

Request for Proposals (RFP)

Brewery Lane Development Project Village of Bourbonnais, Illinois

1. Introduction

The Village of Bourbonnais is soliciting proposals from qualified developers for the commercial or mixed-use development of approximately 6.7 acres of municipally owned land located near the intersection of Brewery Lane and Brown Blvd.



Two Parcels 17-09-19-118-003 (~5.5 ac.) and 17-09-19-118-001 (~1.2 ac.)

The land is in the village's central commercial and municipal district and a short walk from Olivet Nazarene University.

The Village seeks a project that enhances local economic vitality, aligns with community goals, and delivers long-term value. Certain public incentives for commercial development of the land will be considered. Incentives may include discounted property costs, Tax Increment Financing and Business District financing.

Redevelopment Proposals must be submitted by 3:00 p.m on November 24, 2025 to:

Mike VanMill, Village Administrator vanmillm@villageofbourbonnais.com

2. Outcome Goals

The proposed development should:

- Stimulate local job creation and business growth.
- Complement existing commercial corridors and infrastructure.
- Increase the Village's tax base and revenue potential.
- Reflect high-quality design and construction standards.
- Generally compatible with the Village's comprehensive plan.

3. Scope of Work

The selected developer will be responsible for:

- Site planning, engineering, and architectural design.
- Securing all necessary zoning approvals and permits.
- Construction of commercial facilities and supporting infrastructure.
- Coordination with utility providers and public agencies.
- Community engagement and public communication.
- Compliance with all applicable local, state, and federal regulations.

4. Proposal Requirements

Proposals must include:

- Executive summary of the proposed commercial project.
- Developer qualifications and relevant experience.
- Conceptual plan with:
 - Proposed land uses
 - Locations and footprint of proposed buildings
 - Table with proposed buildings data (floor area, height, type)
 - Parking, open space, and drainage areas
 - Proposed public or private drives
 - Landscaping
- Financial plan including sources of capital and pro forma.
- Development timeline with key milestones.
- Community engagement strategy.
- Legal disclosures, insurance certificates, and bonding capacity.

5. Evaluation Criteria

Proposals will be evaluated based on:

- Alignment with the Village's goals and planning documents.
- Experience and capacity of the development team.
- Financial feasibility and funding strategy.
- Quality, creativity, and innovation of design.
- Anticipated economic and community impact.
- Ability to meet proposed timelines.

Note: The village may issue a request for information to all developers or individual developers to better understand the proposal submitted

6. Submission Instructions

- Deadline: November 24, 2025
- All documents submitted in a combined, single digital, PDF files
- Submit to: Mike VanMill, Village Administrator vanmillm@villageofbourbonnais.com
- **Mail or deliver a non-refundable check in the amount of \$1,000 to**

Village of Bourbonnais

600 Main St. NW

Bourbonnais, IL 60914

Attn: Mike VanMill

Ref. Brewery Lane Redevelopment Proposal

- Questions: Direct inquiries to

Mike VanMill, Village Administrator

vanmillm@villageofbourbonnais.com

(815) 937-3750

or

Mike Gingerich, Village Consulting Engineer

mging@mg2a.com

(815) 693-0124

Note: The village may request printed copies of all or part of the documents submitted.

7. Additional Information

- Site visits may be arranged upon request.
- The Village reserves the right to reject any or all proposals.
- The Village reserves the right to extend the submittal deadline.

- Final selection will be made by the Village Board based on staff recommendations and public input.
- **The developer selected by the village as the “Preferred Developer” for the redevelopment area will be required to provide payment of \$5,000. This payment is meant to partially offset the village’s initial administrative, legal, planning and other related expenses to advancing the developer’s project. The developer shall also be required to secure village approvals and permits and pay village fees as are required for the type of development proposed as the project moves forward.**