

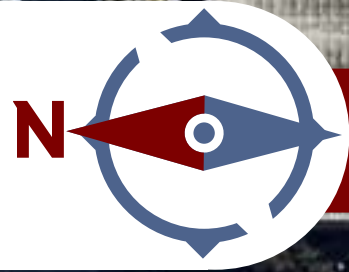
# REQUEST FOR QUALIFICATIONS 24-053

## EXHIBIT 3

THE CITY OF  
AURORA, ILLINOIS  
IS REQUESTING  
QUALIFICATIONS  
AND CONCEPTS FOR  
THE PURCHASE AND  
RENOVATION OF  
EXISTING BUILDINGS  
OWNED BY THE CITY  
LOCATED AT SOUTH  
BROADWAY, AURORA,  
ILLINOIS, 60505

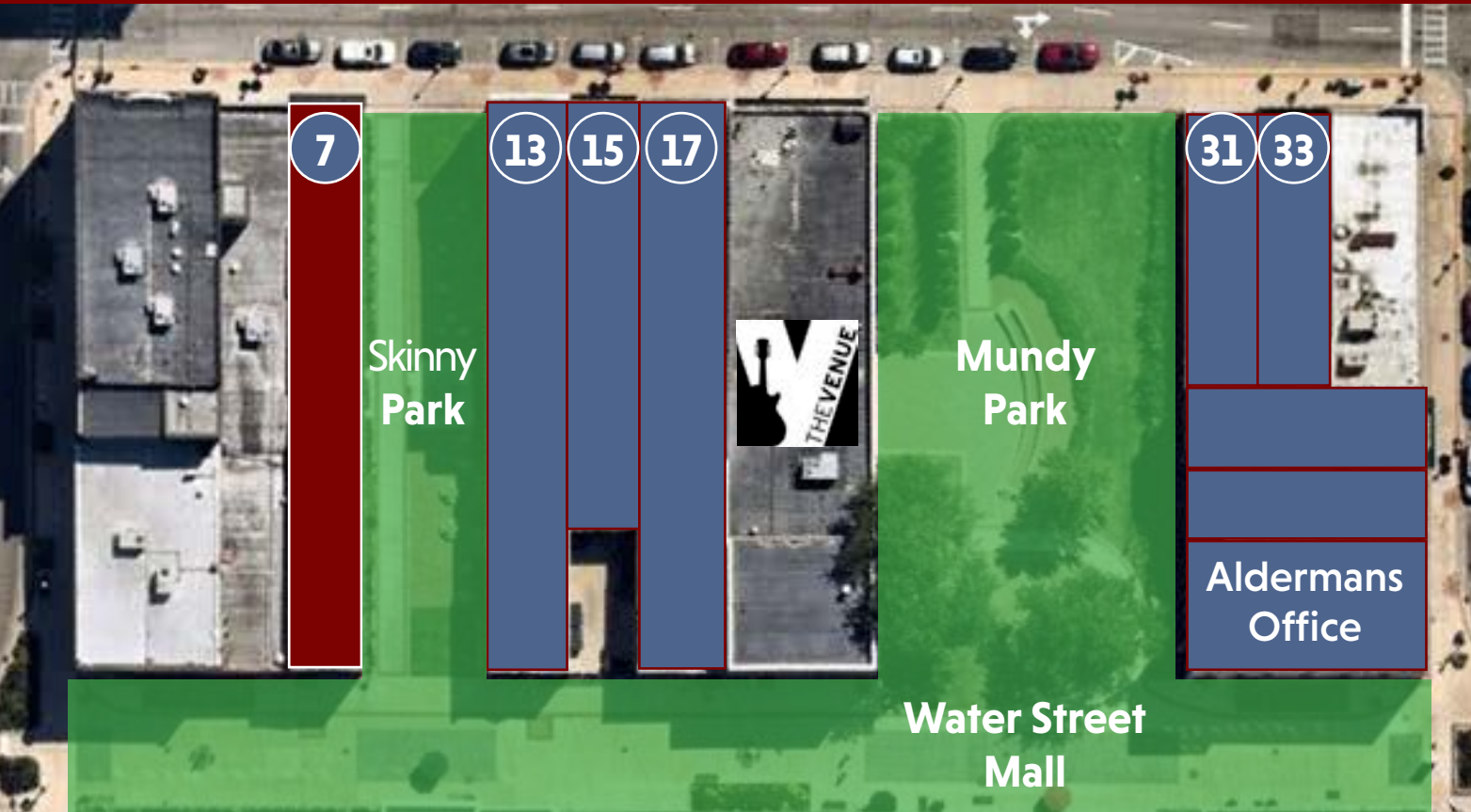
# *What's* COOKIN' ON BROADWAY





# Project Scope

South Broadway



Three Hour Public Parking

62

66

South Broadway



East Downer Place

Three Hour Public Parking

7

13

15

17

31

33

62

66



# REQUEST FOR QUALIFICATIONS 24-053

## SALE OF CITY-OWNED PROPERTIES AT SOUTH BROADWAY, AURORA, ILLINOIS

**PROPOSALS DUE  
FRIDAY APRIL 26, 2024  
AT 12:00 P.M. CDT**

**CITY OF AURORA  
PURCHASING DIVISION  
44 E DOWNER PLACE  
AURORA, ILLINOIS**

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## INVITATION

The City of Aurora, Illinois (“City”) is requesting qualifications and concepts within a framework outlined herein for the purchase and renovation of the existing buildings owned by the City located at South Broadway, Aurora, Illinois, 60505 (“Properties”). Specifically, the City is seeking responses from a single or combination of experienced residential and commercial developers/businesses/users/retailers/restaurants (“Businesses”) willing to enter into a public-private partnership/joint venture/outright sale per the principles and project goals outlined herein. The City desires a repurposing of the buildings for retail, restaurants, apartments, and other uses that will complement and capitalize on their location in the heart of downtown Aurora.

The unifying element sought is: excellence and experience delivering a superior product. The City will work with the selected company/team in the spirit of a public-private partnership, the structure of which will emerge as the economics and planning aspects come into closer view. The City thanks you for taking the time to review this RFQ and responding with your ideas and insights. Despite efforts to minimize speculative work, we recognize the effort that it could take to submit; it is not the intent of the City to create a time-consuming exercise but rather to unleash a creative response that, subject to some details set forth below, sets in motion the development of these properties as a national model of public/private symbiosis. An informal City of Aurora Project Evaluation Committee (PEC) will be established to review all submitted materials and to select a short list of finalists who will be invited to present their qualifications and the framework of a proposal.

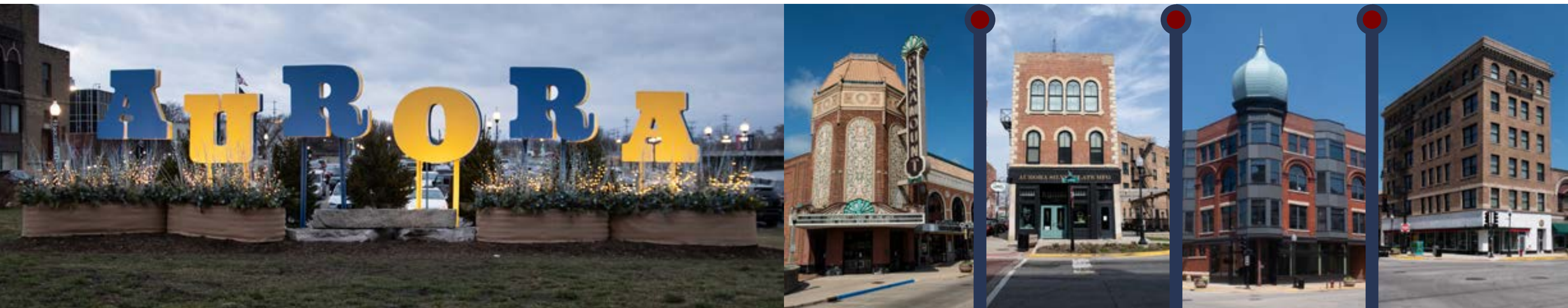
## A PROACTIVE APPROACH AND ATTITUDE

The City is opportunistic. Every city has its planning and zoning tools, and in this regard, Aurora is no different. What we do differently and more proactively is our willingness, in strategic instances, to assemble well-located properties in anticipation of market conditions that have yet to take hold. We do this for the same reason a developer might - a belief that a well-executed land assemblage can create a far more robust project than any one of its components. We are seeking to create possibilities that otherwise might not materialize or are hidden by preconceptions or uninspired thinking. While the specific circumstances of each of our offerings differ, the opportunities all result from understanding trends as seen from the unique vantage point of an engaged municipality with ongoing input from the private sector.

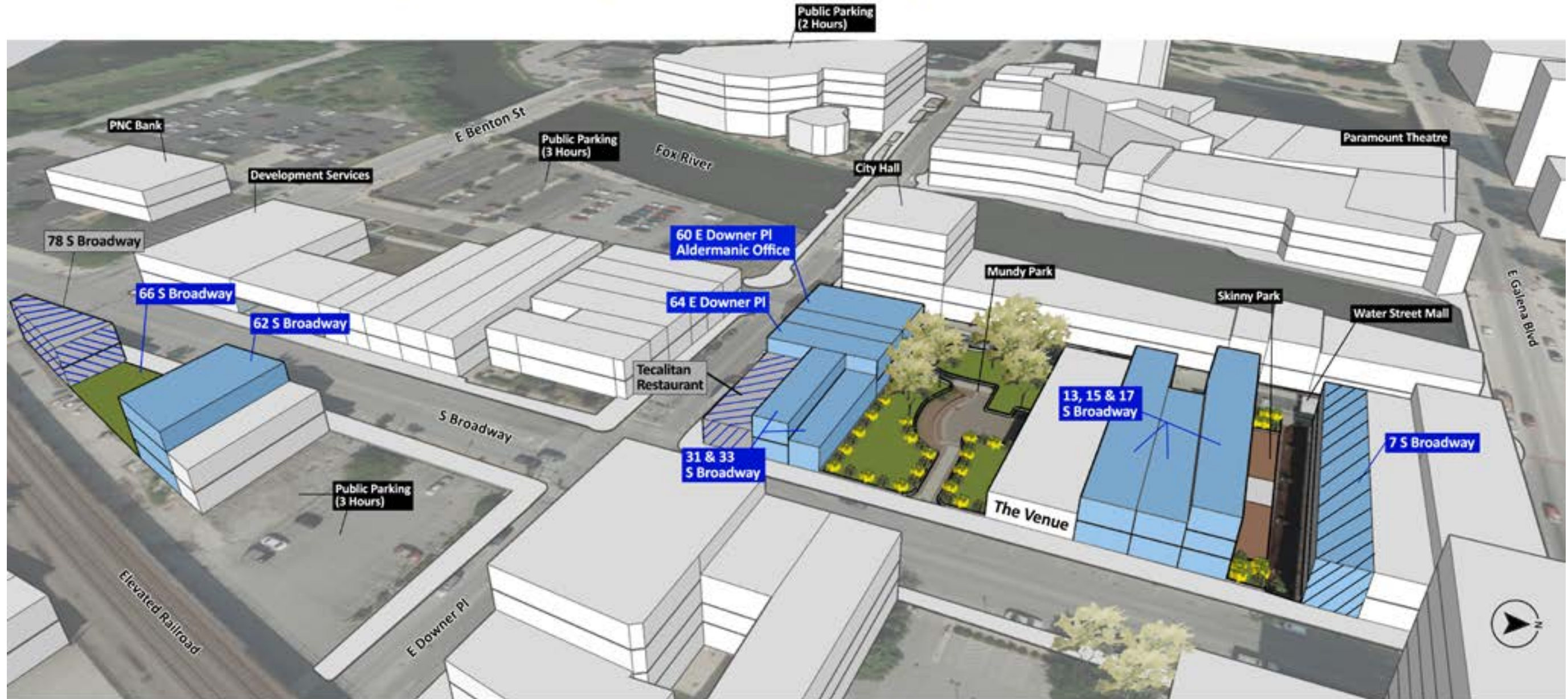
The reason we have created a Request for Qualifications (RFQ) format is our desire to find the very best forward-thinking professionals in the field. We can then be supportive of an outcome that results in a sound investment for the sponsor(s) that also enhances the economic and social benefits for Aurora. While we always start with an overall vision for a given site, we understand that it is the private sector that ultimately will bear most of the risk and reap most of the financial rewards of a successful development. We are looking for thoughtful and immersed respondents who will maximize the properties’ broadly defined potential.

We will enter exclusive negotiations including plan refinements with the selected entities for a defined timeframe, We will request a set of projections that reflect the presented plan in any format that is most comfortable for the applicants.

The City does not have a predetermined formula for its specific participation, if any, in the ultimate plan. We see this as an iterative process whereby we work in concert discussing various plan recommendation(s) and reviewing financial risks and rewards. We will analyze the sponsor’s proposed capital stack and how it seeks to treat the city’s investment. The City will be as realistic and flexible as possible given our parameters as a fiduciary to our taxpayers and then in the context of the deal itself, capital markets, and anticipated financial outcomes.



## City-Owned Properties on S Broadway Included in the RFQ



### City-Owned Properties Included in the Request for Qualifications

**7 S Broadway**  
 Total Area: 3,402 SF  
 Number of Floors: 1+Mezzanine

**13 S Broadway**  
 Total Area: 7,406 SF  
 Number of Floors: 3

**15 S Broadway**  
 Total Area: 4,400 SF  
 Number of Floors: 2

**17 S Broadway**  
 Total Area: 6,408 SF  
 Number of Floors: 2

**31 S Broadway**  
 Total Area: 1,620 SF  
 Number of Floors: 1

**33 S Broadway**  
 Total Area: 3,200 SF  
 Number of Floors: 2

**62 S Broadway**  
 Total Area: 9,896 SF  
 Number of Floors: 3

**66 S Broadway**  
 Total Area: 5,662 SF, Vacant Land

**64 E Downer Place**  
 Total Area: 2,856 SF  
 Number of Floors: 2

- City-Owned Properties
- The City Is in Negotiation for a New Restaurant for This Property
- Adjacent Private Properties Interested to Be a Part of a Potential Combined Development

## SOME CONTEXT FOR YOU

Having worked successfully with many developers, entrepreneurs, merchants, and restaurateurs, reimagining and redeveloping a series of older and at times historic Aurora downtown buildings that had sat vacant many years and converting them to successful mixed-use projects consisting of apartments, restaurants, and retail, the City is now seeking sponsors and users for several smaller strategically located properties that the City owns.



Through a confluence of timing, market conditions, multi-generational ownership, and status quo thinking, these buildings, before the City acquisition, had become vacant or notably underutilized. To prevent them from falling into the hands of bottom-feeding buyers without the capital or experience to productively redevelop, the City acquired these strategic assets to prevent long-term vacancy or haphazard development.

While the City has an active process to help guide the physical redevelopment of older properties within the downtown's historic district, up to now use restrictions have been much more laissez-faire. By way of example, the City recently facilitated the purchase of a building that a roofing company was considering acquiring and setting up shop on street level in the heart of our Downtown. Instead, the City paved the way for what is now a popular two-story restaurant with an outdoor patio. Recognizing the risks of being complacent, the City has opted to purchase certain key downtown properties to "set the table" for value-added investment.

The root of downtown Aurora is the story of organic urbanization. Its rich history is evident today in its architecture, diversity, work ethic, and cultural traditions. Gradually, a walkable downtown was birthed, built by craftsmen from all walks of life. It has a scale that other communities often try to emulate as they create modern-day "main streets" and town center environments that, in their original form have existed in Aurora for almost 150 years. Aurora's downtown evolved spontaneously, with the river enveloping a small island reminiscent of the geography of Paris. Downtown Aurora is a real city. Its bones are urban, and its sensibility reflects the boundless possibilities inherent in every unforgettable city.



**Paris, France**

**Aurora, Illinois**

Fueled by adventurous entrepreneurs, then immigrants first from Europe then Mexico, railroads and locomotives were built in the later 1800's in buildings that now mark the entrance to the downtown. Industry followed transportation and the utility of the Fox River, creating bountiful employment opportunities. To house the influx of workers and company employees, plans were set in motion for the creation of now historic single-family homes on the downtown fringe and two and multi-story apartments and office buildings in the city center, many of which still stand today.



**Roundhouse complex - 1968**

**Roundhouse complex - 2023**

### Why hasn't the market scooped up these properties to their higher uses?

Aurora's emerging renaissance has accelerated under the current administration with an unprecedented proactivity that understands the development challenges and risks/rewards of the sponsor community. Focusing first on larger buildings that now have been successfully re-developed, the City had not entertained offers for these smaller properties until now. The market has now proven itself with increased occupancies and healthy rent and revenue increases. ***As of this writing, there is virtually no residential vacancy in downtown.***

While Aurora's downtown demand has narrowed the rental gap between Aurora and its neighboring cities (residential and commercial downtown rents have risen almost 50% during this timeframe), gaps can remain between the redeveloped valuation and the costs to redevelop, especially for buildings not updated for many years and needing much work. This is even more pronounced in smaller buildings where there is often less economic opportunity to recoup investment, especially in the recent inflationary environment.

### Imagine with Us!

Recognizing the unbridled potential of these buildings and the commensurate challenges, the City is seeking creative thinking that will allow us to maintain the feel of the historic downtown while lifting a key section of the downtown in ways that are unique and unprecedented. We urge you to unleash your creative pallet on buildings that have been patiently waiting for you to do so.

You are being sent this RFQ because we believe you have the vision to see beyond a preconceived horizon. We look forward to working with you and are humbled by the time you spend with us.

### The Overarching Vision

The Properties that are for sale described individually on the pages that follow, can be developed in any permutation that achieves the outcomes suggested in this RFQ. An entrepreneur may see the advantages of purchasing and re-developing a single building and for instance, adding two stories while another may see the possibility of combining properties to create a larger more dynamic building. A restaurateur may wish to capitalize on the dual entrances both on Broadway and on the Water Street Mall, (a popular gathering place for residents and visitors to celebrate events from salsa dancing to community-wide trick-or-treating) or another retailer may want to locate a dynamic urban concept on such a busy thoroughfare.

We have taken the liberty to illustrate some concepts that include properties that are not owned by the City. The City has been in close contact with adjacent owners who have expressed interest, to maximize the value and potential of a combined site. In one case a third-party seller is a long-standing popular restaurateur and is seeking to lease back a space in a redeveloped building. In another a building owner is open to working with the City to better utilize a larger footprint. We even took the liberty of illustrating a concept where our own Aldermanic Offices would be replaced within a larger building and the City itself would lease back this space or move that need to a different location. The possibilities are many. The City is trying to balance a process that leads to redevelopment in the shortest feasible timeframe while at the same time encouraging respondents to take some time to consider the many possibilities.

Our architectural staff created concepts, illustrated on the following pages that portray some of the ideas that we have been imagining, from outdoor beer gardens, and roof decks, to the joining of a City property with an underutilized asset.

If the City itself is an unspoiled canvas, the properties discussed here are puzzle pieces that go a long way toward defining a re-imagined urban environment that is fresh and unexpected, combining the old and the new and highlighting the uniqueness and authenticity of a great city.





**7,13,15,17 South Broadway**



In this concept, an entrepreneur may see advantages of purchasing and re-developing a single building and, for instance, adding an additional two stories (7 Broadway) while another may see the possibility in combining properties to create a larger more dynamic building (13,15, 17 S Broadway) with retail/restaurant on ground floor and residential units on upper floors. A restaurateur may wish to capitalize on the dual entrances both on Broadway and on the Water Street Mall, or they may add openings to the North wall of 13 S Broadway to add outdoor dining in Skinny Park or, another retailer may want to locate a dynamic urban concept on such a busy thoroughfare.



**CAPITALIZE ON THE DUAL ENTRANCES BOTH ON BROADWAY AND WATER STREET MALL**

**31,33 South Broadway - 64 East Downer Place**



In this concept City-owned properties (31, 33 S Broadway, 64 E Downer Place) are combined with adjacent private properties to maximize the value and potential of a combined site. A long-standing popular restaurant is seeking to lease back a space in a redeveloped building and Aldermanic Offices would be replaced within the larger building.



**MAXIMIZE THE VALUE AND POTENTIAL OF A COMBINED SITE**

## 62 South Broadway



In this concept, a historic building (62 S Broadway) could be reimagined as a Brewery, while utilizing the adjacent City-owned vacant land (66 S Broadway) as outdoor beer gardens/patio, parking and outdoor dining.



## NEW BREWERY CONCEPT

## 62 - 66 South Broadway



In this concept, the underutilized land (66 S Broadway) is reimagined as a 2-story commercial building with retails on ground floor and roof deck outdoor dining that is shared with adjacent properties.



## MIXED USE OPPORTUNITY

## 66 - 78 South Broadway



In this concept, an adjacent building owner (78 S Broadway) is open to working with the City to better utilize a larger footprint and maximize the value and potential of a combined site. The vacant land (66 S Broadway) is replaced with a four-story building with retail on ground floor and residential/office spaces on upper floors.



## POTENTIAL PARCEL CONSOLIDATION

### LET'S GET SPECIFIC

#### ABOUT THE CITY OF AURORA

Powered by passion, opportunity, and potential, Aurora is a culturally rich community that plays a significant role in the economic growth and social life of Chicago's western suburbs. The City of Aurora is a river community located 40 miles west of Chicago. It is the second-largest city in Illinois with a population of about 200,000. Aurora has long been a transportation hub with easy access to Interstate 88, two Metra commuting stations, a regional airport, four Higher Education Institutions, 14 business parks, and a 130+ mile fiber net work. In addition to a rich manufacturing history and strong industrial roots, Aurora has become a commercial and entertainment destination. Emerging from the industrial exodus of the 1980s, and later recessions, the pandemic, and obsolete preconceptions, Aurora is experiencing an unprecedented revitalization with expanding commercial and industrial development, riverfront and downtown redevelopment, and an eclectic cultural scene. The assessed value of property in the City of Aurora has increased by \$1.2 billion in the last 5 years.

#### REGIONAL SETTING

Aurora is located in four counties: DuPage, Kane, Kendall, and Will. The City is bordered by North Aurora and Batavia to the north, Naperville and Warrenville to the east, Montgomery, Plainfield, and Oswego to the south, and Sugar Grove to the west. The City encompasses several pockets of unincorporated land in the eastern section of the City near the Kane-DuPage County border.

Aurora is a regional transportation hub in the Fox River Valley, situated close to highways, commuter rail service, and regional bikeways. Interstate 88 passes through the northern section of the City, providing convenient access to downtown Aurora via Illinois Route 31. The Burlington Northern Santa Fe (BNSF) Rail line runs through the City with Metra commuter service at the Route 59 station and the Metra terminus at the Aurora Transportation Center downtown. Chicago O'Hare International Airport is twenty-six miles to the northeast and the regional Aurora Municipal Airport is located eight miles west of the City in Sugar Grove, Illinois.

#### DEMOGRAPHICS

- Population: 198,827 the second most populous city in Illinois
- Population in 3-mile radius from the site: 52,245; 10-mile radius from the site: 675,186
- Population Density: 3,395 residents per square mile
- Median Age: 36.15
- Education: 88% High School Graduate or above

#### TRANSPORTATION

Aurora has the transportation infrastructure to guarantee success.

- 45 Minute drive along Interstate 88 to the Chicago Loop
- 5 Exits to Interstate 88
- 2 Metra Train Stations
- 40 Minute drive to O'Hare Airport
- Aurora Municipal Airport

## EDUCATION

The City's education system facilitates the development of a diverse community that contributes greatly to the success of Aurora. We cultivate strong and well-prepared students who add future value to our City and community.

- 6 School Districts
- 4 Higher Education Institutions
- 1 STEM School Partnership
- 1 Nationally Ranked Public School (IMSA)
- 4 Major Parochial Institutions

## PARKS AND OPEN SPACE

The City maintains 17 park sites totaling nearly 477 acres, which includes a golf course and a zoo. In addition, the Fox Valley Park District has 165 park sites totaling approximately 2,500 acres. The Park District operates the Blackberry Historical Farm Village, a golf course, a nature center, and numerous recreational programs. In addition, the district operates three fitness/athletic centers and two aquatic centers.

## LANDMARK DEVELOPMENTS

### RELOCATING AURORA'S HOLLYWOOD CASINO



Recently the City and PENN Entertainment announced an exciting new public/private partnership to relocate the older downtown casino barge to a new location next to the Chicago Premium Outlet Mall on I-88. In the last few months Hollywood Casino Aurora's parent company, PENN Entertainment, Inc., has started construction. The development, a state-of-the-art gaming, hospitality, event, and entertainment resort destination with an estimated budget of \$360 million, is expected to include a modern, best-in-class casino with approximately 900 slots and 50 live table games (including a baccarat room and a poker room), a four-star quality 200-room hotel, and a state-of-the-art sportsbook. In addition, the property will feature a full-service spa, high-quality bars, and restaurants, with approximately 10,000 square feet of meeting areas and an event center.



What's exciting for the City and particularly the downtown, is that this relocation allows the community the opportunity to reimagine what should take the downtown Casino's place. As per the agreement, PENN is required to demolish the existing 1990s barge and building to create a pad-ready site at the end of Stolp Island on the Fox River. PENN will also leave behind a 500-plus parking space garage that will be transferred to the City to be used to support existing businesses and future development.

## THE CITY OF LIGHTS SHINES BRIGHT!

### Top Run Cities in America

Wallet Hub (2017-2023)

### Top 25 Safest Cities in America

Wallet Hub (2023)

### Top 40 Safest Cities in America

Wallet Hub (2022)

### Top 10 Happiest Cities in America

Wallet Hub (2022)

### Top 15 Safest Cities in America

Wallet Hub (2022)

### Top 15 Most Diverse Cities in the United States

Wallet Hub (2021)

### Top 5 Cities Where Asians Fare Best Economically

Smart Asset (2021)

### Top 5 Cities Where Blacks Fare Best Economically

Smart Asset (2021)

### The Best City in America to Buy an Affordable Home

Go Banking Rates (2019)

### The Best City in the Country to Live the American Dream

SmartAsset (2019)

### Governor's Hometown Award

Illinois Governor's Office (2018-2019)

### A "Millennial Hot-Spot" in Illinois

Rent Cafe (2018)

### Top 10 Most Engaged Cities in the World

Bloomberg Philanthropies (2019)

### Top 20 Safest Cities in America

Wallet Hub (2018)

### Top 10 Best Cities for Families

Wallet Hub (2016)

### One of the Nation's Best Cities to Start a Family

LenEDU (2016)

## REPURPOSING THE FORMER COPLEY HOSPITAL

When Copley Hospital closed 25 years ago, it resulted in an immediate loss of hundreds of jobs and access to opportunities for medical and health services. The aging campus that began operation in 1888 consisted of over 330,000 square feet of empty buildings that had become not just an eyesore, but a magnet for trespassing and vandalism, and a health risk fueled by environmental hazards. After decades of failed attempts, and litigation on the horizon, the City worked with the private sector to reverse these fortunes. In 2019 a group of developers stepped up to the challenge. Beginning in 2020 the Fox Valley Developers, a private development group, with the assistance of the City Council who approved an incentive package, and the community as a whole, began to clean up and then redevelop the long vacant and deteriorated campus. The exciting, and successful development was the recipient of the prestigious American Institute of Architects Honor Award for the preservation and renovation of historic facility. This \$129 million investment brought to a new life the 9-acre campus now home of Innovative Living Communities. The project includes a new senior living community (Bardwell Residences), an assisted living community for adults with cognitive challenges (Weston Bridges), a medical center, a neighborhood park, and a new coffee shop (now under construction). The positive impact of the project has been pervasive. The local neighborhood is flourishing, property values are up, and there is an increase in building permits throughout the area



## CELEBRATING THE LINCOLN CROSSING BY DEL WEBB – A GATED SENIOR COMMUNITY

National home builder, Pulte Home Company LLC is currently continuing construction of the Lincoln Prairie community which is a gated community owned and operated by the leader in senior developments – the Del Webb group. The new and expansive subdivision is located on 474 acres of land that was a sod farm for decades located east of US Route 30, south of Wolf’s Crossing in the far southeastern section of Aurora. When completed in the next few years, the development will consist of 550 homes, and a \$9 million private amenity center on approximately 11 acres. According to Pulte, the homes are selling quickly and well above expected price points. Prices continue to escalate as more people opt to stay and move to Aurora.



## REIMAGINING AND SUPPORTING A NEW FOX VALLEY MALL

The Fox Valley Mall anchors one of the most productive retail sales corridors in the Chicago Metro Area. The original planning for the mall was started in 1968 by the Urban Investment and Development Company. The first plans had 640 acres for development as a planned community to help minimize suburban sprawl. When construction was ready to start in June 1973, the planned unit development was 4,220 acres of land between Naperville and Aurora. When it opened in 1975, The Fox Valley Mall was a 1,500,000-square-foot enclosed mall. Annual Sales at the mall were over \$115 million in 1977. Typical of the national trend that saw 40% of mall closings in the U.S., Fox Valley Mall began to experience declining sales and the loss of two of its four major anchors. To ensure that the Fox Valley Mall will remain successful, the City took a proactive approach to create a long-range plan for the mall and the corridor. The City worked closely with the majority owners of the mall (Centennial Group) to create a vision for what a redeveloped mall could look like. The vision includes new apartments, a plaza, new retail, restaurants, and entertainment uses to create a mixed-use development with a focus on experiential retail. After the plan was adopted by City Council, Centennial Group partnered with nationally renowned real estate firms Atlantic Residential and Focus, to build a 304-unit luxury apartment project on the property’s former Sears site. This was the beginning of a complete transformation of the shopping center that will create a more modern and desirable mixed-use development combining the best retail, dining, and entertainment with contemporary residential living. Future phases under construction include a new senior project consisting of 108 independent living one and two bedroom senior apartments, 84 assisted living units of studios, one and two bedrooms, and 24 memory care units. With demand far exceeding supply, a second apartment complex is nearing completion that will include over 300 new high-quality market rate rental apartments with amenities including a parking structure and swimming pool.



## AURORA DOWNTOWN

With a full calendar of events and activities, a multitude of re-energized iconic buildings, an edgy art scene, award-winning Broadway performances, the scenic Fox River, and a diverse and broad-minded populace, downtown Aurora has something for everyone. An enhanced marketing campaign, now under development, will promote Aurora as a highly desirable destination in the region. Clear signage, walking and event maps, and navigational tools are making the downtown area more inviting for people arriving by all modes of transportation, coming from nearby neighborhoods or far-away regions. Unique, memorable, and attractive public spaces filled with people and events are helping to craft a downtown where people want to be. As more and more people choose to live downtown, new businesses are following their lead, and the demand for



new amenities has increased. A strong and diverse economic base, built up by creative entrepreneurs and restaurants, has capitalized on its robust and inspired arts, culture, and entertainment community. An active business support center has dedicated staff working hard to build strong relationships with existing businesses and help get new small businesses off the ground.

Downtown Aurora has given balanced attention to a range of artistic endeavors. Known as a welcoming place for all, with an intrinsic historical and aesthetic appeal, the City has much to offer potential artists. The City is a haven for the arts community giving local artists display opportunities, financial support, and helping to build a local arts network. Working with local schools and school teachers, the City has broadened the reach of arts into the community. By orienting more aspects of the riverfront community toward the Fox River, Aurora is attracting more visitors strolling along the FoxWalk/Riverwalk to better explore and engage with the river. The City has capitalized on the river's unique place-making opportunities, its connection to the history of the area, and its abundance of natural amenities. Through programming, open space, and water-based recreation, the river draws thousands of residents and visitors each year, helping to create a thriving and ecologically sustainable downtown business district.

## HISTORIC PRESERVATION EFFORTS

The Aurora Preservation Commission was established by the Aurora City Council in 1979 to preserve properties that reflect Aurora's historical, cultural, artistic, social, and ethnic heritage. The City of Aurora works to designate, preserve, enhance, and perpetuate those properties and improvements that reflect the historical, cultural, artistic, social, ethnic, or other heritage of the nation, state, or community. Through the Commission, the City works to preserve buildings that are also representative of an architectural or engineering type inherently valuable for the study of a style, period, craftsmanship, method of construction, or use of indigenous materials. One of the primary roles of the Commission is to review Historic Certificate of Appropriateness applications approved by staff and make determinations on appeals following the Historic District Design Guidelines. Other services offered by the Commission for owners of Aurora's designated historic properties include design review, technical assistance, professional preservation staff, architectural expertise, and rehabilitation resources.



## BROADWAY'S HISTORY

Many of the City-Owned properties identified in this RFQ are located on or within proximity to South Broadway Street. Like much of Downtown Aurora, Broadway Avenue has a long and important history.

The majority of the buildings along Broadway are two to four stories tall and are of masonry construction, built in the late 19th and early 20th century. By the 1890s, much of the district along Broadway was built up. With the introduction of an interurban train in 1902 and the popularity of automobiles, Broadway saw additional development and changes to existing buildings in the 1910s-1930s. The commercial buildings that developed along Broadway remain mostly intact and represent architectural diversity with examples from the Late Victorian and Revival Eras to the American and Modern Movements. The district relates the story of Aurora's commercial history and illustrates the progressive history of popular commercial architectural styles from the 1840s to the 1970s. Several of the buildings are listed as contributing resources to the Aurora Broadway National Register Historic District.



## ARTS AND CULTURE

### Paramount Theatre

Nothing personifies the unexpected outcomes that are integral to the everyday fabric of a great City than the success of the Paramount Theater in the heart of downtown. Originally conceived at the dawn of the moving picture business, the Art Deco masterpiece offered vaudeville, concerts, sing-a-longs and even circus performances before falling into a period of decline.

It was not unusual for cities to house ornate theaters in their downtowns; re-imagining these vast spaces from the "white elephant" fate that befell many of them as tastes, economics, and technology changed, required tenacity and re-invention. Even by these standards, the current stewardship of the Paramount opted to forgo a touring company format to fill seats and instead produce their musicals on a scale and caliber of the Broadway originals, which was a highly ambitious and risky decision.

The Paramount Theater is now the largest subscription-based theater in the United States attracting patrons from near and far. The Paramount, overseen by the Aurora Civic Center Authority (ACCA) and actively supported by the City, has garnered Chicagoland's most coveted accolades in a field that includes legendary theaters such as the Goodman and Steppenwolf in Chicago. The Paramount's 2024 offering, *Billy Elliot*, collected rave reviews including one by an award-winning theater critic. These successes have sparked two more new theaters in Aurora by the Paramount entertainment juggernaut that will grow the number of annual performances to 1000 soon. This includes oversight of Aurora's popular outdoor venue, RiverEdge Park, on the east bank of the Fox River overlooking the recently completed pedestrian bridge connecting the east and west sides of the downtown.



## The Venue

One of the newest destinations Downtown – on Broadway – is the Venue. The Venue is a live music performance space that hosts a variety of events, including concerts, workshops, and dance performances. After years of looking for a permanent home, the Fox Valley Music Foundation opened its doors and launched The Venue on June 1, 2019, in the building once known as the Woolworth building at 21 S. Broadway between Galena Boulevard and Downer Place

The Venue features an intimate stage, cabaret-style seating, and impeccable sound quality. They have a bar specializing in local craft beers. The Venue showcases all genres of music, from blues and big band to rock and world music. They feature both local and nationally recognized talent. The Venue has an indoor event space that can accommodate up to 200 seated guests (or 300 standing room only). They also have a portable stage for use in the adjacent Agnes Mundy Park to host outdoor events and festivals.

### Others Performance Spaces

Many other theatres exist within Downtown Aurora including the nearby Riverfront Playhouse Theatre and the North Island Center. ACCA is also constructing a new theatre at the base of the Stolp Island Parking garage which will open this summer with performances of the Million Dollar Quartet.

## ART SCENE

A counterpoint to Paramount’s popular offerings is a burgeoning art scene with a range of diverse artists finding Aurora an environment open and welcoming. Similar to other vibrant urban centers, Aurora attracts creatives inspired by the authenticity, scale, and maker spaces within the City.

## CULINARY SCENE

While Aurora has always been home to one-of-a-kind, owner-operated restaurants, many rooted in long-standing diverse customs and cuisine, both native Aurorans and patrons visiting the city are now availing themselves of new culinary offerings in the downtown. This rebirth is gaining steam as diners begin to see Aurora as a destination where the unexpected will be an attraction in and of itself as dining establishments not typically found in neighboring communities open and thrive.

## IMPROVED NEARBY PUBLIC SPACES

The properties being offered are either adjacent to or within proximity to a variety of public parks, open spaces, and plazas. The City has long envisioned these public spaces to be used by residents and visitors as well as to support special events and outdoor dining opportunities. Over the last few years, the City has invested millions of dollars in improving the public realm and plans to invest millions more in the upcoming Broadway Avenue streetscape project. The following are some of the key public spaces we felt the need to highlight. These spaces are great amenities to consider in your plans and vision for the area.



## Water Street Mall

In 2017, the City completed a significant overall upgrade of the once-former street that ran parallel to Broadway Avenue between Galena Boulevard and Downer Place. The mall is designed as a pedestrian-only area that has become a popular space for events and markets throughout the year. One such event is the City’s Halloween event which attracts thousands of trick-or-treaters. The design of the mall includes overhead string lights running along its entire length, a unified pavement, planter beds, and a ribbon of brick that ties into the Downtown Design Guidelines. The future Tangled Roots Restaurant (now under construction) at the northern end of the mall will use a portion of the mall in front of its building for outdoor dining which will add even more life to the block.



## Skinny Park

Just south of 7 South Broadway – running between Water Street Mall and Broadway is a park commonly called “Skinny Park.” The park has recently been upgraded to include murals, string lights, a water wall, and outdoor games including ping pong. The goal for this park is that the buildings on either side be redeveloped to include ground-floor restaurants that would open up to the park and use the park as an amenity for outdoor dining space.

## Mundy Park

Mundy Park is a small pocket park located just south of the Venue. The park faces Broadway and opens up to Water Street Mall near Aurora’s City Hall. The park is newly renovated and is utilized by the Venue for outdoor concerts in the summer.

## RIVEREDGE, AN ENCHANTING PARK, AN ENTERTAINMENT VENUE

A stunningly beautiful entertainment venue immersed in natural amenities along both banks of the Fox River; located across Broadway from the Aurora Transportation Center and, formerly roundhouse for the Chicago & Aurora Railroad (later Chicago, Burlington & Quincy Railroad) until 1974, now Two Brothers Roundhouse; a successful restaurant, banquet hall and performing arts venue.

Opened in 2013, RiverEdge Park was renamed Thomas J. Weisner RiverEdge Park in 2016 to honor of former Aurora Mayor Thomas Weisner, who was a driving force for the park and the arts in Aurora.

A place for nature and entertainment right in the heart of the downtown, RiverEdge Park became, and still is, a catalyst for investments and continued developments in downtown and beyond.

Open to the public 24/7, it spans from Broadway to the west bank of the river including the newly created Wilder Promenade, the perfect setting for the public to comfortably enjoy concerts and



events while being surrounded by commemorative artifacts such as the Vietnam Memorial and the Aurora Policeman's Memorial. RiverEdge Park features concerts of renowned artists, bands, and singers, and a unique masterpiece of engineering, a bicycle-pedestrian bridge spanning across the river connecting the east and the west banks boosting accessibility and attractivity.

### CHRISTKINDLMARKET

In 2019, the popular and famous Christkindlmarket decided to leave its western suburb location in Naperville. The City of Aurora worked during COVID to formalize a long-term deal to bring the market to Aurora. In 2022 the City and German American Events began our first ever Christkindlmarket at RiverEdge Park (on the north edge of our Downtown) The Christkindlmarket unites cherished German and European traditions with international flair and local charm. Inspired by the 16th century Christkindlemarket in Nuremberg, Germany, one of the first outdoor markets of its kind, the Christkindlmarket is well-known for its vendors' high-quality gifts and food, holiday cheer, and for being the ideal place for families to make unique memories. In 2023, the Christkindlemarket attracted almost a quarter of a million visitors to the downtown.



### PLANNED SOUTH BROADWAY AVENUE IMPROVEMENTS

Broadway Avenue as it exists today – at least the street and sidewalks – will look much different in the next two years. There are two significant transportation improvements planned to occur on the State Controlled South Broadway Avenue in 2024-2025: 1) New Streetscape, and 2) New Geometry.

#### New Streetscape

On August 22, 2022, it was announced that—thanks in part to support from Illinois State Senator Linda Holmes—the City of Aurora received a \$3 million investment as part of the Rebuild Illinois Downtowns and Main Streets program. With new federal funding made available through the American Rescue Plan Act, the Illinois Department of Commerce and Economic Opportunity administered grants to 50 commercial corridors throughout the state. The City of Aurora will use the \$3 million to make needed improvements to the Broadway Avenue corridor street and streetscape. The City is working with the consulting firm of HR Green to create a landscaping plan that will be shown to local businesses and residents in the next few months to receive comments. Preliminary ideas include new brick pavers, sidewalks, bump outs, lights, landscaping, seating, and signage. The goal is to create a more walkable and inviting corridor.

### New Geometry

The City of Aurora has been working with engineering consultants to plan for transportation improvements to the IDOT-controlled Broadway Avenue through downtown for decades. Currently, the City is working with IDOT to confirm approved geometry to South Broadway Avenue south of New York Street north of Benton Street. Part of the design will support the conversion of the last two remaining one-way streets into two-way (New York Street, and Galena Boulevard). To support the conversion, the likely approved geometry will include turn lanes on Broadway, which will change the curb line and likely result in less on-street parking. As the plans are finalized, staff is planning to meet with business owners and property owners to coordinate for future construction projects to minimize negative impacts.

### ADDITIONAL INFORMATION

The City of Aurora has created a [website](#) devoted to posting important data and information that will assist in the creation of your submission. Examples of data available include maps, reports, plans, and drone footage.





## THE OPPORTUNITIES

There are eight (8) properties included in this Request for Qualifications. The following section provides an overview of each property as well as more detailed information to help guide your submission.

### Subject Parcels:

Parcel Identification Numbers: 15-22-336-004, 15-22-336-007, 15-22-336-008, 15-22-336-009, 15-22-336-018, 15-22-336-019, 15-22-381-005, and 15-22-381-006

### Site Address:

7, 13, 15, 17, 31, 33, 62, 66 S Broadway, Aurora, IL 60505

### Site Condition:

The Subject Parcels are located in the pulsing heart of Aurora. The zoning classification, Downtown Core (DC), provides the flexibility suitable for business, neighborhood retail, and residential uses. The underlying land use therefore is commercial and residential with fairly generous open space at Mundy Park, and the Riverwalk. With Aurora's train station located at the Aurora Transportation Center less than a mile away, this is a pedestrian-oriented area with a wide range of retail, service, business, and office functions surrounding it. Storefronts are mostly continuous and built to the front property line. Multi-story residential housing is also permitted in this area. It is composed mostly of hospitality and entertainment businesses with gems residing in the Paramount Teater, The Venue, and

### Existing Buildings:

Buildings vary from one to three stories above ground with and without basements,

### Access:

Buildings, with double frontage on pedestrian as well vehicular corridors, are readily accessible from Water Street Mall as well as Broadway.

### Stormwater:

In consideration of a consolidated built-in environment, stormwater runoff is currently conveyed to the river.

### Infrastructure:

City sewer, water, electric, gas, and fiber are all within proximity to the Subject Parcels, under the sidewalk. Utilities will need to be brought in by the developer(s) to service each site.

### Zoning:

The Subject Properties are zoned Downtown Core (DC). The City is willing to work with the developer(s) regarding the preferred zoning and density for the Subject Properties.

### Parking:

The area features a combination of on-street and off-street parking facilities. There is flexibility in where and how parking is provided and, for residential uses, ad hoc parking agreements could be arranged to facilitate the redevelopment of the subject properties.

### Entitlements:

The developer shall be responsible for all aspects of the project including pre-development planning, environmental review, and design. The selected Developer will be responsible at its sole expense for obtaining all land use entitlements and other government approvals required for its proposed project. Information on planning and development services may be obtained online from the City of Aurora's Development Services Team website.

### Phase One Environmental:

Although, to the City's knowledge, there are no environmental concerns, the final selected Developer(s) will be responsible for all aspects of acquiring a Phase One Environmental Report.

### Traffic Study:

The final selected developer(s) will be responsible for conducting their traffic study.



**PROPERTIES INFORMATION**



**7 S Broadway**

The City is in negotiation for a new restaurant for this site. The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building.

The City would be open to leasing a portion of land on Skinny Park to be used for outdoor dining. The existing building façade is not original to the building and should be improved in keeping with a historic character and streetscape. The rear entrance may also be improved. Additionally, new building facades should be in harmony with the downtown’s historic character.

Note that the accessibility route to the first-floor on the west end may be able to be addressed with construction within Skinny Park. New awnings/signage on both Broadway Avenue and Water Street Mall are encouraged.

**Recommended Land Use**

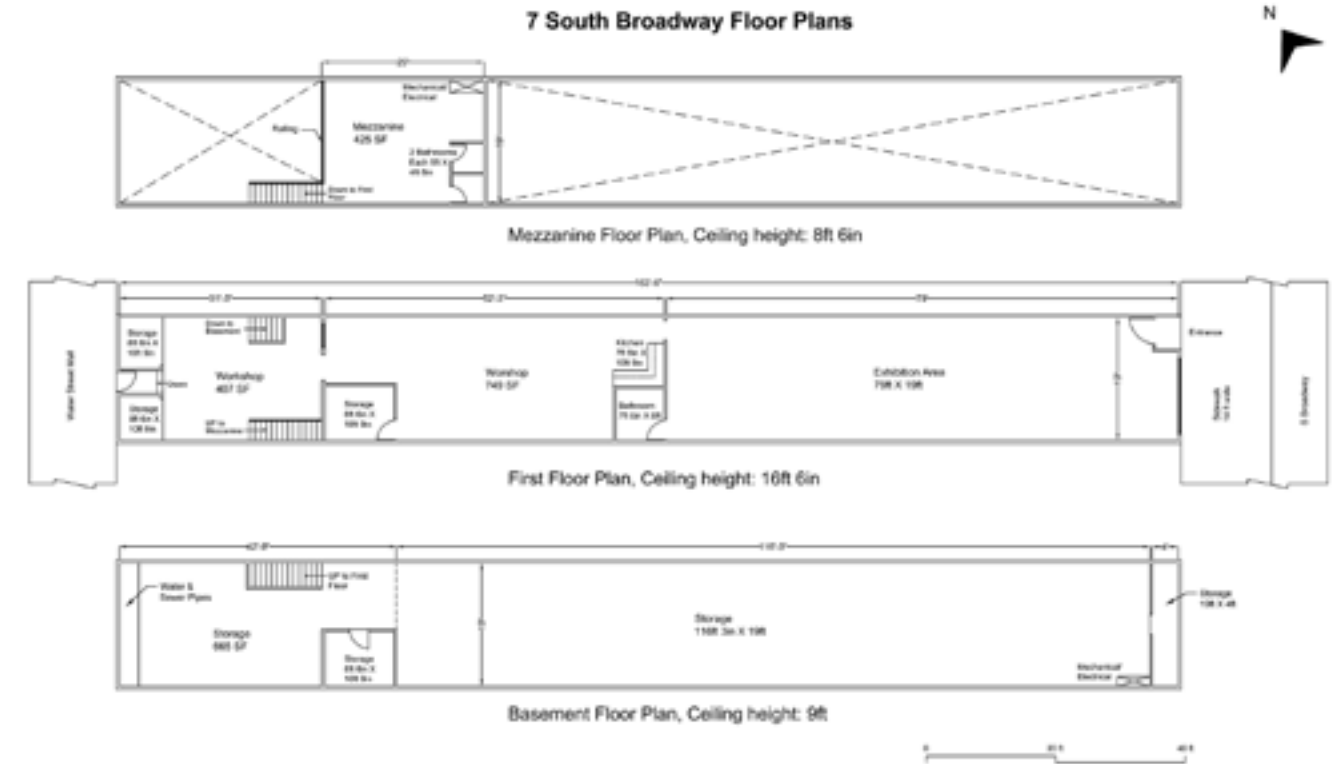
Full-service restaurant, food, and beverage services with outdoor amenities, bar, drinking establishment with outdoor amenities.



**Building Details**

ADDRESS	PIN	LOT DIMENSIONS	STORIES
7 South Broadway	15-22-336-004	3353 SF (20'.7" X 162')	1
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
3,402 SF	Yes (3,402 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance from Water Street Pedestrian Mall	Tremendous opportunities on Water Street Mall, adjacent City-owned Skinny Park
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			

**7 South Broadway Floor Plans**





### 13 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building.

The City would be willing to lease a portion of land for gathering space at Skinny Park. The front facade should be improved in keeping with a historic character and streetscape. Rear entrance may also be improved. Additionally, new building facades should be in harmony with the downtown's historic character.

Note that the accessibility route to the first floor on the west end may be able to be addressed with construction within Skinny Park. New awnings/signage on both Broadway Avenue and Water Street Mall are encouraged.

#### Recommended Land Use

Full-service restaurant, food, and beverage services with outdoor amenities: bar, drinking establishment with outdoor seating (Skinny Park), residential, multifamily, coffee shop and bistro, pharmacies and drug stores or grocery store.

#### A little about 13 S Broadway:

Canvas of a beautiful art piece mural, by artist Judith de Leeuw, this three-story building sits in the Broadway historic district and is the perfect home for adaptive reuse. Once an accounting firm, then home of City offices, tin ceilings, a beautiful fireplace, mid-century stairs, and rooftop potential give this property a special character.

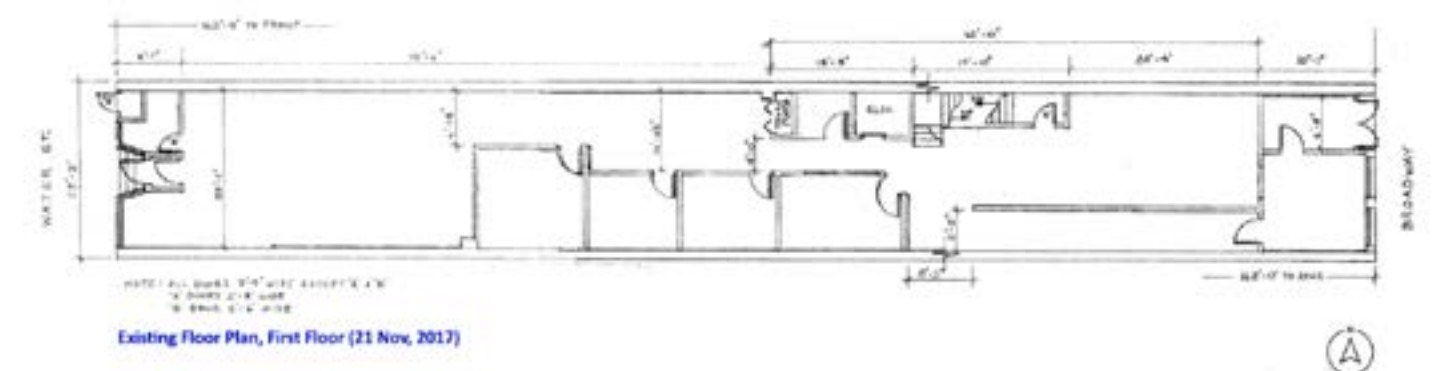
A combination of all fresco dining options and unique residential units could take advantage of the newly improved "Skinny Park" formerly a right of way, now a beautifully landscaped park with several amenities connecting Broadway to Water Street Mall.

The main sanitary interceptor located on Water Street Mall can be tapped into for restaurant use. Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading.

The building could be developed alone or in conjunction with the adjacent properties located to the south at 15 and 17 S Broadway.

#### Building Details:

ADDRESS	PIN	LOT DIMENSIONS	STORIES
13 South Broadway	15-22-336-007	3592 SF (22' X 162')	3
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
7,406 SF	Yes (3,726 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance from Water Street Pedestrian Mall	Tremendous opportunities on Water Street Mall, adjacent City-owned Skinny Park
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			





### 15 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building. The building could be developed alone or in conjunction with the adjacent properties located to the north and south at 13 and 17 S Broadway.

The existing building front façades should be improved in keeping with a historic character and streetscape. The rear entrance may also be improved. Additionally, new building facades should be in harmony with the Downtown's historic character. New awnings/signages on both Broadway Avenue and Water Street Mall are encouraged.

#### Recommended Land Use:

Full-service restaurant, food, and beverage services with outdoor amenities, Bar, drinking establishment with outdoor seating (Water Street Mall), internet-resistant retail, coffee shop and bistro, pharmacies and drug stores or grocery store.

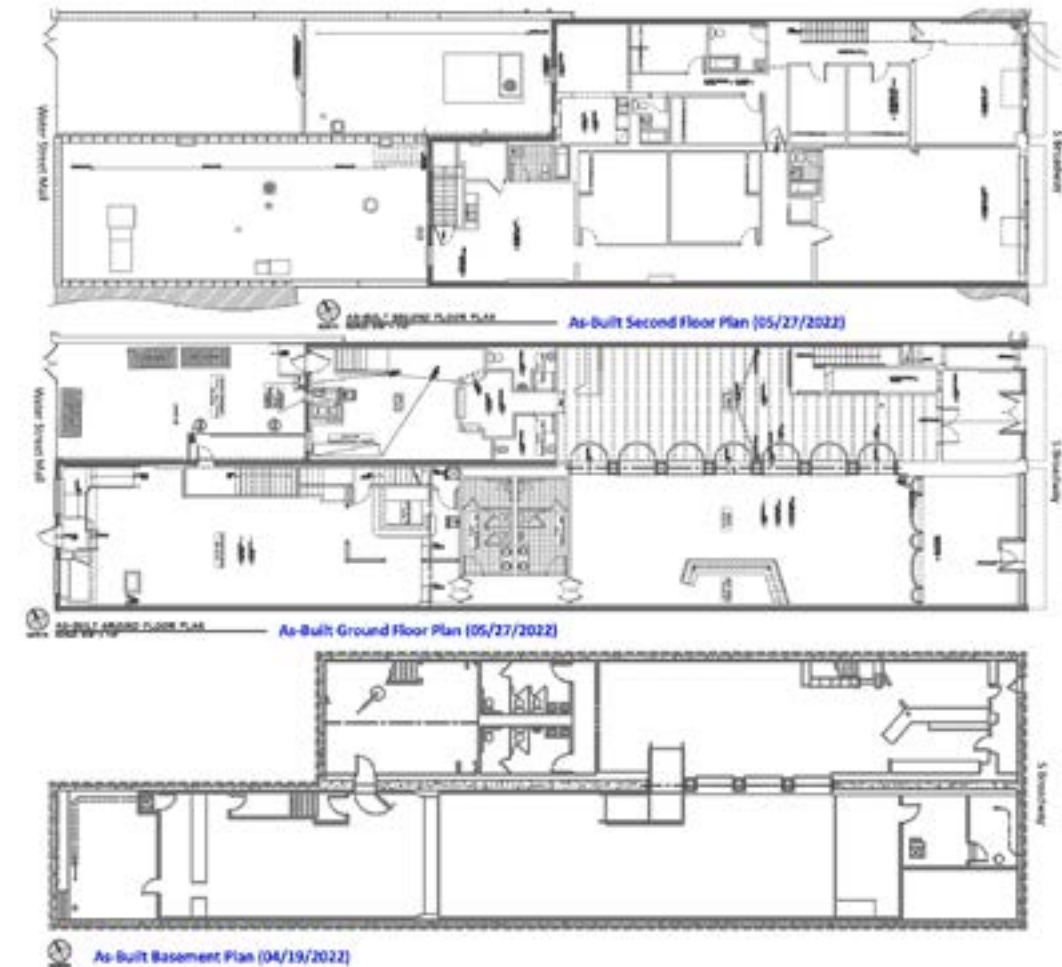
#### A little about 15 S Broadway:

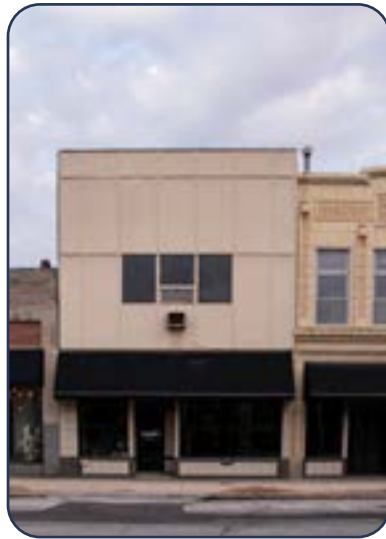
The two-story building was once a restaurant with residential units on the second floor. Although the building is connected to the adjacent real estate at 17 S Broadway, a floor elevation gap on the second floor can be noticed. Utilities are conducive to hospitality businesses. The main sanitary interceptor located on Water Street Mall can be tapped into for restaurant uses. Internet-resistant retail uses should also be contemplated. Roofing, heating, and cooling systems, as well as electric, will need appropriate upgrading.



### Building Details:

ADDRESS	PIN	LOT DIMENSIONS	STORIES
15 South Broadway	15-22-336-008	3049 SF (21' X 162')	2
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
4,400 SF	Yes (2,640 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance from Water Street Pedestrian Mall	Tremendous opportunities on Water Street Mall
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			





### 17 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building. The building could be developed alone or in conjunction with the adjacent properties located to the north at 13 and 15 S Broadway.

The existing buildings front façades are not original to the buildings, they should be improved in keeping with a historic character and streetscape. Rear entrances may also be improved. Additionally, new building facades should be in harmony with the Downtown’s historic character.

Note that the accessibility route to the first floor for the buildings on the west end may be able to be addressed with construction within Skinny Park.

New awnings/signages on both Broadway Avenue and Water

Street Mall are encouraged.

#### Recommended Land Use:

Full-service restaurant, food, and beverage services with outdoor amenities, bar, drinking establishment with outdoor seating (Water Street Mall), internet-resistant retail, coffee shop and bistro, pharmacies and drug stores or grocery store

#### A little about 17 S Broadway:

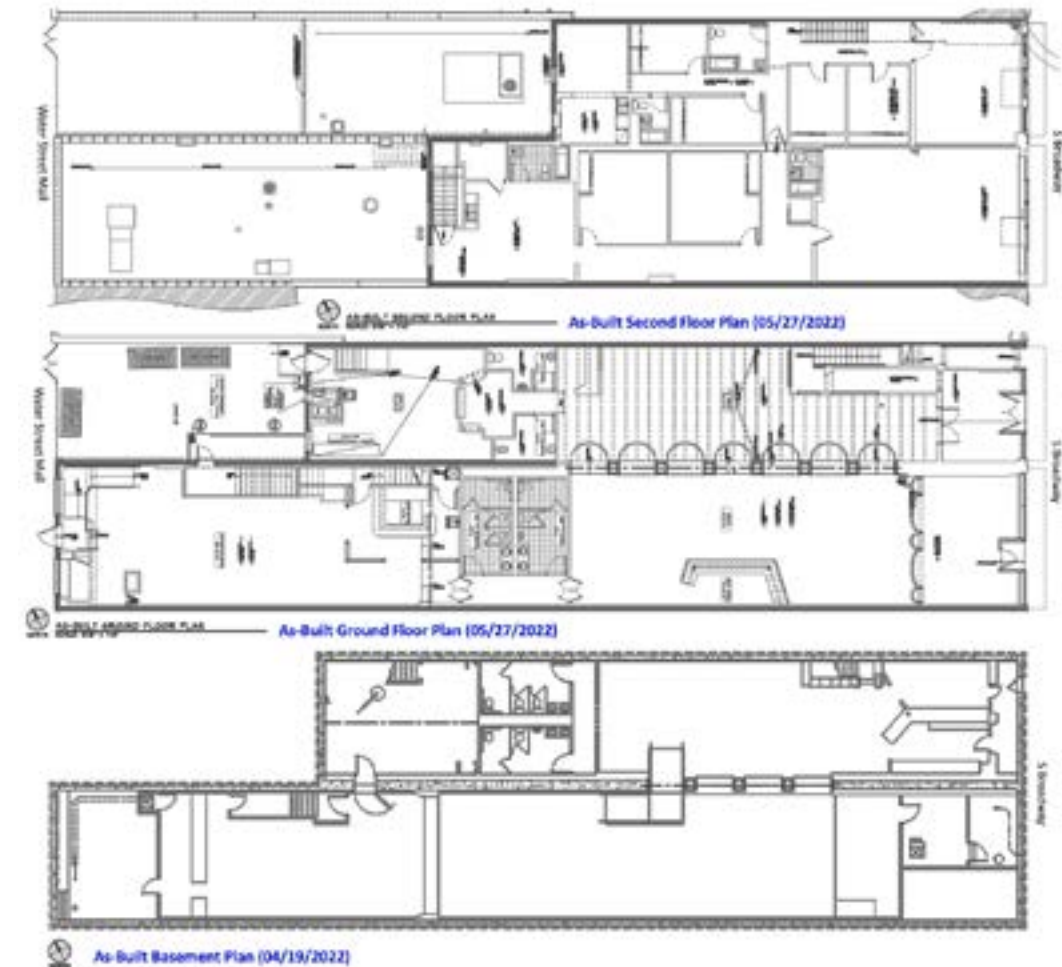
The two-story building was once a restaurant with residential units on the second floor. Although the building is connected to the adjacent real estate at 15 S Broadway, a floor elevation gap on the second floor can be noticed. Utilities are conducive to hospitality businesses already. The main sanitary interceptor located on Water Street Mall can be tapped into for restaurant use.

Internet-resistant retail uses should also be contemplated. Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading.



### Building details:

ADDRESS	PIN	LOT DIMENSIONS	STORIES
17 South Broadway	15-22-336-009	3935 SF (24' X 162')	2
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
6,408 SF	Yes (3,888 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance from Water Street Pedestrian Mall	Tremendous opportunities on Water Street Mall.
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			





### 31 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building. The City would be open to leasing some land for gathering space at Mundy Park. The existing building's front façade is not original to the building and should be improved in keeping with a historic character and streetscape. New awnings/signs on Broadway Avenue are encouraged.

### Recommended Land Use

Full-service restaurant, food, and beverage services with outdoor amenities, Bar, drinking establishment with outdoor seating (Mundy Park), internet-resistant retail, coffee shop and bistro, pharmacies and drug stores or grocery store.

### A little about 31S Broadway:

Currently used as an office, but with tremendous potential for outdoor dining. The adjacent Mundy Park and The Venue, a music locale to the north, make this property the perfect site for a hospitality business that could complement numerous events taking place on Water Street Mall as well as concerts at The Venue. The sky is the limit; air rights could be considered. Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading. Should a restaurant's use be considered, the grease collection could be conveyed to the main sanitary interceptor located on Water Street Mall. Internet-resistant retail uses should also be contemplated. The building could be developed alone or in conjunction with the adjacent property located to the south at 33 S Broadway.

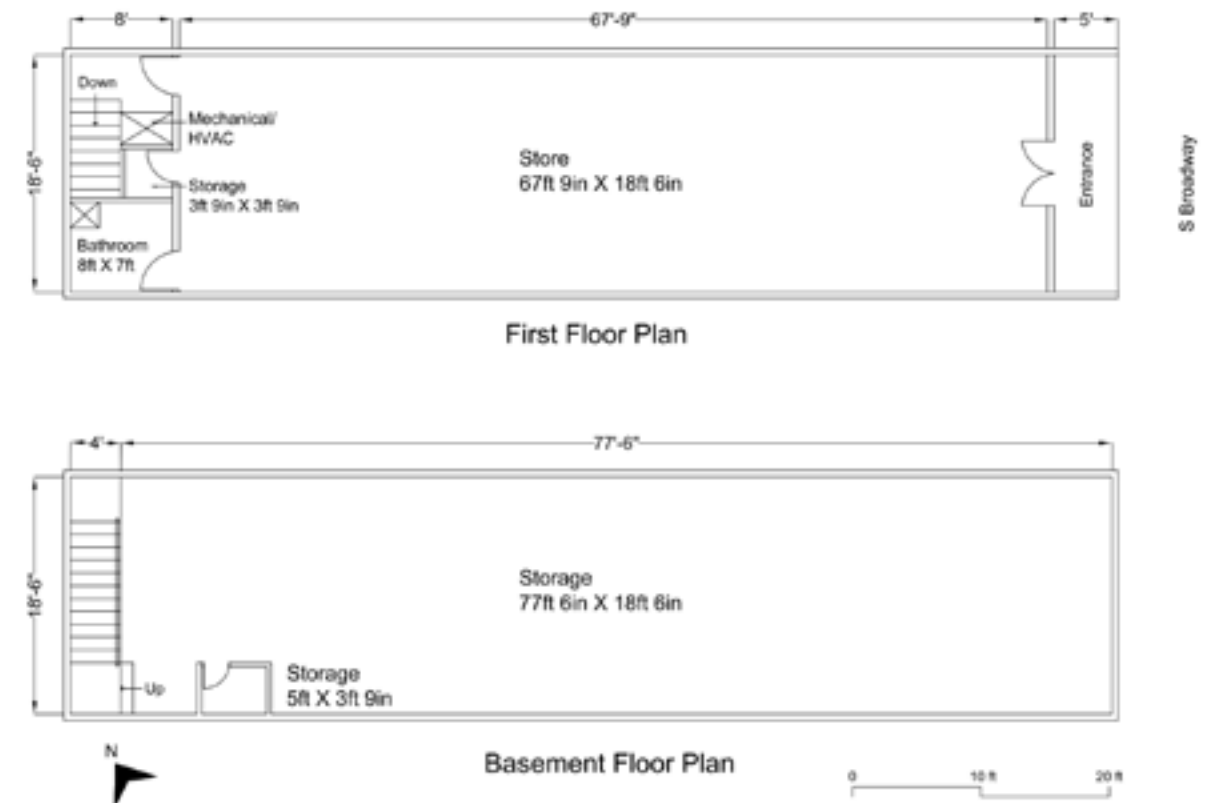
### Mundy Park



### Building details:

ADDRESS	PIN	LOT DIMENSIONS	STORIES
31 South Broadway	15-22-336-018	1616 SF (20' X 80'8" ft)	1
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
1,620 SF	1,620 SF	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue	Tremendous opportunities on Water Street Mall, adjacent Mundy Park
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			

### 31 South Broadway Floor Plans





### 33 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building. The existing building's front façade is not original to the building and should be improved in keeping with a historic character and streetscape.

#### Recommended Land Use

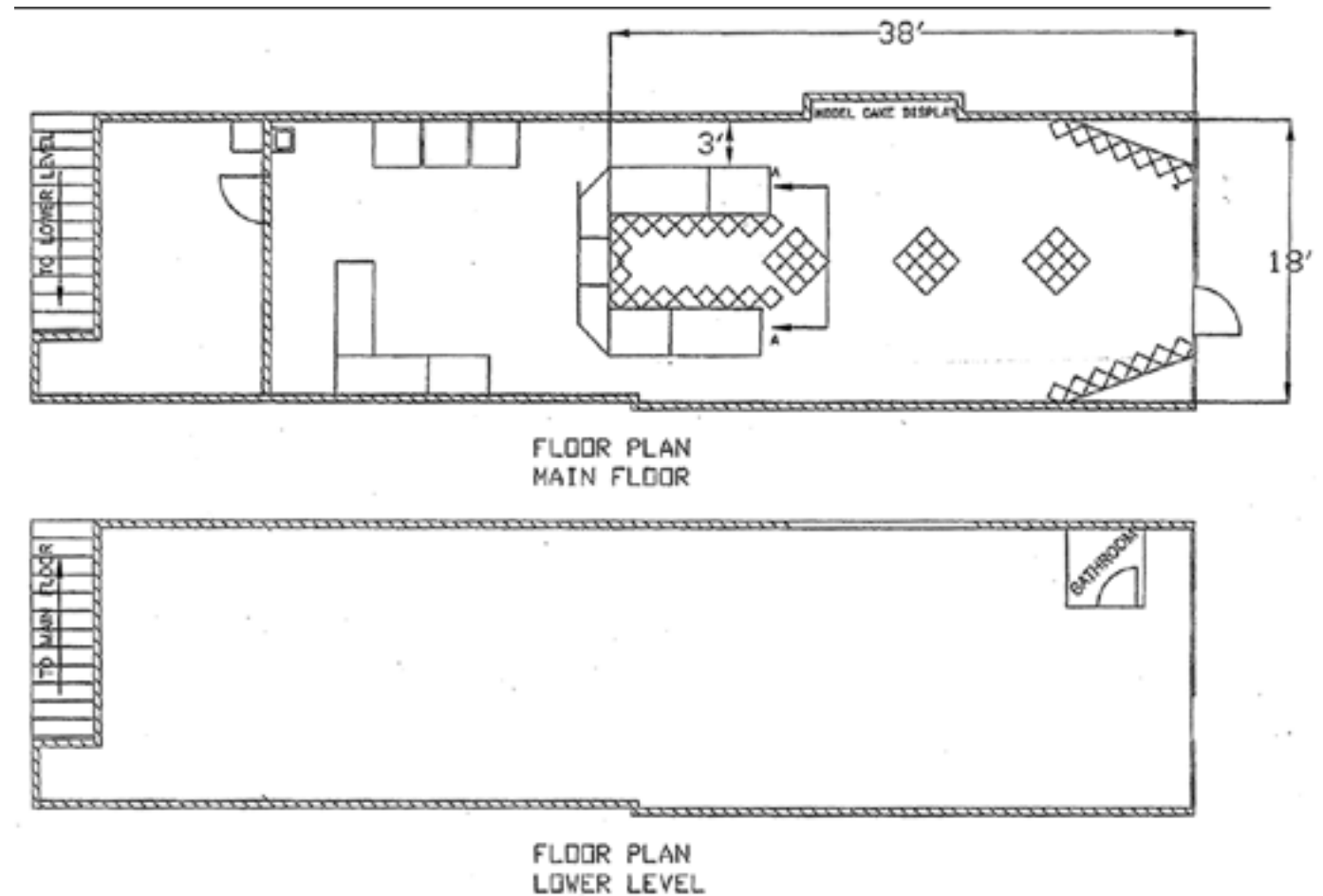
Full-service restaurant, food, and beverage services with outdoor amenities, Bar, drinking establishment, Internet-resistant retail, coffee shop and bistro, pharmacies and drug stores or grocery store.

#### A little about 31S Broadway:

Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading. Should a restaurant's use be considered, the grease collection could be conveyed to the main sanitary interceptor located on Water Street Mall. Internet-resistant retail uses should also be contemplated.

### Building details:

ADDRESS	PIN	LOT DIMENSIONS	STORIES
33 South Broadway	15-22-336-019	1616 SF (20' X 80'8")	2
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
3,200 SF	Yes (1600 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue	Tremendous opportunities on Water Street Mall
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			





### 62 S Broadway

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building.

The building can utilize the adjacent vacant land on 66 S Broadway (also included in this RFQ) as parking, outdoor patio/dining, etc. Access doors can be added to the south side of the building to create outdoor dining opportunities onto the vacant land.

The original façade of the historic building should be preserved and further enhanced in harmony with Downtown’s historic character.

New awnings/signs on Broadway Avenue are encouraged.

### Recommended Land Use

Full-service restaurant, food, and beverage services with outdoor amenities, bar, drinking establishment with outdoor seating (66 South Broadway), pharmacies and drug stores, grocery store, residential or multifamily building.

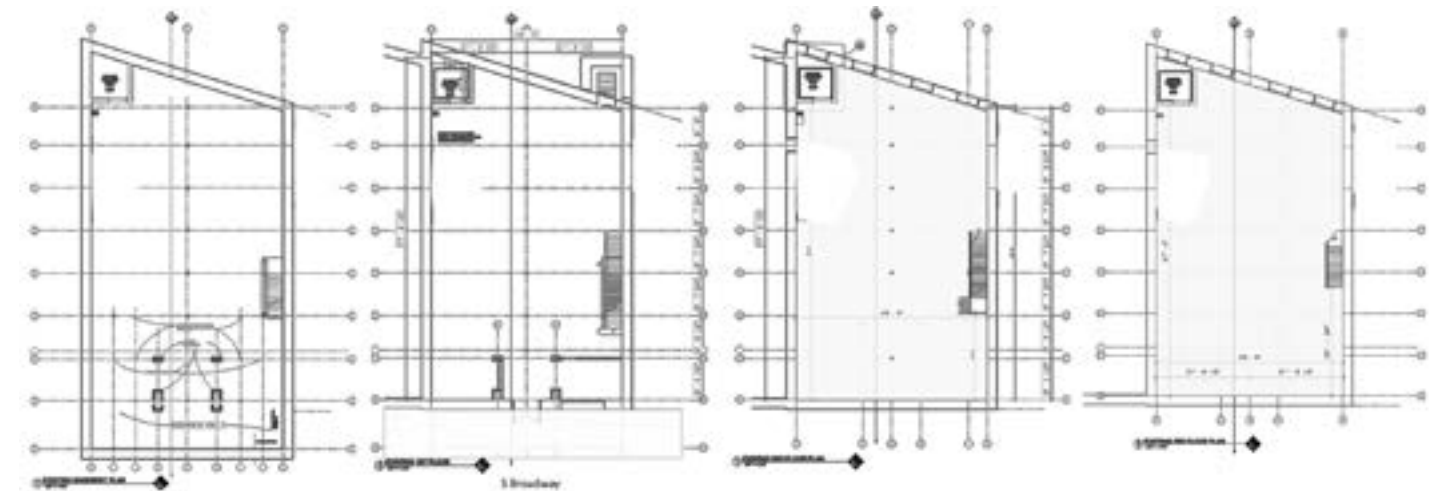
### A little about 62 S Broadway:

This three-story building is a unique opportunity for adaptive reuse. Its proximity to the railroad track, the “action” on Broadway, the attraction of the Downtown theaters, the charm of tin ceilings, heavy-duty timbers, and oversized windows are the perfect amenities for uses such as restaurants and residential. The property is adjacent to a vacant City-owned lot to the south. The building could be developed alone or in conjunction with the adjacent property located to the south at 66 S Broadway. Internet-resistant retail uses should also be contemplated. Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading. The building over time shows signs of water infiltration, fire damage mainly affecting the southwest corner of the first floor, and tuckpointing needed along the southerly facade.



### Building details:

ADDRESS	PIN	LOT DIMESNSIONS	STORIES
62 South Broadway	15-22-381-005	3049 SF (44' X 80')	3
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
9,896 SF	Yes (3,267 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance via alley.	Tremendous opportunities for expansion to adjacent vacant property
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			







**66 S Broadway**

The land can be complementary to the 62 S Broadway property (also included in this RFQ) and utilized as an outdoor patio/dining opportunity for the vacant parcel on 66 S Broadway as parking, outdoor patio/dining. Access doors can be added to the south side of the 62 S Broadway property to create outdoor dining opportunities on the vacant land.

The vacant land can be developed as a stand-alone development building with rooftop outdoor dining. The new building facade should be in harmony with the Downtown’s historic character.

**Recommended Land Use**

Outdoor amenities for use at 62 S Broadway, bar, drinking establishment with outdoor seating or a new residential, multifamily building.

**A little about 66 S Broadway:**

Vacant land abutting and adjacent to 62 S Broadway could be used as a combination of outdoor patio and green space complementing hospitality businesses at 62 S Broadway, or it could be developed as a stand-alone parcel.

Internet-resistant retail uses should also be contemplated.

**Property details:**

ADDRESS	PIN	LOT AREA	STORIES
66 South Broadway	15-22-381-006	5,662 SF	N/A
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
N/A	N/A	N/A	N/A
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On-street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from Broadway Avenue, rear entrance via alley.	Tremendous opportunities for expansion of adjacent buildings or a new stand alone structure.
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS			
9,700			





**64 E Downer Place**

The following is a list of preliminary goals and recommendations that staff has compiled in hopes of helping potential users reimagine the building. This building could continue to be an office use on the ground floor with residential above, or it could be a retail establishment. The property could also be combined with the adjacent building into a larger redevelopment opportunity.

**Recommended Land Use**

Mixed use is preferred.

**A little about 64 E Downer:**

The subject property is two stories mixed-use, with the first-floor owner occupied for office use, and the second floor being a residential renter-occupied unit. Roofing, heating, and cooling systems, as well as electric will need appropriate upgrading.

**Building condition:**

ADDRESS	PIN	LOT DIMENSIONS	STORIES
64 E Downer Place	15-22-336-017	1306 SF (21' X 67')	2
TOTAL FLOOR AREA (EXCLUDING BASEMENT)	BASEMENT	ELEVATOR	GREASE TRAP
2,856 SF	Yes (1,428 SF)	No	No
PARKING	ZONING	ACCESS	OUTDOOR SEATING
On street parking and off-street parking lots within walking distance	Downtown Core	Main entrance from East Downer Place	N/A
ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNTS	VAULT*		
4,350	Yes		



## SELECTION PROCESS

### RFQ SCHEDULE

The selection process to be carried out as part of this Request for Proposals includes the following steps. Please note that dates are subject to change.

Publication and Distribution of RFQ: March 31, 2024

Last day to submit questions in writing: April 22, 2024, at 12:00 pm Central Time

Responses to questions published: April 29, 2024 at 5:00 pm

Proposals due: June 10, 2024 at 12:00 pm Central Time

Review period: June 04, 2024 – July 5, 2024

Notification to highest-ranked respondents: July 8, 2024

Finalist Panel Interviews: the week of July 22, 2024

Tentative notice of intent to negotiate: August 5, 2024

Negotiation with the highest rank, and City Council approval, TBD

### INDIVIDUAL WALK-THROUGHS AVAILABLE UPON REQUEST

The City will give individuals a walk-through of the existing spaces. If interested in an individual appointment, please email [lunag@aurora.il.us](mailto:lunag@aurora.il.us) by 5 p.m. CDT on Monday April 15, 2024.

### SUBMISSION REQUIREMENTS

All respondents must provide the following information at a minimum but may provide additional information regarding their services, experience, and references or examples. The following information shall be provided in each proposal in the order listed below. A Developer/business is expected to provide a response for each requirement listed. Failure to respond to any request for information within this proposal may result in rejection of the proposal at the sole discretion of the City.

All proposals shall be prepared with a concise description of the firm's capabilities to satisfy the minimum qualifications in the following section – Submission Format. Firms should format their proposals so that their responses correspond to the specific sections to the extent possible without unnecessary repetition.

### SUBMISSION FORMAT

Email your qualifications including all requesting documents to [PurchasingDL@aurora.il.us](mailto:PurchasingDL@aurora.il.us) and RFQ 24-053 S. Broadway Properties must be the subject line.

#### Your email should contain the following:

- **Contact information** – Please submit the Developer's mailing address, phone number, and e-mail address for the firm's point of contact person on the Transmittal Letter.
- **Proposed Business** – A description of the culinary approach and related activities that would be operated in the space.
- **Operating Plan** – A description of the respondent's management approach including, without limitation, target market(s), anticipated customer and/or sales volumes, existing vendor partnerships or relationships that will support operations, etc.

- **Financial Capacity** – Each Developer/Business must provide evidence of the proposer's ability to meet the financial obligations of the proposed acquisition of the Property and the rehabilitation of the Property. Each developer/business shall submit a pro forma account of the funds necessary to finance the project and how the developer/business will finance the project. Financial statements and background information must be attached to the proposal. If the developer/business intends to purchase the property with a mortgage the proposer must specify how much is to be borrowed and submit in its proposal package a pre-approval or commitment letter from an institutional lender acknowledging that the proposer has sufficient financial resources to obtain a loan commitment.
- **Background and Experience (Company and Personnel)** – An outline of the Developer's/Business' background and experience with examples of similar work done and a list of personnel who will conduct the project, detailing their training and work experience.
- **Project Summary and Timeline** – Provide a written description of the proposed renovations, including the number of units (commercial and residential) and on-site parking spaces. The project summary should describe in sufficient detail the concept, the overall scope of the renovations, the timeframe within which the proposed renovations would be started and completed, and any other relevant information such as projected rental rates or sales prices. The timeframe should demonstrate the Developer's/Business' readiness and ability to proceed with the time schedules described.
- **References** - Provide references, including names, titles, addresses, and phone numbers from at least three (3) other firms, preferably municipal, for which the firm has performed similar services.

## PROPOSAL EVALUATION

The City will use the following selection criteria to evaluate proposals, but it is important to note that *CREATIVITY is encouraged*: Respondent's vision for the properties, and how it might enhance and even personify all that is Aurora.

- i. Respondent's experience in the proposed business operations.
- ii. Relevant experience of the Respondent's management team.
- iii. The Respondent's proposed concept includes but is not limited to interior style, décor, days and hours of operation, etc.
- iv. Respondent's approach to identifying target market(s), including current relationships and partnerships.
- v. Respondent's ability to proceed without financial incentives from the City of Aurora.
- vi. Respondent's willingness and ability to partner with the City of Aurora in furtherance of the goal to promote the Downtown.
- vii. An estimated timeline (in months) of when the Respondent believes they could be open for business.
- viii. The reputation of the Respondent's organization/management team based on references submitted.
- ix. Valuation of project and Purchase Price offered for the property(s) to include:
- x. Purchase Price of property
  - A. Construction value of the project
  - B. Project Pro Forma to include:
  - C. Statement of sources and uses for the financing and costs of the project (one page)
    - i. Operating statement for the project to include:
    - ii. Statement of revenues and expenses
    - iii. Revenues to include rents or any revenue to support the cash flow of the project
    - iv. Expenses to include maintenance, taxes, debt service (if paid from the property rents/revenues)
    - v. Ending balance each year
    - vi. The Pro Forma should be provided on an annual basis for not less than 10 years of operation.
  - D. Business' standing with the City.
  - E. Estimated opening date.

The award will be made to the most qualified developer/business whose proposal is deemed most advantageous in consideration of all relevant requirements and factors. While the amount proposed by the Developer/Business for the acquisition of the properties will be considered, it will not necessarily be a deciding factor. The City views these projects as a long-term investment in the community, not a real estate transaction designed to generate the highest possible sale price.

## RESTRICTIONS

**Development Agreement:** The City of Aurora will not convey the Property to the successful Developer/Business unless a mutually acceptable purchase and sale agreement (PSA) and redevelopment agreement (RDA) are entered into with the successful Developer/Business within thirty (30) days of selection that will govern the conveyance of the Property, and shall include terms and conditions relating to the construction of the improvements, the City of Aurora's review and approval of plans, construction schedule (schedule must include Dates/Activities, Responsible Parties), insurance, indemnification, conveyance of the Property back to the City in the event of a default by the Developer/Business, proof of financing and/or financial capability satisfactory to the City and other terms to ensure that said construction or lot consolidation takes place and the Property is not neglected. The RDA will be negotiated simultaneously with the PSA. The PSA will be an exhibit for the RDA. The RDA shall be recorded at closing, before the recording of any mortgage and/or liens, or said mortgages and liens shall be subordinate to the agreement.

**Purchase and Sale Agreement (PSA):** The City and the successful Developer/Business (the "Buyer") are expected to enter into a mutually satisfactory Purchase and Sale Agreement (PSA) within thirty (30) days from the date of selection of the Developer/Business. The City shall provide the form of the PSA to the selected Developer/Business with the selection letter, which PSA shall include terms substantially similar to the following:

1. At time of execution of the PSA, Buyer shall pay a deposit equal to the greater of \$5,000 or ten percent (10%) of the appraised value, or ten percent (10%) of the purchase price. The deposit submitted by the Buyer shall be held in escrow by the Treasurer of the City in a non-interest-bearing account and shall be duly accounted for at the time of performance of this Agreement. If the Buyer fails to fulfill its obligation to purchase the Premises, the City shall retain the deposit as liquidated damages. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under the PSA pending instructions mutually given by the City and Buyer. If the acquisition, development, and construction of the property is financed by a lending institution, the Buyer must deliver a firm letter of commitment to the City within fourteen (14) days from the execution date of the PSA.
2. Title to the Property shall be conveyed by Seller to Buyer, by recordable Quit Claim Deed, with a proper Bill of Sale (if applicable), subject only to real estate taxes accruing after the closing date, and thereafter; covenants, conditions and restrictions of record; and private and public utility easements, access easements, stormwater drainage easements and other easements and encumbrances of any kind that do not restrict the use of the Real Estate for residential purposes, and roads and highways, if any (the "Permitted Exceptions"). Seller shall also execute and deliver, at closing, any and all documents, in addition to the Quit Claim Deed, including an Affidavit of Title, State and County real estate tax declaration forms, and Grantor/Grantee Statement (for transfer tax exemption purposes), reasonably requested either by the Buyer or the title insurer to consummate the sale and purchase provided for herein and to vest title in Buyer subject only to general real estate taxes that accrue after the closing date and the Permitted Exceptions. In the event closing or settlement fees or costs are charged by the title insurer or entity performing the closing, the Buyer shall pay such fees and costs. The parties acknowledge that, as the Seller is a governmental entity, this transaction is exempt from any state, county, or local real estate transfer tax according to 35 ILCS 200/31-45(b).

3. The Parties, each to the other, hereby represent and warrant that there has been no involvement of any real estate broker in connection with the purchase and sale of the Property under the PSA, to whom either Party has agreed to pay a commission. Based on the foregoing representation, each Party hereby agrees to indemnify and hold the other Party harmless from any loss or expense, including, but not limited to, reasonable attorneys' fees, arising from the alleged liability of the other Party for brokerage commission or finder's fees claimed from persons with who either Party has dealt.
4. In the event that the City defaults under the PSA, or the PSA is not approved by City Council, the Buyer shall be entitled to terminate the PSA and receive a refund of the deposit. The foregoing shall be Buyer's sole and exclusive remedy at law and equity for any breach of the PSA by the City.
5. The purchase of the Property shall not be contingent on the sale of any other property.
6. The closing shall occur within thirty (30) days from the date on which the PSA is signed by the City and Buyer, or within such additional time agreed to by the parties.
7. Buyer acknowledges that Buyer has not been influenced to enter into this transaction nor has Buyer relied upon any warranties or representations not set forth or incorporated in this PSA, except for the following additional warranties and representations, if any, made by the CITY: NONE.
8. The Buyer agrees to accept the Property upon conveyance from the City in an "AS-IS, WHERE-IS" condition, including all environmental conditions associated with the soil and groundwater, and without any representations or warranties of any kind, express or implied, either oral or written, made by the Seller or any agent or representative of the Seller concerning the physical, environmental or structural condition of the Property.
9. Time is of the essence.

#### **DUE DATE:**

Submissions must be emailed to the Director of Purchasing at PurchasingDL@aurora.il.us by 12:00 pm, Central Time, Monday, June 10, 2024. It is the sole responsibility of the respondent to see that its submission is received by the date and time stated in this RFQ. Respondents are asked to submit their responses in either a PDF or JPEG electronic format to the project contact (see contact information below). No oral submittals will be considered. No Late submissions will be accepted.

#### **CONTACT**

Inquiries regarding all aspects of this RFP and the final submission should be directed to:

Director of Purchasing  
 City of Aurora  
 44 E Downer Place  
 Aurora, IL 60507  
 purchasingDL@aurora.il.us  
 630-256-3550

#### **QUESTIONS**

- All communication is to be sent to the above email. Any questions posed will be answered in full view of all. Under no circumstances are developers/businesses, including third party vendors or their staffs, to contact other staff at the City of Aurora for purposes associated with the RFQ, including, but not limited to, obtaining or providing information. Developers/ Businesses failing to comply with this requirement may be disqualified.
- Each Developer/business is responsible for understanding fully the terms and conditions of this RFQ. Requests for clarification or additional information must be received in writing to the Director of Purchasing at PurchasingDL@aurora.il.us no later than 12:00 pm, Central Time, Monday, April 22, 2024. All questions will be answered in writing, in the form of an addendum to the RFQ and posted to the City's website at <https://www.aurora.il.us/bids.aspx> by 5:00 pm, Monday, April 29, 2024. Both questions and answers will be distributed, without identification of the inquirer(s).
- No questions will be accepted or answered verbally. No questions will be accepted or answered after the April 22, 2024, 12:00 pm cut-off date/time. It is the proposer's responsibility to check the website before submitting their proposal.

#### **CITY DISCRETION AND AUTHORITY (TERMS AND CONDITIONS)**

**Reserved Rights:** The City of Aurora reserves the right at any time and for any reason to cancel this process, to reject any or all submittals, or to accept an alternative process. The City of Aurora reserves the right to throw out immaterial content. The City and/or staff may seek clarification from a firm at any time and respond promptly if there is a cause for rejection. The City reserves the right to rescind the selection of a Developer/Business in the event that a purchase and sale agreement and development agreement are not entered into between the City and Developer within thirty (30) days of the selection of Developer/Business, upon mutually agreeable terms governing the conveyance of the Property, rehabilitation of the home and including terms and conditions relating to the construction of the improvements, the City of Aurora's review and approval of plans, construction schedule, insurance, indemnification, conveyance of the Property back to the City in the event of a default by the Developer/ Business, and other terms to ensure that said rehabilitation takes place and the Property is not neglected.

**Incurred Costs:** The City of Aurora will not be liable in any way for any costs incurred by a firm in replying to the Solicitation.

**Illinois Freedom of Information Act:** The Developer/Business acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalties, losses, and injuries (including but not limited to, attorney's fees, other professional fees, court costs, and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement. The City of Aurora encourages minority business firms to submit proposals and encourages the successful firm to utilize minority businesses as applicable.

**Any Developer/Business who owes the City money and has not paid past due amounts or made acceptable arrangements to do so in the City's sole discretion, may be disqualified at the City's discretion.**

**Prevailing Wage:** Prevailing wage provisions of the State of Illinois shall be followed on this project.

**Insurance/Liability:** During the progress of the work the Contractor shall assume total risk and liability, and will be responsible for any and all damages to the work, or persons, or public or private property caused by, or in any way resulting from doing the work, including actions of subcontractors or material suppliers.

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions for the safety of; and shall provide the necessary protection to prevent damage, injury, or loss to:

- a. All employees on the work and other persons who may be affected thereby.
- b. All work and materials or equipment to be incorporated therein, whether in storage on or off the site.
- c. Other property at the site or adjacent thereto

The Contractor shall be responsible for complying with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury, or loss. Sufficient proof of liability and workmen's compensation insurance must be furnished to satisfy the requirements of the City of Aurora by the awarded Contractor, minimum insurance requirements shall be as follows:

1. Commercial general liability (occurrence; project)
  - a. Each occurrence: \$1,000,000
  - b. Damage to rented premises: \$50,000
  - c. Medical expenses: \$5,000
  - d. Personal injury: \$1,000,000
  - e. General aggregate: \$2,000,000
  - f. vi. Products: \$2,000,000
2. Auto Liability, combined single limit: \$1,000,000
3. Excess/umbrella liability, each occurrence/aggregate: \$5,000,000
4. Worker's compensation, for each accident/disease: \$500,000

The City of Aurora and its officials, employees, and agents must be named on the Certificate of Insurance as a primary, non-contributory, additional insured under the general liability policy. Sufficient proof of liability and workmen's compensation insurance must be furnished to satisfy the requirements of the City of Aurora.

The City of Aurora reserves the right to reject any or all proposals, or parts thereof, and to waive any technicality, informality, or irregularity in the proposals received, and to disregard all nonconforming or conditional proposals or counterproposals and to hold the proposal for ninety (90) days from the opening date set forth above. The City further reserves the right in its sole discretion to award the proposal to the most responsible Developer whose offer best responds in quality, fitness, and capacity to the requirements of the proposed work or usage and therefore is in the best interest of the City.

While the City believes that the information provided in this RFQ, including all exhibits and addendums, if any, is accurate, the City makes no representation or warranty, express or implied, as to the accuracy and completeness of the information in this RFQ. The Developer/Business assumes all risk in connection with the use of the information and releases the City from any liability in connection with the use of the information provided by the City. Further, the City makes no representation or warranty with respect to the Properties, including without limitation, the value, quality, or character of the Properties or its fitness or suitability for any particular use and/or the physical and environmental condition of the Premises. The Properties will be conveyed in its "AS-IS" condition.

Each Developer/Business shall undertake its review and analysis (due diligence) concerning the physical and environmental conditions of the Buildings and Properties, applicable zoning and other land use laws, required permits and approvals, and other development, ownership, and legal considerations pertaining to the Properties and the use of the Properties, and shall be responsible for applying for and obtaining any and all permits or approvals necessary or convenient for the use of Properties. All costs and expenses of renovating the Buildings and Properties, including without limitation, all costs or permitting and improvement, shall be the sole responsibility of the successful Developer/Business.

# REQUEST FOR QUALIFICATIONS 24-053

*Thanks*  
FOR VISITING!

**CITY OF AURORA  
PURCHASING DIVISION  
44 E DOWNER PLACE  
AURORA, ILLINOIS**

[purchasingDL@aurora.il.us](mailto:purchasingDL@aurora.il.us)  
630-256-3550



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