen, Economic Redevelopment Director

#### Advisor Team

Mesirow Stein Real Estate, Inc. a division of Mesirow Financial

Skidmore, Owings & Merrill LLP

Harza Environmental Services, Inc.

Robbins, Salomon & Part, Ltd.





# WELCOME

*...from the Village President*

*The Village Board and the citizens of Glenview are pleased to invite your proposals for the acquisition of development parcels at the former Glenview Naval Air Station. Consisting of 1,121 acres in the center of our village, the redevelopment of the air station represents a once-in-a-lifetime opportunity to create a new development in an extraordinary community located on the North Shore of Chicago. Through Requests For Proposals in two phases, we will offer approximately 714 acres for development. Land uses will include residential, retail, a business campus and recreational amenities such as a championship golf course.*



*To redevelop the air station, Glenview has assumed the role of master developer. The Village will remove existing runways and build main stem roadways and utilities to prepare land parcels for sale. As a Aaa-rated, home rule municipality, we have the financial and legal capacity to carry out this project and have already sold bonds to fund Phase I of the infrastructure work. Also, we have assembled*

*a talented redevelopment team which includes Village staff, Mesirow Stein Real Estate, Inc. as Development Advisor; Skidmore, Owings, and Merrill as Master Planner; Harza Environmental Services, Inc. as Infrastructure Engineer; Robbins, Salomon & Patt, Ltd. as Legal Advisor; and Walsh Construction, Inc. as General Contractor for Phase I infrastructure. These exceptional resources highlight the Village's unwavering commitment to quality development.*

*The Village of Glenview now stands ready to offer development parcels for sale. I would like to personally thank you for your interest in the redevelopment of Glenview Naval Air Station. We look forward to receiving your proposals for this exciting project and to working closely with you to ensure a timely, successful development.*

Sincerely,

Nancy L. Firfer  
Village President





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OFFERING

Through this first Request For Proposals (RFP) for the former Glenview Naval Air Station (GNAS), the Village of Glenview is pleased to offer for sale 19 of the 23 development parcels totaling approximately 628 acres. In addition, residential Parcels 7 and 8 may be included in a proposal if combined with the golf course Parcel 20 (refer to details listed in the enclosed "Parcel Information and Exhibits" booklet). The property has tremendous potential and submission of creative development proposals by top-quality development teams is expected. Parcels are offered

individually, but may be combined under the terms of this Request For Proposals (RFP). Proposals for the entire air station site are not

encouraged. The Village is seeking proposals for a mixed-use development that includes:



A rendering of the Mixed Use Retail Center including historic Hangar One





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- Single-family and multi-family residential neighborhoods providing a wide diversity of product types, designs, pricing and styles.
- A mixed-use retail and entertainment complex at the center of the site, encouraging an adaptive reuse of historic Hangar One as a focal point.
- An 18-hole championship golf course and golf learning center.
- Senior housing sites attracting a diversity of products and services.
- Retail sites offering upscale neighborhood center and power center opportunities.
- A campus-style business park.
- Private-sector sports and recreation facilities.



Main Street in Glenview on the Fourth of July



Townhouses close to the new Metra train station

The Village of Glenview will serve as master developer, providing runway demolition, centralized stormwater detention, and main-stem roadways and utilities.

The RFP package is a three volume set consisting of this RFP brochure, a Parcel Information and Exhibits booklet, and a Master Plan and Design Guidelines manual. A list of additional documents which may aid proposers in preparing their submissions is delineated in Exhibit 17; please refer to this exhibit for information on obtaining any of those documents.



Championship Golf and the clubhouse





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## VISION

When faced with Congress' decision to close the air station in 1993, the Village assumed full redevelopment responsibility as the Local Redevelopment Authority. Through this action, the Village sought to maximize its ability to create and control the redevelopment vision. It also sought to ensure that all new development was consistent with Glenview's established character

and community goals. To create the vision and a community plan for GNAS, a multi-jurisdictional planning Task Force was formed. After eighteen months of comprehensive planning and analysis, the Task Force finalized the Consensus Reuse Plan (CRP). The CRP contains the community's vision for the project in the form of the "GNAS Reuse Goals Statement" which serves as the foundation for all future land use decisions at GNAS.

Next, Skidmore, Owings & Merrill was retained to communicate that vision by drafting Design Guidelines and a Master Plan. Preparation of these documents involved an extensive public process which included a broad range of participation from Glenview residents and the development community. The Village Board also established two committees to specifically improve the design process: the Design Guidelines Committee, to develop the design guidelines and manual; and the GNAS Special Land Use Committee, to refine the Land Use Plan into a Master Plan. Through a series of design workshops conducted with Village residents, staff, and real estate professionals, Master Plan objectives were added to the reuse goals previously endorsed.



*Residents, trustees, staff, consultants and friends of Glenview plan the redevelopment project together.*

### GNAS Reuse Goals Statement

- **Economic Impact**  
Create new job opportunities, retain existing jobs, and attract land uses that benefit the local economy, complementing existing business entities in the community.
- **Fiscal Integrity**  
Units of local government should not be negatively impacted by GNAS redevelopment and should have the financial resources to maintain the community's current high level of service.
- **Redevelopment Stewardship**  
Develop the GNAS site in a prudent manner that responds to community needs, qualified agencies of the Federal government, and sound business practices.
- **Community and Government Services**  
Accommodate desired public service facilities. Services provided on or because of the redevelopment of GNAS should respond to unique opportunities that add to the depth and quality of community life.
- **Traffic and Transportation**  
Provide a traffic system that minimizes traffic congestion and impacts and moves traffic efficiently.
- **Land Use Organization**  
Land uses should be organized to ensure their compatibility with the surrounding community, to promote job retention and creation, and to develop unique and exciting uses that capitalize on the site's redevelopment potential.
- **Community Character**  
The development of the GNAS site should reflect the community's character, design and development standards and should be attractive and complementary to community aesthetics.





It is the coupling of the GNAS Reuse Goals, the Master Plan and Design Guidelines that give form, substance and broad-based community support to the project. The principles expressed by these documents guide and inform the development process now and for the future.

**Master Plan Objectives**

To create:

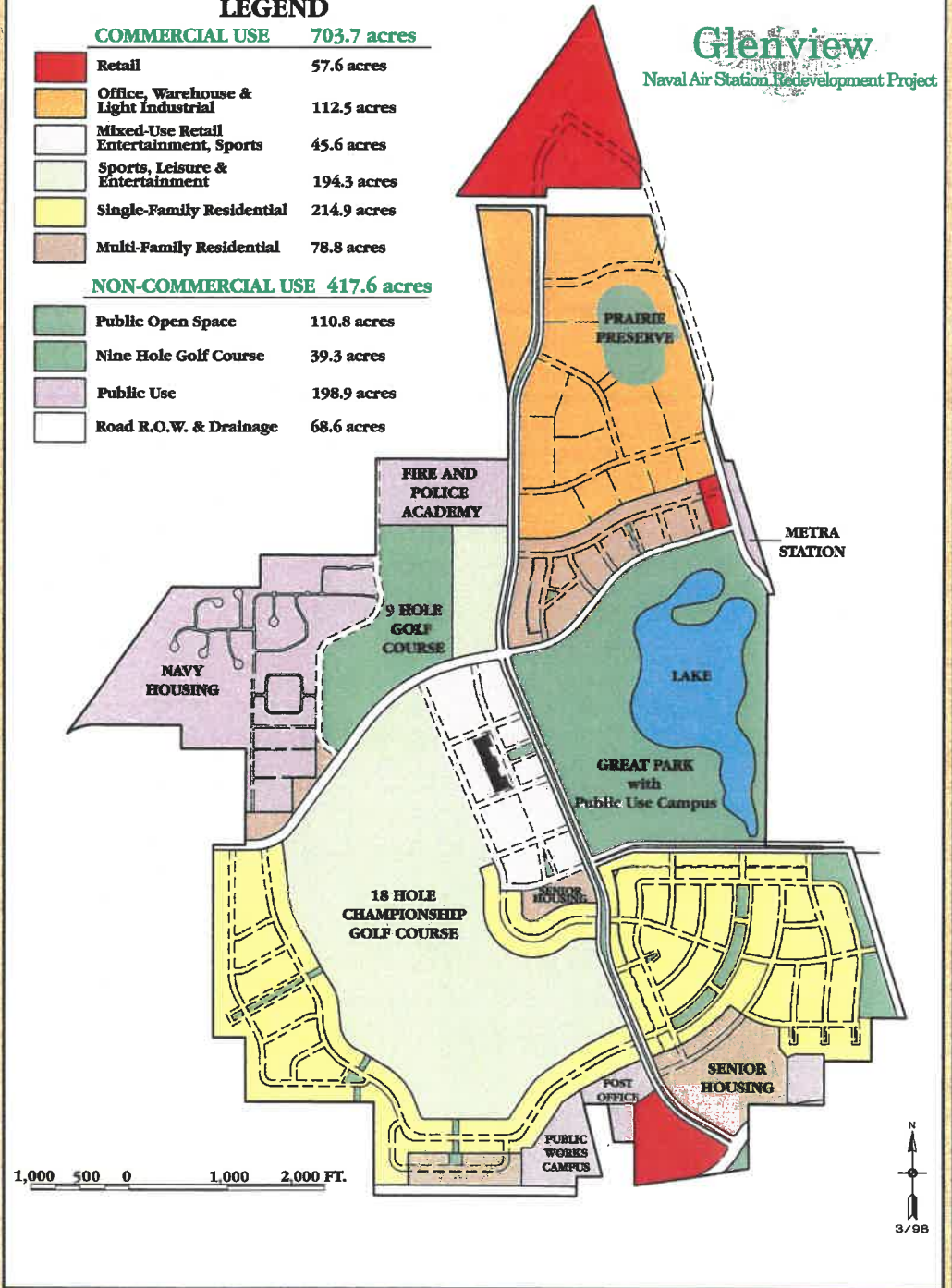
- A Mixed-Use Retail Center serving as the commercial and community focus to the surrounding new neighborhoods, that encourages reuse of historic Hangar One.
- Pedestrian-friendly neighborhoods surrounding the Mixed-Use Retail Center.
- A street framework connecting neighborhoods to one another and to the Mixed-Use Retail Center that is welcoming, comfortable, and supportive to pedestrians and bicyclists.
- A connective open space and park framework, that includes the designated Great Park, a 13.4-acre Prairie Preserve, and two new golf courses, as well as smaller open space and park areas within the residential neighborhoods.
- A plan that is responsive to the current real estate market, yet flexible enough to adapt within an evolving marketplace.

# MASTER PLAN

**Glenview**  
Naval Air Station Redevelopment Project

**LEGEND**

COMMERCIAL USE 703.7 acres	
	Retail 57.6 acres
	Office, Warehouse & Light Industrial 112.5 acres
	Mixed-Use Retail Entertainment, Sports 45.6 acres
	Sports, Leisure & Entertainment 194.3 acres
	Single-Family Residential 214.9 acres
	Multi-Family Residential 78.8 acres
NON-COMMERCIAL USE 417.6 acres	
	Public Open Space 110.8 acres
	Nine Hole Golf Course 39.3 acres
	Public Use 198.9 acres
	Road R.O.W. & Drainage 68.6 acres





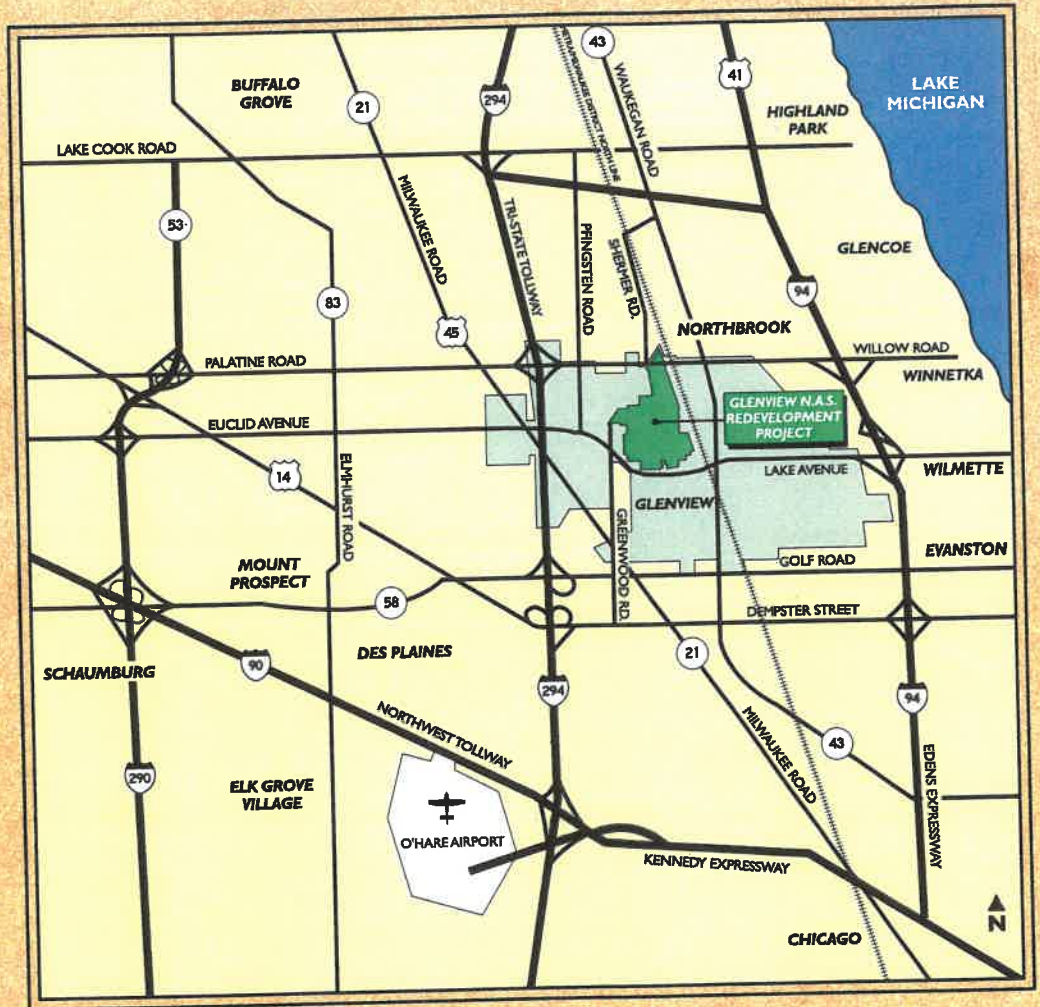


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**OPPORTUNITY**

Located in the center of Glenview, the site is one of the most attractively located in-fill parcels in the Midwest. Consisting of approximately 1,121 acres, the property is in the heart of the exclusive North Shore of Chicago. It is also situated 18 miles north of Chicago's Central Business District and 10 miles north of O'Hare International Airport. The property is expected to attract approximately \$1 billion of private and public investment.

The Village is seeking proposals for development of one or more of the following parcels in the first phase, which consists of both Phases I and IA:



**PHASES I AND IA PARCELS OFFERED**

Land Use	Acres	Parcel(s)	Development Program
Single Family Residential	158.5	1, 2, 3, 4, 5 & 6	Approximately 460 lots
Multi Family Residential	43.5	6 & 9	Approximately 315 units
Senior Housing	30.6	11 & 12	Approximately 600 units
Retail	57.6	13,14, & 15	Approximately 425,000 sq. ft.
Mixed-Use Retail	45.6	16,17,& 18	Approximately 400,000 sq. ft. for retail, sports, commercial, and residential including senior housing
Golf Course	179.2	20	18-hole championship course
Office & Light Industrial	112.5	21, 22, & 23	Approximately 1,800,000 sq. ft. in a campus setting
<b>TOTAL</b>	<b>627.5</b>		

The designation of parcels in Phases I and IA is based upon parcel availability on or before October, 1999. As of the date of this RFP, the Village is not in title to certain parcels as more fully described in the Land Transfer Schedule (see Exhibit 4, in the Parcel Information and Exhibits booklet). Phase II parcels will be released in a separate offering at a future date, to be determined by market conditions and successful development of Phase I parcels.

Presently, the entire property is zoned P-1, Public Lands District (reflecting GNAS' former status as a



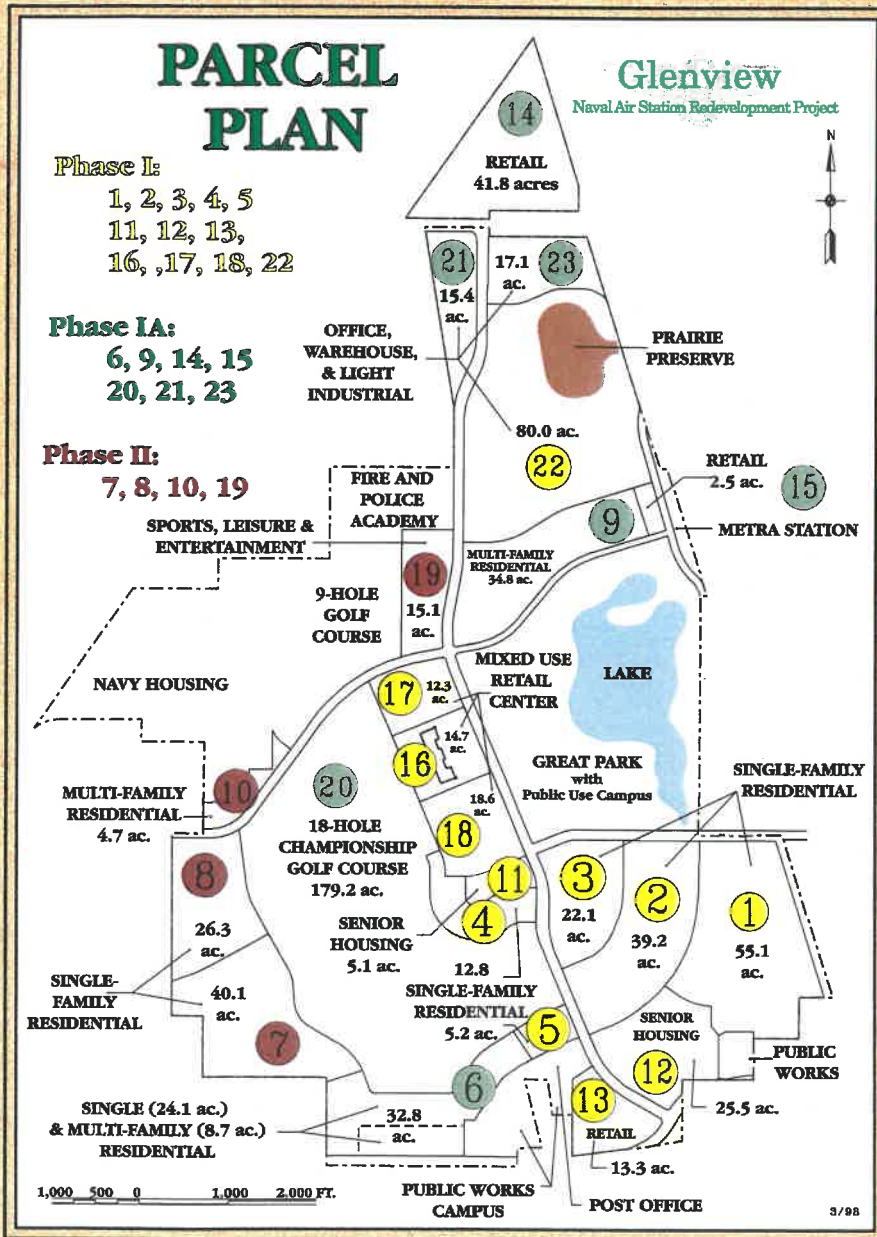


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Federal facility) and sales will be subject to rezoning and subdivision. The intended zoning for each parcel is clearly stated in the Parcel Plans and Exhibits booklet (distributed with this document) and the Village will be a co-applicant with successful developers during the rezoning and subdivision process. Specific parcel information is provided in the parcel package.

**PHASE II PARCELS OFFERED**

Land Use	Acres	Parcel(s)	Development Program
Single Family Residential	66.4	7 & 8	Approximately 200 lots
Multi Family Residential	4.7	10	Approximately 35 units or senior housing
Sports	15.1	19	Approximately 125,000 sq. ft.
<b>TOTAL</b>	<b>86.2</b>		



- The community has committed significant resources to create public facilities and amenities that will contribute to the success of the development. Major elements of the community's investment include:
- Demolition of existing runways and taxiways;
  - Construction of a main stem roadway network;
  - Construction of stormwater, sanitary and potable water trunk lines along the main stem roadway;
  - Construction of a recreational lake which also provides for central stormwater detention;
  - Promulgation of comprehensive Design Guidelines and a Master Plan;
  - Construction of public parks, recreation areas, and public service facilities;
  - Erection of a \$20 million Park District recreation center;
  - Improvements to off-site potable water and utility systems to serve the development;
  - Establishment of a Tax Increment Finance district to assist financing of site infrastructure in order to advance economic development objectives;
  - Construction of a commuter rail station (Metra) on the site.





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**G**lenview and its neighboring communities combine to represent one of the most affluent areas in the nation, with demographics that fully support the successful redevelopment of the site.

### DEMOGRAPHICS

The median household income in Glenview, populated by 38,000 residents, is currently estimated at \$74,000, or approximately twice the national average. By the year 2003, the estimated median household income within a 5-mile radius of Glenview will be nearly \$92,000. Glenview is primarily residential: 54% of the Village's land area is dedicated to single-family housing, with an average home sale price in 1996 of \$316,000.

### TRANSPORTATION AND COMMERCE

The GNAS site is located 18 miles north of Chicago, approximately two miles east of the Tri-State Tollway (Interstate Highway 294) and three miles west of the Edens Expressway (Interstate Highway 94). Access to both highways is via Willow Road; East Lake Avenue also

## MARKET ADVANTAGE

provides access to the Edens Expressway. The site is also bordered on the east by the regional commuter rail line, Metra, where a new

commuter station will offer service to downtown Chicago and provide 1,500 parking spaces. The existing downtown Glenview train station is the only Amtrak stop between Chicago and Milwaukee.



*Single-family homes in Glenview*



*Zenith's headquarters in Glenview on the I-294 Tollway*

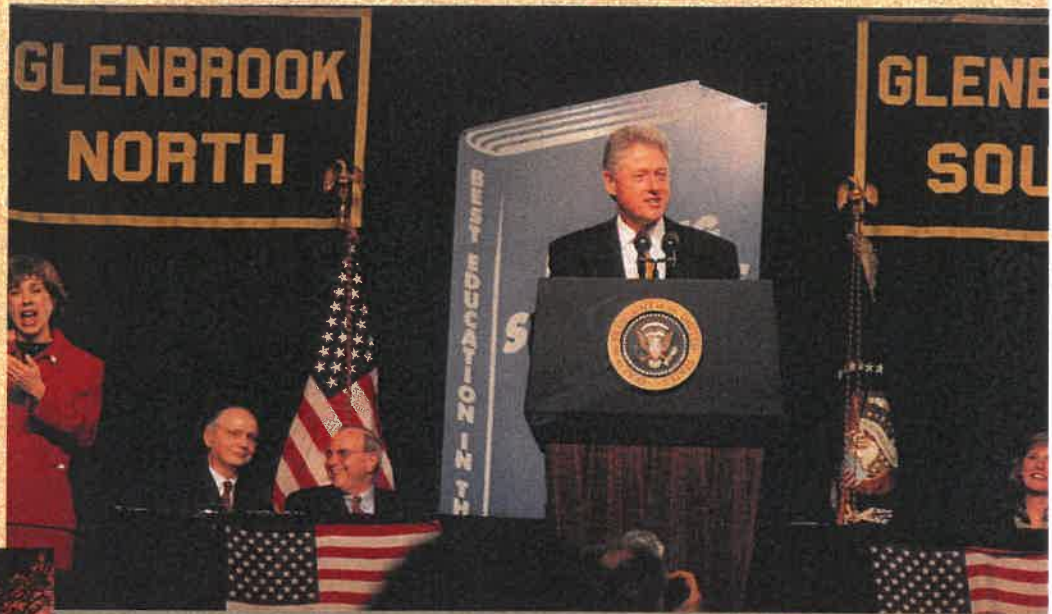
Glenview is home to the corporate headquarters of Kraft USA, Zenith Electronics, and Illinois Tool Works. Other major employers include Avon and Scott Foresman/Addison Wesley. The employment profile of the Village for Executive/Professional" categories is 45.2% versus 27.6% in Cook County and 26.5% statewide.



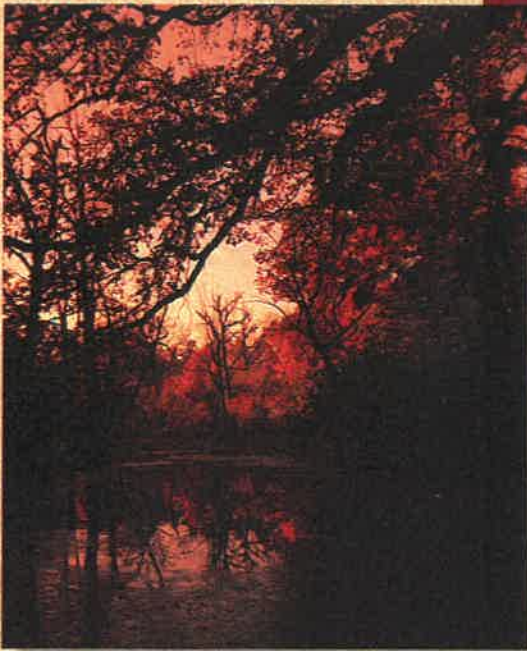


### SCHOOLS

Two elementary school districts (30 and 34), as well as a high school district (225), serve the site. The elementary schools offer a variety of programs designed to meet the individual needs of students. Glenbrook South High School is one of the most highly rated schools in the country, with 92% of its students going on to college. Numerous highly regarded private schools also serve the Glenview area.



*President Clinton conveys an "Excellent Schools" award to Glenbrook South High School on January 22, 1997*



*The Grove at sunset*



*Playing softball in the Great Park*

### PARKS AND OTHER COMMUNITY INTERESTS

The Glenview Park District has 36 recreational areas containing playgrounds, tennis courts, softball fields, volleyball/basketball courts, fieldhouses, soccer fields, football fields, and sled hills. Other Park District facilities include an 18-hole golf course, an ice center, indoor tennis courts, outdoor

swimming pools, and a National Historic Landmark called The Grove, which is a 122-acre nature preserve of woods, ponds, trails, and a number of historic buildings.

The recreational offerings of the Park District are supplemented by a total of 1,131 acres of Cook County Forest Preserves in and around the Village with bicycle paths and picnic areas.





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# A PLACE FOR ALL SEASONS

The centerpiece of the redevelopment plan is the 140-acre Great Park that will feature a 54-acre lake and a \$20 million, Park District recreation center. The park, lake, and recreation center will serve as a destination for both families and the labor force. The Great Park will have miles of walking and bike trails that will traverse prairie landscaping and natural wetland areas and connect to paths throughout the development and the community. The park also includes acreage for play fields, a middle school and a branch library.

To the west of the Great Park is historic Hangar One, a structure rich in history. Hangar One is planned to be the focal point along an entertainment-focused main street in the Mixed-Use Retail Center. It is situated at the base of the Village Green, with prominent visibility to the Great Park. Families will gather at the museum, cinema, art festivals, shops,

## MASTER PLAN

restaurants and sporting facilities. In the evenings, entertainment venues will be alive with music, dancing, theater and patrons who will

stroll along main street. The Village Green will provide open space for festivals and special events.



*The existing Prairie Preserve in Summer*

A 13.4-acre prairie with a 10 foot buffer within the business campus will be preserved if the Village is successful in receiving a permit to fill some low quality wetlands for development. The Prairie

Preserve will be discovered within a 5 minute walking distance and due north of the Great Park. It contains a collection of rare, native prairie vegetation that can be enjoyed by the community and corporate entities who select this site. To the west of Hangar One, approximately 218 acres of additional open space are programmed for unique, high caliber golf opportunities. The Village seeks a golf course developer to construct a tournament-quality, 18-hole championship golf course and learning center similar to Cog Hill or Kemper Lakes. The Glenview Park District will construct a 9-hole course adjacent to the championship course to provide a broader family-based experience.



*The Park Promenade in Spring*





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Additional amenities and services include: numerous pocket parks that establish open space for each neighborhood; the new Metra commuter train station; a Post Office; and an expanded Glenview Public Works campus. The Metra station is in design and is scheduled to be operational by late 1998. Located adjacent to the business campus, it has superb access to the Chicago region labor market.

The Master Plan merits careful study by prospective developers, with consideration given to what is encouraged by graphic inclusion, such as a mix of adjacent land uses, secondary roadway configurations and site densities. That which is discouraged by omission also should be noted, such as inwardly-focused "walled" or "gated" residential subdivisions, strip retail centers with unlandscaped parking lots, and wide roadways accommodating fast-moving vehicular traffic.



*Ice Skating at Hangar One in Winter*



*The Village Green in Fall*

The Village is fully committed to maintaining the integrity of the Master Plan and the inter-relationships between parcels. The Master Plan and Design Guidelines form the basic design expectations for this project. Proposals are encouraged to incorporate the Village's vision

within individual site plans. The Master Plan does not include retention of any buildings other than

Hangar One and the non-denominational Chapel, both of which are encouraged to be renovated and reused. The Chapel would most likely require relocation, and proposers are encouraged to suggest a way to include it in their development programs.

The Master Plan and Design Guidelines manual, in addition to describing the Master Plan in greater detail, also provides specific design guidance for certain components of the Master Plan, including the following:

- Street System
- Open Spaces
- Residential Parcels: Single-Family, Multi-Family, and Senior Housing Sites
- Retail and Commercial, Sports & Entertainment Parcels

- Business Park Parcels
- Hangar One
- Public Building Parcels
- Signage System

A rendered Master Plan appears on the following page.



WEST LAKE AVENUE

GREENWOOD ROAD

LAKE AVENUE

CHESTNUT AVENUE



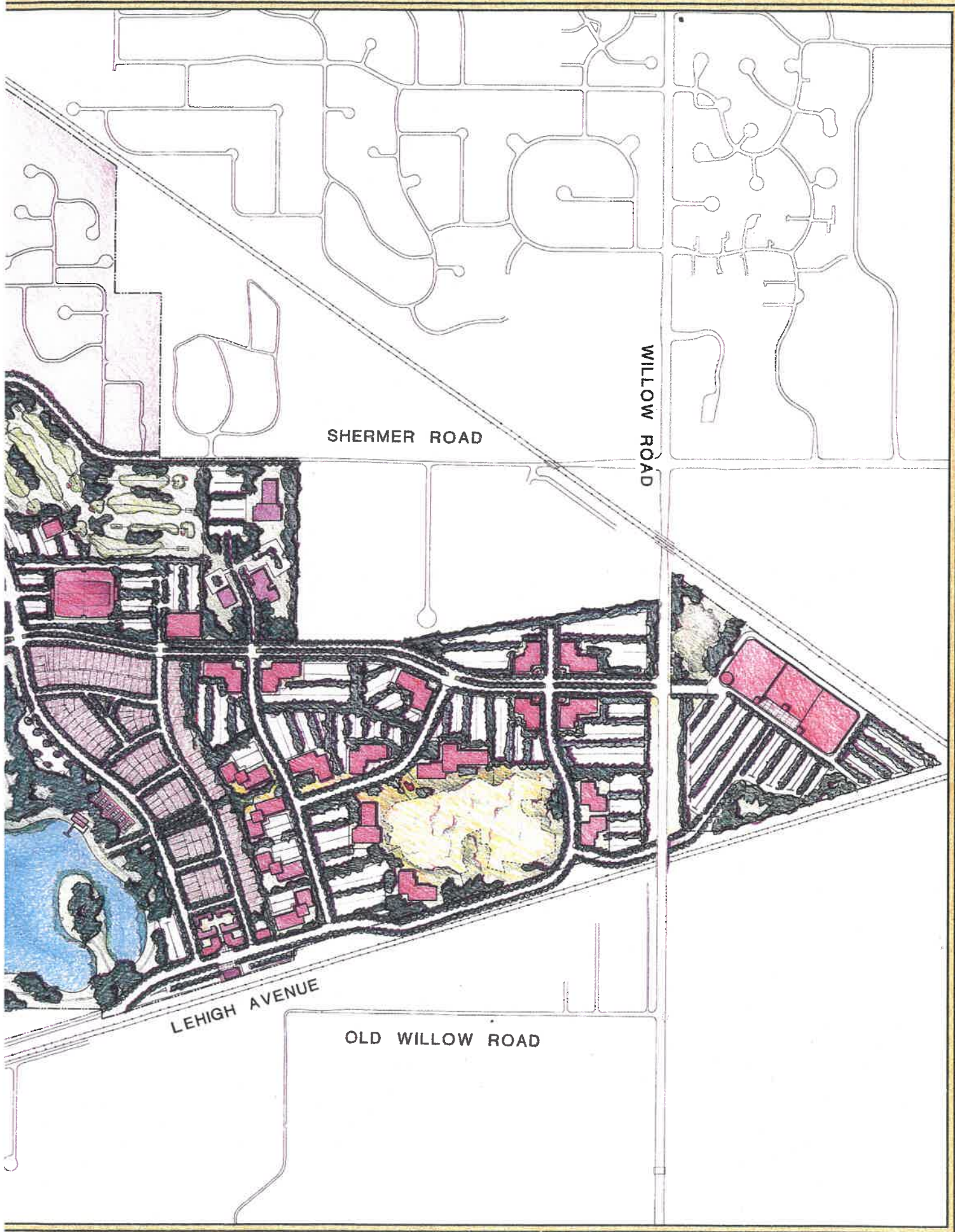
ILLUSTRATIVE  
MASTER PLAN  
SKIDMORE, OWINGS & MERRILL LLP

GLENVIEW  
NAVAL AIR STATION

VILLAGE OF GLENVIEW  
MERRIFIELD REAL ESTATE, INC.  
FEBRUARY 20, 1998







SHERMER ROAD

WILLOW ROAD

LEHIGH AVENUE

OLD WILLOW ROAD





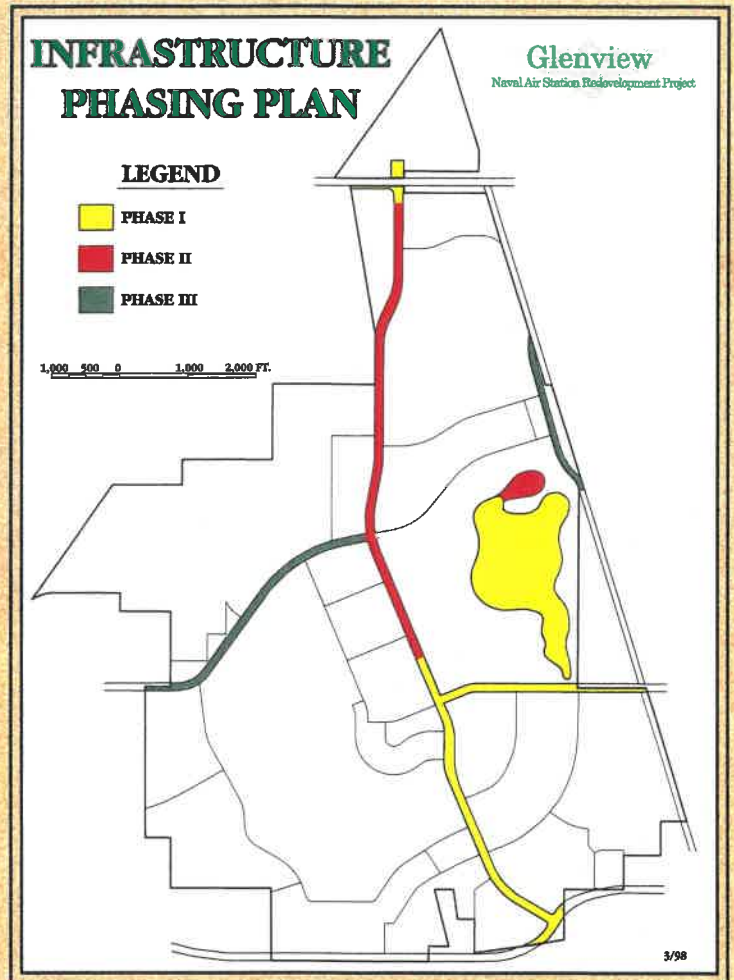
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## VILLAGE INVESTMENTS AND SCHEDULE

### Infrastructure

The Village of Glenview has taken a long-term perspective to create a functional and aesthetic infrastructure system that will stand the test of time. The Village will construct the main stem roadways and underground utilities, remove the runway and tarmac materials, and build the 54-acre regional stormwater lake that will become a beautiful recreational amenity for the entire community.

The Village Board awarded the Phase I contract and held a groundbreaking for the infrastructure work on March 11, 1998. Phase I includes constructing the underground utilities and main stem roadways in the southeast quadrant of the site, excavating approximately 80% of the lake, and removing runway and tarmac surfaces, over a fifteen to eighteen month time period. Depending on permit availability, the intersection of the North-South Road and Willow Road may be included in the first phase scope of work. The hard surface roads in Phase I should be in place by May, 1999. Construction work contemplated for future phases may be accelerated to the extent necessary to meet developer timetables.



*The Village Trustees break ground for construction on March 11, 1998.*

The main stem roadway network will include landscaped medians in key areas of the property to create a pleasing environment for business and residential uses. The recreational lake will serve as a focal point for both the development and the community, but will also meet the stormwater detention requirements for most development on the property. This centralized stormwater system permits more efficient use of parcels, elevating the overall value of the site.





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**Demolition**

Runway demolition and removal is part of the Phase I infrastructure contract. Building demolition will be coordinated with purchasers to maximize site availability and value. As such, it may be in the mutual interest of the Village and the successful purchasers to determine demolition responsibilities as part of the final negotiation process.

**Environmental**

The United States Navy, in partnership with the United States Environmental Protection Agency and the Illinois Environmental Protection Agency, is undertaking appropriate environmental remediation actions necessary to convey property to Glenview. The Land Transfer Schedule in Exhibit 4 identifies projected dates for parcel transfers from the Navy to the Village. By June 30, 1998, the Village expects to have title to approximately 95% of the property. All environmental reports are contained in the Navy's Administrative Record, and will be made available

during the due diligence period outlined in the Purchase and Sale Agreement in Exhibit 15.

To protect the Village and future developers, deeds conveyed will contain a CERCLA 120(h)(3) covenant warranting that if any additional



*The Metra train station in downtown Glenview, an award-winning design*

remedial action is found to be necessary after the date of property transfer, it shall be conducted by the United States. Additionally, the Department of Defense has issued an "Indemnification of transferees of closing defense property" in Section 330 of the National Defense Authorization Act for Fiscal Year 1993 that is applicable to third party purchasers. To address potential timing and budgetary constraints of the Federal government, the Village has purchased environmental insurance to allow for swift cleanup in the event new environmental remediation needs are discovered during development.



*Sailing and fishing on the new lake*





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## LAND SALE PROCESS

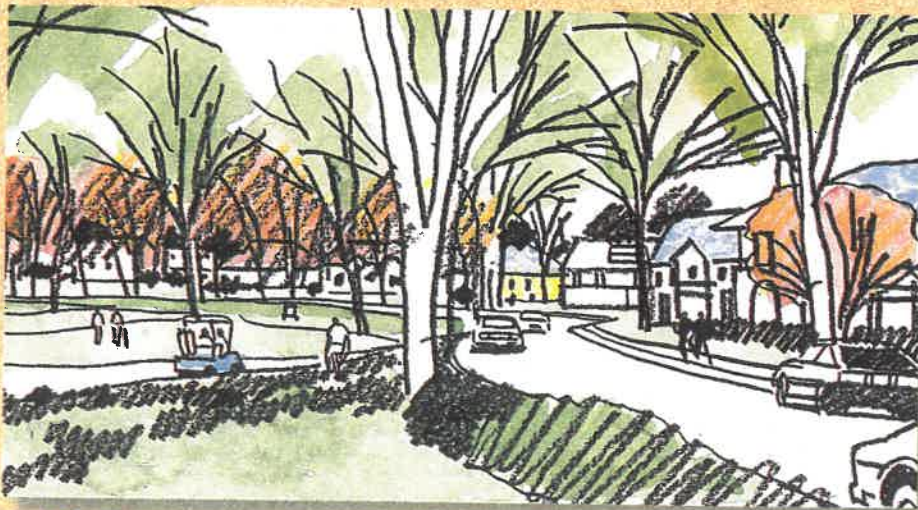
The Request For Proposals is available to any interested party by request to the GNAS Director of Marketing, or may be downloaded from the Village's Web site at <http://www.glenview.il.us>. The Village has established a 60-day response period and a due date of June 15, 1998, 4:00 p.m. C.S.T. for all proposals.

Parcels will be sold in their entirety. The proposer may submit proposals on an individual or multiple parcels, however, the Village reserves the right to award individual parcels to the developer of its choice. If a proposer is making its proposal for multiple parcels on an "All-or-None" basis it must be so noted on the Summary Pricing Form as a contingency.

### LAND SALE PROCESS SCHEDULE

Pre-Proposal Conference	April 29, 1998 at 10:00 a.m.; GNAS Redevelopment Office
Property Tours	April 29, 30, May 6, 7, 1998
Submission of Proposals	June 15, 1998
Evaluations & Shortlist	June 15 - July 3, 1998
Oral Presentations	July 6 - July 17, 1998
Negotiations	July 17 - October 9, 1998
Selection	October 15, 1998

The staff will review, evaluate and clarify the proposals, and then recommend a short list to the Village Board of Trustees for approval. The short-listed candidates will be asked to make oral presentations and may be required to provide more detailed materials such as revised site plans, renderings and evaluations, concept engineering, traffic impact analyses, budgets, pro formas and market feasibility studies. Finalists will then make oral presentations to the Village Board of Trustees and staff. After oral presentations, the Village will select a purchaser(s) and execute a Purchase and Sale Agreement(s) with each purchaser(s). The selected purchaser(s) will provide a scale model of the proposed project.



Single-family homes along the Championship Golf Course



Retail storefronts in a walkable neighborhood on the North Shore



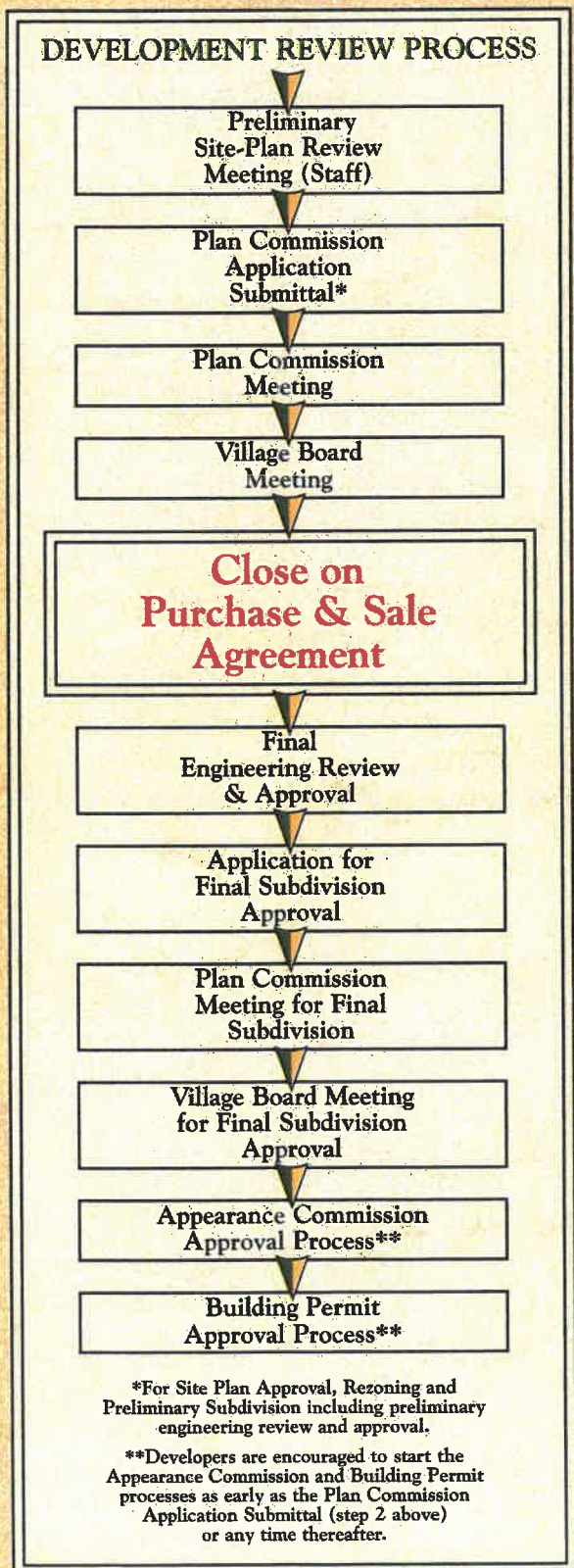


Upon execution of the Purchase and Sale Agreement, a due diligence process will begin, followed by the Village's zoning, subdivision, site plan and appearance approval process, diagrammed at right.

The Village reserves the right to: 1) modify the process or change any of the dates set forth above; 2) accept or reject any and all proposals for any reason; 3) enter into Purchase and Sale Agreements deemed to be in the best interest of the Village, in its sole determination; and 4) seek new proposals at any time.

To ensure fair consideration of all proposals, the Village prohibits communication to or with any Village department or employee, Village Official or Village consultant during the submission process, except as provided below. Further, the advisor team and others who consult with the Village in the selection process are prohibited from participating with any of the potential development teams.

The appropriate Village Official will initiate any communication between a proposer and the Village or an employee in order to obtain information or clarification needed to



develop a proper and accurate evaluation of proposals. Communications initiated by a proposer may be grounds for disqualifying the offending proposer from consideration for award of the contract and/or consideration of any future proposals.

### IMPORTANT INFORMATION

Any questions concerning the RFP should be addressed in writing or faxed to Dan Walsh, Director of Marketing, GNAS Redevelopment Project Office, 2800 Admiral Ewen Drive, Glenview, Illinois 60025 (fax: 847-998-1591). Answers to questions received will be distributed to all registered RFP recipients in the form of a weekly addendum, if applicable. Questions received within ten (10) calendar days of the proposal due date will not be answered. It will be the responsibility of the proposers to contact the Director of Marketing prior to submitting a proposal to ascertain if any addenda have been issued, to obtain all such addenda, and to return executed addenda with the Proposal.





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### PROPOSAL DUE DATE

Sealed proposals must be received either by mail or hand delivery at the GNAS Redevelopment Project Office no later than 4:00 p.m. C.S.T., June 15, 1998. Proposals will not be accepted after this time.

Submitted proposals should be clearly marked "Response to Request for Proposals for the Glenview Naval Air Station: Parcel [INSERT PARCEL NUMBER(S)]." Proposers must submit an original and twenty five (25) complete copies of

their Proposal. Proposals must specifically identify the parcel(s) for which an offer(s) is being made. Proposals are to be addressed as follows for either mail or hand delivery:

Mr. Dan Walsh  
Director of Marketing  
Glenview Naval Air Station  
Redevelopment Project  
2800 Admiral Ewen Drive  
Glenview, Illinois 60025

### PARCEL SALE TERMS & CONDITIONS

Parcel sale terms and conditions are fully delineated in the Purchase and Sale Agreement, Exhibit 15. The following is a brief summary of certain key terms contained in that document which governs the conditions of any transfer of GNAS Property by the Village of Glenview:

- Price:** Subject to Offer; offer price will be subject to a credit for building demolition or other main stem infrastructure elements, if applicable.
- Terms:** All cash (or phased cash payments where "take downs" are allowed), payable at closing.
- Condition:** The Property is available for sale in an "As-Is, Where-Is" condition.
- Title:** Fee Simple.
- Proposal Deposit:** A \$25,000.00 cashier's or certified check (refundable) is required with all proposals. Successful proposers will receive a credit for their deposit against the purchase price. The deposit will be returned if a proposal is rejected or if terms cannot be negotiated between the parties.
- Contingencies:** Acceptable contingencies are zoning, subdivision, site plan and appearance approval; soil investigation; and environmental assessment. Unacceptable contingencies include, but are not limited to, prior sales and leasing; financing; and an unreasonable length of time to close.
- Agreement:** Refer to the Purchase and Sale Agreement in Exhibit 15 for a complete description of all terms and conditions.





## SUBMISSION REQUIREMENTS

**T**he Village of Glenview is seeking proposals that address four broad areas:

1) Minimum Qualifications; 2) Development Program and Project Design; 3) Development Approach, Process and Schedule; and 4) Price and Financing. The Village will give careful consideration to each area. Elaborate submissions are specifically discouraged. Proposers are asked to present in concise form the following:

### MINIMUM QUALIFICATIONS INFORMATION

- Evidence that the proposer has had substantial prior experience with at least two completed projects of a comparable size, complexity and mix of the parcel/product to that envisioned for the subject site(s).
- Evidence of financial resources to acquire and develop the property. This shall include: the completed GNAS Financial Information Form (Exhibit 12), financial statements and

evidence of equity and debt financing for the acquisition and vertical development.

- A commitment to the overall Master Plan goals and

specific land uses and compliance with the GNAS Design Guidelines and Master Plan.



*Traditional style multi-family homes are encouraged in Glenview*



*A boat house by the lake*

### DEVELOPMENT PROGRAM AND PROJECT DESIGN

Proposals shall be based upon entire parcels as defined by the Parcel Plan. Maps and individual site plans are contained in the booklet entitled "Parcel Information and Exhibits" accompanying the RFP.

Proposers must submit:

- A proposed site plan with conceptual/preliminary engineering (at a scale of 1" = 200 feet), renderings, detailed elevation drawings (at a scale of 1" = 8 feet), density summary and proposed vertical development uses, tenant mix and programming (where applicable).





• VILLAGE OF GLENVIEW •



*A typical commercial building in Glenview*

- A list of existing structures on the parcel to be demolished and the estimated cost of same.
- A narrative regarding the feasibility of the project which addresses market feasibility and developer's capacity to perform.
- A narrative of the proposed land use and intended zoning including analysis of how the proposal complies with intended zoning. Demonstrate conformance of proposed use with the Master Plan and Design Guidelines, including a description of the palette of building materials and landscape materials.

### DEVELOPMENT APPROACH, PROCESS AND SCHEDULE

Proposers must demonstrate their ability to implement their proposed plan by providing a description of the capabilities, experience and development approach for their parcel(s).

Proposals shall provide:

- A biography describing the proposer's history, location(s), legal structure, ownership, organizational structure and key staff; evidence of substantial prior experience in projects of a similar scope and magnitude; information regarding the type of other projects and developments, including location and dollar value; history of working with neighborhood groups and local officials.
- A brief description of the development team

proposed to implement the plan. List subconsultants, builders, planners, architects/engineers and marketing resources that will support the development.

- A comprehensive development schedule for the parcels. The willingness of proposers to acquire the entire parcel at once and to develop their projects as quickly as possible will be viewed favorably.



*A view of Glenview Road, the main street in downtown*

### PRICE AND FINANCING

- Proposers must complete the Summary Pricing Form, Financial Information Form and Proposer's Certification (Exhibits 11, 12 and 13).
- Proposers shall affirm their acceptance of the proposed Purchase and Sale Agreement (Exhibit 15) terms. Any exceptions shall be identified on the Summary Pricing Form (Exhibit 11).





• VILLAGE OF GLENVIEW •

- Proposers shall provide evidence of ability to finance of the proposed development, including both equity and debt. In the event that the proposer is committing equity or debt financing from its own resources, an authorized representative of the proposer must execute the commitment and evidence of their ability to commit the financing provided.

### ADDITIONAL INFORMATION

- All proposals submitted shall be binding for one hundred eighty (180) calendar days following the proposal due date.
- If it becomes necessary to revise or amend any part of this Request for Proposals, the Director of Marketing will furnish the revision by written addendum to all registered recipients of the RFP.



*Multi-family homes in downtown Glenview.*



*Soccer is a popular children's sport in Glenview*

- Proposers are requested to identify specifically any information contained in their proposals which they consider confidential and/or proprietary and which they believe to be exempt from disclosure, citing specifically the applicable exempting law or the reason for the claimed exemption.
- All proposals will become the property of the Village of Glenview and will not be returned to the proposers. In the event of contract award, all documentation produced as part of the contract will become the exclusive property of the Village.
- By submitting a proposal, the proposers certify that they have fully read this three volume RFP package, and have full knowledge of the scope, nature, and quality of work to be performed.
- Discussions may be conducted with proposers to clarify the solicitation requirements. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing proposals except as may be required by law.





• VILLAGE OF GLENVIEW •

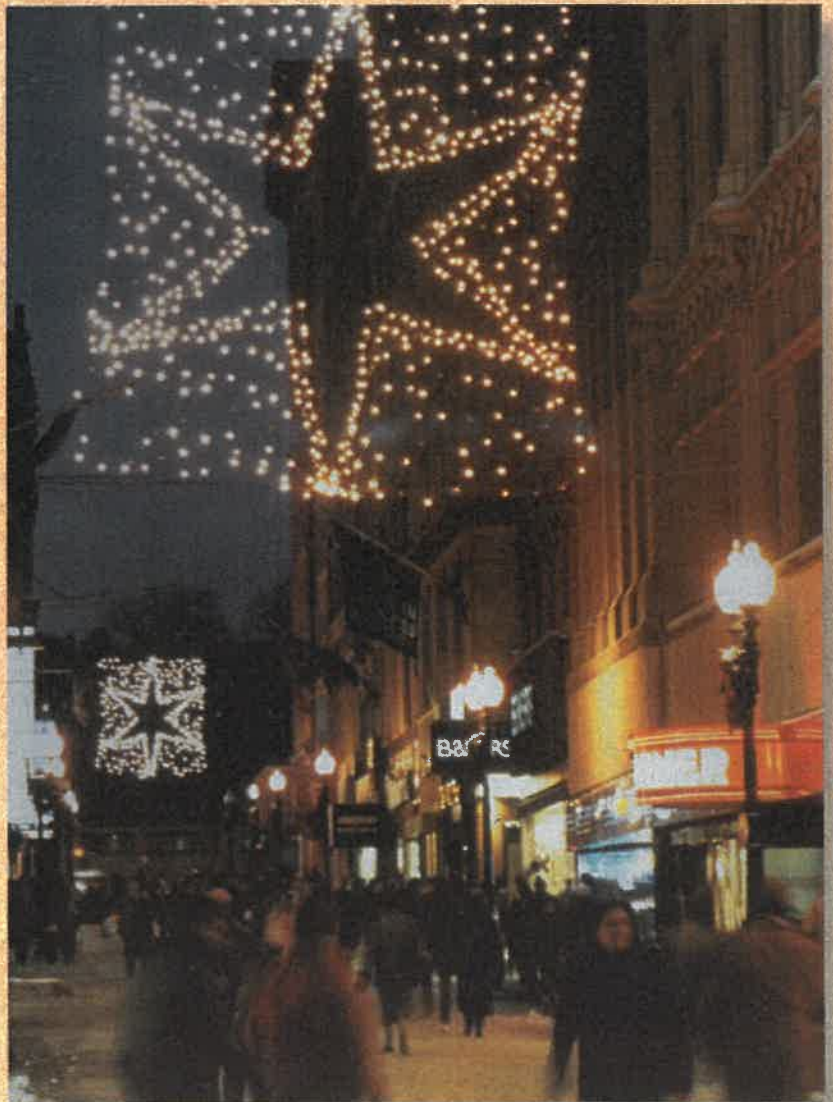


*A Power Retail Center on the North Shore*

- A list of additional documents available which may aid the proposer in preparing a response to this RFP is attached as Exhibit 17. Proposers are encouraged to become familiar with these documents.

By submitting a proposal, the proposer acknowledges that the review process to determine and select qualified purchasers includes negotiation.

- Parcel maps of the property are included in this RFP as exhibits. Respondents are hereby notified that all locations and dimensions are approximate, and the maps may contain errors.
- The Village amended its Comprehensive Plan by Ordinance Number 3944 on February 3, 1998 to incorporate the Master Plan developed for the GNAS Property. The Comprehensive Plan map is shown in Exhibit 2. All development proposals will be evaluated for consistency with the Village Comprehensive Plan.
- Successful proposers will be responsible for securing project approval from the Village consistent with the codes, ordinances and regulations of the Village as more fully described in the Purchase and Sale Agreement. The Village will work closely with successful proposers to ensure that the project approval process is consistent with the terms of the Purchase and Sale Agreement.
- All proposals must include a completed Buyer/Broker Certification Form. See Exhibit 10 for the broker commission policy and Buyer/Broker Certification Form.



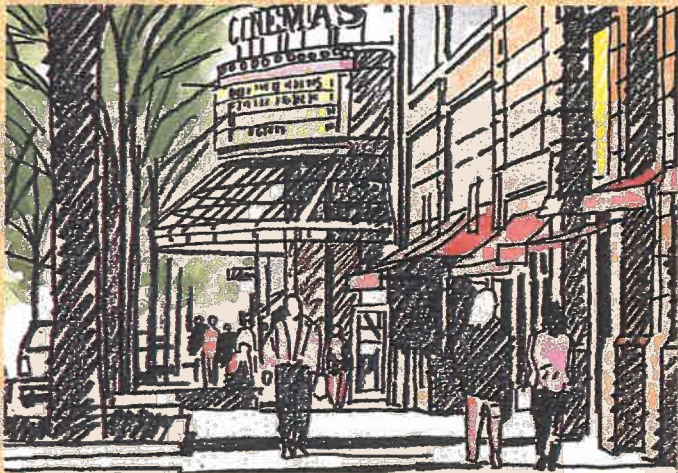
*Holiday lights on the entertainment street in the Mixed Use Retail Center*





## EVALUATION CRITERIA

The Village of Glenview will evaluate proposals based upon pre-defined qualitative objectives. The order of criteria is not intended to reflect the level of importance. The Village will consider the proposals against the qualifications and other requirements below.



Theaters and sports clubs along the entertainment street

### MINIMUM QUALIFICATIONS

- Demonstrated experience in at least two completed projects of similar size and quality as proposed for the submitted parcel(s).
- Demonstrated financial resources and commitments to both acquire and develop the property.
- Qualifications and experience of proposer.

### PROPOSED DEVELOPMENT PROGRAM AND PROJECT DESIGN

- Degree of compliance and compatibility of project with the Master Plan, Design Guidelines and GNAS Reuse Goals Statement.
- Feasibility of proposed project including market feasibility and proposer's capacity to perform.
- Contribution to the redevelopment of the entire site and impact on adjacent areas.

- Caliber of project design, with consideration of site plan, building design, building elevations, site landscaping, and building materials.

### DEVELOPMENT APPROACH PROCESS AND SCHEDULE

- Technical ability of proposer to execute and complete project.
- Development management approach.
- Site development integration with Village infrastructure and proposer infrastructure commitments.
- Overall development schedule and guarantees of performance.



Office buildings near the Prairie Preserve in the business park

### PRICE AND FINANCING

- Price offered for development parcel(s).
- Acceptance of Purchase and Sale Agreement for Real Estate.
- Evidence of ability to obtain financing for acquisition and development.
- Impacts of take downs, phasing and other purchaser controlled actions.





• VILLAGE OF GLENVIEW •

# PROPERTY TOURS AND PRE-PROPOSAL CONFERENCE

In order to better acquaint proposers with the property, the Village will offer inspection tours of the property prior to proposals. The tours will include a brief walk-through of selected sites. The inspection tours will be scheduled as follows:

### Dates and Times:

April 29, 1998	12:00 PM	1:30 PM	3:00 PM
April 30, 1998	12:00 PM	1:30 PM	3:00 PM
May 6, 1998	12:00 PM	1:30 PM	3:00 PM
May 7, 1998	12:00 PM	1:30 PM	3:00 PM

### MEETING PLACE:

GNAS Redevelopment Project Office,  
2800 Admiral Ewen Drive, Glenview, IL. 60025  
(enter property at West Lake Avenue gate and follow signs - see directional map below)

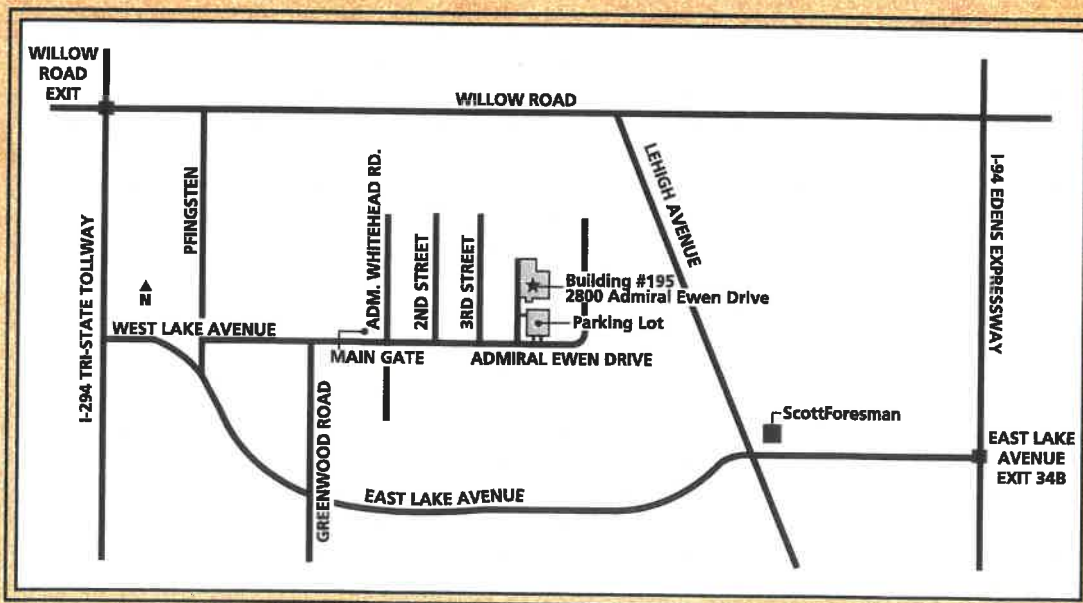
It is anticipated that these will be the only periods accommodating inspection tours scheduled during the selection process, so proposers should plan accordingly. Please call to make an

appointment with Diane Lutzenburger at 847-998-9500. A scheduled time commitment is required in order to balance the number of attendees on each tour. During the first week that on-site tours are scheduled, there will be a pre-

proposal conference at the GNAS Redevelopment Project Office. This meeting is scheduled to occur in the GNAS Redevelopment Project Office at 10:00 a.m. on April 29, 1998. No prospective proposer will be allowed within the construction zone other than during the inspection tour times listed above.

The pre-proposal conference is intended to provide proposers the opportunity to ask questions or receive clarification from Village representatives of any requirements of the Request For Proposals. To facilitate the clarification of requirements, proposers are requested, if possible, to submit questions in writing, at least three (3) days prior to the pre-proposal conference to the Director of Marketing.

Please use the attached "Pre-Proposal Conference and Property Tour Notification Form" (Exhibit 14) to register and attach any questions to this form.







*Historic Hangar One*

# Glenview

## Naval Air Station Redevelopment Project

### MISSION STATEMENT

Our goal is to redevelop Glenview Naval Air Station to create a lasting source of pride for the community by building quality public amenities, infrastructure, housing plus recreational and job opportunities. To accomplish this goal we are committed to:

- Employing the highest professional standards.
- Integrating the best principles of design, marketing, management, finance, and construction in accordance with the Glenview Naval Air Station Consensus Reuse Plan.
- Being a leader in the field of economic development through public/private partnerships.
- Redeveloping Glenview Naval Air Station in a way that recalls its rich history.
- Continuing to deliver quality services to the community.
- Development in a fiscally responsible manner, encompassing the goals and objective of all supporting jurisdictions.
- Being responsive to and competitive within the marketplace.



Village of Glenview  
Glenview Naval Air Station Redevelopment Project  
2800 Admiral Ewen Drive  
Glenview, Illinois 60025  
847-998-9500 Telephone  
847-998-1591 Facsimile  
Website: <http://www.glenview.il.us>

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