REQUEST FOR QUALIFICATIONS

FOR THE

POTENTIAL DEVELOPMENT

AT

7000 HARLEM AVENUE
TOYOTA PARK

MULTI PURPOSE SPORTS AND ENTERTAINMENT DOME

BRIDGEVIEW, ILLINOIS 60455

STEVEN M. LANDEK
MAYOR

NOVEMBER 25, 2015

Village of Bridgeview – Request for Qualifications

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GENERAL INVITATION
Request for Qualifications (RFQ)

The Village of Bridgeview ("Village") invites submission of proposals for the development of multi-purpose sports and entertainment dome on the located at 7000 Harlem Ave, within the Village of Bridgeview, Illinois. (See Figure 1).

This RFQ calls for the possible development of the following site(s):

• **Multi-Purpose Sports and Entertainment Dome**: Approximately 150,000 to 175,000 square feet under inflatable and hard structure roof. Parking requirements will be determined once final project specifications are determined. Parking will be a combination of on-site and shared parking as part of Toyota Park's already existing parking field.

The development opportunity site is located on north end of Toyota Park. The RFQ site as contemplated contains space for approximately 175,000 square foot development (Figure 1) and the site is owned by the Village of Bridgeview. This site currently contains no permanent buildings and the land used for parking.

The Village invites submission of proposals for the parcel within the RFQ site using a land purchase approach. Submitters are not bound by any specific concept and the development can be configured per the RFQ responders' development and operational programing and development needs.

THE VILLAGE WELCOMES AND ENCOURGES VARIOUS CONCEPTS FOR THE PROJECT TO ASSURE LONG TERM FINANCIAL AND OPERATIONAL SUCCESS FOR ALL PARTIES.

Village of Bridgeview

The Village of Bridgeview is a well-balanced community that was incorporated in 1947. It is home to an interesting and diverse population, offering a blend of residential, commercial, and industrial development. The Village has a population of 16,446 with a median age of 36.2 years.

The general boundaries of the Village include 65th Street on the north and 103rd Street on the south. It encompasses 3.6 square miles, and is 16 miles southeast of downtown Chicago, four miles from Midway Airport and 17 miles from O'Hare Airport.

• Several arterial streets, including Harlem Avenue and 79th Street
• Interstate 55/Stevenson Expressway, with an interchange two miles north of 79th Street
• Interstate 294/Tri-State Tollway, with interchanges at 95th Street and Archer Avenue
• Interstate 90-94/Dan Ryan Expressway, eight miles east of Harlem

The Village is served by the PACE bus system with routes to area shopping centers, schools, 5th District Courthouse, Worth Metra Station and CTA Orange Line at Midway Airport.

The Village has an active park district and approximately 70 acres of recreation/park land. The local library has expanded to approximately 38,000 square feet.

Several elementary and high school districts serve the greater Bridgeview area. The combined high school graduation rate is 81.8%.

Bridgeview's strong history of distribution and excellent roadway system make the Village an attractive destination for commercial and industrial redevelopment.

Key points related to the RFQ Site

- **Direct Access and interaction with Toyota Park**
    - 300 plus stadium events including MLS Soccer and other stadium "main bowl" events
    - Part of overall development of Toyota Park as a 365/24/7 entertainment and retail destination
    - Multiple restaurant and retail developments currently under contract
    - Pace stop located at Toyota Park

- **Ground**
    - Harlem Avenue traffic counts of 50,000+ daily
    - Interstate and Highway Access via I294, I55 with proximity to I80 and I57

- **Midway Airport Terminal to RFQ Site**: 4.0 Miles approximately

- **Village Population**: 16,446

- **Area Population:** 115,457 approximately (within 3 mile radius)

- **Bridgeview Businesses**: 626 approximately

- **Bridgeview Businesses Jobs:** 12,400 approximately

RFQ Approach

The Village with this RFQ is seeking a developer who will develop the RFQ sites depicted on Figure 1, using an approach which will provide an active sports and entertainment development that complements Toyota Park and provide existing and future retail the opportunity to capture additional customers from dome events.

A $5,000 Good Faith Deposit will only be required from the respondent selected as the successful respondent to this RFQ.

Copies of the RFQ are available beginning Wednesday, November 25, 2015 and can be picked up at the Village Municipal Building, located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455, during the following hours; Monday, Tuesday, Thursday and Friday 9:00 am to 5:00 pm, Wednesday 9:00 am to 8:00 pm and Saturday 9:00 am to 1:00 pm. The RFQ will also be available online at http://www.bridgeview-il.gov/. The RFQ will be available to be downloaded and printed from the site.

Eight (8) copies of the proposal with a cover letter must be signed and submitted to **Mike Porfirio at the Village of Bridgeview Municipal Building, located at 7500 S. Oketo Avenue, Bridgeview, Illinois**, **60455** by 4:00 PM on Friday, December 18, 2015. Of the eight (8) copies submitted, one should be marked ORIGINAL and left unbounded, containing original signatures.

All proposals will be evaluated based on the evaluation and submission requirements outlined in this RFQ. Among the criteria to be considered will be the quality of the conceptual planning and design, the appropriateness of the proposed use, the respondents experience in commercial development, and the financial capacity of the respondent to complete the project in a timely manner.

Late Proposals

Respondents will be responsible for proposal delivery on or before the due date and time. Late proposals will not be accepted and will be returned unopened. Failure to comply with the instructions of this RFQ may be cause for rejection of the proposal as it may be deemed a nonresponsive proposal.

Key Dates

RFQ Issued	November 25, 2015
RFQ Due Date	December 18, 2015

I. Introduction

The Village is inviting submissions of proposals for development of the site described in detail in this Request for Qualifications (RFQ). This RFQ provides information about the site and immediate surrounding community. It provides as much information as is known about future public and private projects within the Village. It describes the development and design guidelines as proposed for the project. It provides evaluation criteria and describes the process by which a proposal shall be evaluated. It also describes the format of the proposal and everything that is required to be submitted in the proposal. Finally, it provides dates and pertinent information for RFQ issuance, the pre-submittal conference, and the date and time the proposal is due.

II. The Site

Municipality

The RFQ site is located in the Village of Bridgeview, Illinois. The Village Municipal Office is located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455. The contact for this project is Mike Porfirio at 708-594-2525 X8516 or mporfirio@villageofbridgeview.com.

Location

The RFQ site is located at 7000 Harlem Avenue. The final site, TBD, will occupy the north end of the existing parking field of Toyota Park.

Acreage

The RFQ site will consists of one parcels, totaling approx. 5 acres or 217,800 square feet. The RFQ Site is zoned for entertainment and commercial development. (See Figure 1).

Ownership

The RFQ site (the "Project Area") are owned by the following:

• Area 1 – Village of Bridgeview

Land Uses for the Site

The uses for the development of the Project Area are Entertainment as well as Commercial/Retail. Commercial uses may include retail shops and restaurants.

Parking

The Village requires parking to be in accordance with Municipal code.

Parking will be a combination of both on-site parking and shared parking with the existing Toyota Park parking field.

III. Goals for Development

The overall goal for the Request for Qualifications Area (as described in Figure #1) is to develop the Project Area on a comprehensive and planned basis in order to ensure that new economically viable development occurs:

Project Goals

• On a coordinated rather than piecemeal manner to ensure that the land-use is functionally integrated and meets modern principles of a commercial/retail center and complements other Toyota Park uses and tenants;

• Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.

• In a manner that strengthens the economies of the Village and complements the existing and future development at Toyota Park.

• Using sound economic development practices in the Request for Qualifications Area, thereby creating employment opportunities commensurate with the capacity of the area.

• To create an environment within the Request for Qualifications Area that will contribute to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to the Area.

• In a manner that encourages coordinated development of parcels and structures in order to achieve attractive and efficient building design, unified parking and appropriate access to nearby arterial streets.

• To ensure safe and functional circulation pattern and adequate ingress and egress to the Area as well as Toyota Park both during event days as well as non-event days.

• To encourage high standards of building and streetscape design to foster the high quality appearance of buildings, rights-of-way and open spaces.

• To ensure that necessary security, screening, and buffering devices are attractively designed and are compatible with the overall design of the Area.

Mixed Development Goals

Provide new buildings within the Area that provides local residents with: needed employment opportunities; environmental remediation of existing property; necessary utilities, increased property tax and sale tax receipts; a balanced tax base for the community as a whole and the removal of blighting conditions.

Tax Base and Economic Development Goals

Strengthen real property values and promote a sound economic base for the Village to meet existing and future governmental costs. In attempting to meet this goal it will also be necessary to:

• Promote appropriate new development and redevelopment that enhances the economic base of the Village.

• Seek mixed use commercial development that complements the needs of adjacent uses and contribute significant sales and property taxes.

• Provide needed incentives to encourage a broad range of improvements for new development.

• Plan for the Redevelopment Project Area to develop to its highest and best use through provision of needed municipal services and incentives.

Land Use Goal

Strengthen the Development Project Area with development of an entertainment and/or commercial/retail project which serves the Village and surrounding municipalities.

Image and Identity Goal

Foster a positive image of the Development Project Area through cooperation with the Village. In attempting to meet this goal, it will also be necessary to:

• Create a high profile identity for the Development Project Area.

• Encourage a coordinated system of landscaping and screening.

• Work to ensure that the Development Project Area improvements include adequate pedestrian amenities, improved vehicular access, decorative street lighting, and appropriate landscaping.

IV. Guidelines for Design and Development

Although overall goals and development objectives are important in the process of developing the Development Project Area, the inclusion of design guidelines are necessary to ensure that development activities result in an attractive, cohesive and functional environment within the context or Toyota Park. The following design guidelines give a general but directed approach to the development of specific projects within the Development Project Area.

Listed below are development and design policies of the Development Project Area which will assist the Village in directing and coordinating public improvements and activities with private investment in order to achieve the goals and objectives stated in the Development Plan.

• Provide adequate buffers where appropriate between different land uses to minimize potential incompatibility.

• To the extent practicable, integrate new development functionally and aesthetically with that of adjacent development(s).

This is of particular concern to the integration of Toyota Park and the already established design elements of the stadium.

• Ensure safe and functional circulation patterns for pedestrians and vehicles.

• Ensure improvements of public ways that encourage usage of commercial and institutional establishments.

• Wherever possible, coordinate public improvements.

• Create a high profile image along the main arterial streets by encouraging visually distinctive development.

• Ensure that proposed project individual components complement one another in terms of size, scale, intensity and appearance, and are functionally and aesthetically integrated.

• Encourage high-quality site and building design and construction.

• Ensure that all parking areas are paved, striped, lighted, well-maintained, and properly drained to minimize impact on adjacent properties.

V. General Land Use Plan

The land uses for the site reflect the goals and guidelines previously identified. The major land use category for the site is entertainment and/or commercial/retail. The land use plan is expected to guide future land use improvements and development for the site. The land use plan is key to a comprehensive and cohesive development as a successful commercial development that anticipates future needs. The land uses are as follows:

Commercial

The proposed land use allows for Entertainment and Commercial/Retail development.

Preferred Uses

High quality design and balanced entertainment and commercial use that reflect a coordinated vision for the Village's future.

Non-Permitted Uses

The Village reserves the right to deem uses as non-permitted.

VI. Evaluation Process

Proposals will be evaluated by an evaluation committee using the criteria described in this RFQ. The committee will recommend to the Mayor of the Village a short list of respondents. At the Mayor's discretion short list respondents may be invited to make oral presentations before a final selection is made. The proposal selected may be amended or negotiated and will be the one deemed to be in the Village's best interest. Final approval is subject to the Village Board.

Evaluation Criteria

• Adherence to project goals, design and development guidelines and the general land use plan.

• Professional and technical competence of the development team and any applicable management team, to implement the proposed project as evidenced by 1) professional qualifications and specialized experience of the development team and management team if applicable and 2) current and past performance of the development team if applicable on similar projects.

• Respondents financial qualifications including 1) proven ability to obtain financing for similar projects, 2) the amount of equity the respondent includes in the proposal, 3) inclusion of letters of interest from financial institutions and 4) the financial soundness of the respondents firm.

• Inclusion of letters of interest from prospective tenants that demonstrate the ability of the respondent to generate interest in the proposed project.

• Public benefits to the Village and to the community including job creation.

• Development plan and outline of financing and development timeline.

• Economic and market feasibility of the proposed project including rent levels, funding sources, construction costs, etc., if applicable

• Level (amounts) of all Village assistance requested and the reasonableness, completeness and clarity of the justification of the assistance, which can include land write down and TIF assistance, if available and required.

• Compliance with applicable laws, ordinances and statutes referenced here and in other sections of this RFQ, including without limitation: the State of Illinois Anti-Collusion Statute (Illinois Criminal Code); The State Tax Delinquencies Statute (65 ILCS 5/11-42); The Civil Rights Act of 1964, 42 U.S.C. sec 2000 et seq. (1988) as amended; The Civil Rights Act of 1991, P.L. 102-166; Age Discrimination Act, 42 U.S.C. sec, 6101-6106 (1988), Rehabilitation Act of 1973, 29 U.S.C. sec 793-794 (1988); Americans with Disabilities Act, 42 U.S.C. sec. 12101 et seq., and 41 CFR Part 60 et seq., (1990); the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, 36 CFR 1191 et seq. (1993); the Architectural Barriers Act 42 U.S.C. 4151 et seq. (1993); the Uniform Federal Accessibility Standards 36, CFR 1190 et seq.; the Illinois Environmental Barriers Act, 410
ILCS 25/1 et seq., (1992); and the Illinois Accessibility Code, 71 Admin. Code, Ch. L, Sec 400.100 et seq., (1992), Fair Housing Amendment Act, 42 U.S.C. 3601 Note Sec. 800; Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., (1992), as amended; the Uniform Federal Accessibility Standards, the Fair Housing Act (42 USC 3601 et seq.), Section 504 of the Rehabilitation Act and implementing regulations 24 CFR Part 8 ("Nondiscrimination Based on Handicap"); the Davis Bacon Act (40U.S.C. 276a et seq.); and all other applicable equal opportunity and labor requirements.

Village of Bridgeview Rights

The Village reserves the right to request clarifications of information submitted in response to this RFQ, and/ or additional information from any respondent during the evaluation process. The Village reserves the right to accept any proposal and/ or any parts thereof and/ or reject any or all proposals. The Village reserves the right, at any time and in its sole and absolute discretion, to reject any or all proposals, to withdraw this RFQ without notice, to use the proposals as a basis for negotiation with one or more respondents and/ or parties other than those responding to this RFQ and/ or terms other than those set forth herein. The Village reserves the right to disregard any informality in the proposal, when in the opinion of the Village; the best interest of the Village will be served thereby. The Village reserves the right to accept or reject any other financial documentation in lieu of that requested in this RFQ. The Village reserves all rights with regard to this solicitation.

THE VILLAGE OF BRIDGEVIEW MAY REJECT ANY AND ALL OF THE PROPOSALS AND MAY WAIVE ANY AND ALL INFORMALITIES.

The Village reserves the right to terminate this procurement at any stage if the Village determines it to be in the best interest of the Village. In no event shall the Village be liable to respondents for any cost or damages incurred by respondents or any interested parties in connection with the procurement process, including but not limited to any and all cost of preparing the proposal and participation in any conferences, oral presentations or negotiations.

Potential Disqualifications

- Late proposals will not be accepted. Any proposal received after the designated due date and time will be returned unopened. When proposals are delivered by mail or by messenger

to the Village, the respondent shall be responsible for its delivery before the due date and time. If requested a receipt will be given for each proposal submitted to the Village.

- All materials submitted become the property of the Village. Any requirement of the respondent prohibiting publication of the materials submitted in the proposal, other than those marked confidential may disqualify the respondent from consideration.

- Any material misrepresentations made by the respondent will void the proposal and eliminate the respondent from further consideration.

- Failure to comply with the instructions of this RFQ may be cause for the rejection of the proposal as it may be considered a non-responsive proposal to the RFQ.

Offer Amount and Good Faith Deposit

The minimum bid price for these sites will be the market rate. A Good Faith Deposit of $5,000 in the form of a certified check or cashiers check, made payable to the Village, will be required from respondent selected as the successful respondent to this RFQ, for each site that is submitted.

Format

Proposals shall be prepared on standard 8 and 1/2" x 11" letter size paper. Drawings included with the proposal should be no larger than 11" x 17". The proposal contents must be organized into separate sections according to the Proposal Contents section below. The proposal sections must be clearly identified and separated with tabs.

Proposal Contents

Each proposal must include the items listed below in the order they are listed. Portions of the proposal containing proprietary information may be designated as confidential information. Any confidential information must be clearly marked as CONFIDENTIAL.

• Title Page: A page with a title and the name of the lead firm(s) submitting the proposal should be evident. The title should read: "Response to the Bridgeview Dome Redevelopment RFQ". It should be located on the top half of the page. The lead firm name(s) should be located on the bottom half of the page.

• Table of Contents: A table of contents with page numbers identifying, at a minimum, all sections below.

• Cover Letter: A cover letter, not to exceed two pages in length, signed by an authorized representative of the respondent that describes the project, potential tenants (including letters of intent), the development team's experience on similar projects, the offer amount and any Village assistance requested.

• Project Narrative: A detailed narrative description of the project, including but not limited to the following:

1) Proposed uses of planned facility.
2) Open space and public amenities.
3) Letters of intent from potential tenants who have expressed interest in locating into the development for commercial/ retail use, if available.
4) Project timeline from start of construction through occupancy.
5) The number of construction jobs generated as well as the number of new full time and part time jobs that will be created.
6) The public benefit to the residents of the Village and neighboring communities that will be derived from this proposal, include sales tax and property tax at stabilized year.

• Plans and Drawings: Respondents are cautioned not to prepare construction drawings at this time. If and when a proposal is selected as the successful response to this RFQ, the respondent will be requested to meet with Village officials to discuss the preparation of subsequent construction documents. However, the following documents must be submitted in the proposal:

1) A site plan including parking that illustrates the number of parking spaces and delineation of parking spaces throughout the development for either surface parking or a parking structure as well as the ingress and egress of vehicular traffic; schematic drawings/ renderings; elevations of all sides of the structure(s); landscape plan; and floor plan indicating entrances, exits and loading. All plans or drawings should be no larger than 11" x 17" and in color.
2) A narrative description of each of the above mentioned plans and drawings, including building(s) height, proposed zoning and FAR, the design features of the building(s) and the building materials.

• Development Team Qualifications: A development team consists of the developer, architect, attorney, leasing agent (if applicable), and general contractor (if known). Provide a narrative of the development team including but not limited to the following:

1) Descriptions of the members (firms and individuals) of the development team, identification of the individuals from each firm that will have project responsibility, their years of experience, their experience on similar projects and their pertinent qualifications. Include current resumes for the team members of each firm that will have project responsibility.
2) Description of the respondent's ability to obtain both construction and permanent financing.

• Project Ownership Structure: A description of the ownership structure (i.e. corporation, LLC, LP, etc.) of the proposed project, including all entities and individuals, and the responsibilities and percentages of ownership of the parties comprising each entity. Include an ownership structure chart that illustrates the description of the ownership structure.

• Financial Information: Respondents must submit all documents listed below. Proposals that do not include the items listed below cannot be adequately compared to the other proposals and cannot be fully evaluated for their responsiveness to the RFQ. Provide the following financial documents:

1) Sources and Use of Funds Statement - Include equity, loans with terms and interest rates, grants and any Village assistance requested, including any write down value of land, if applicable. Identify financial institutions that have shown an interest in providing a loan toward this project along with letters of interest from these institutions.
2) Ten Year Pro Forma with Debt Service/Cash Flow - Incorporate the development and construction schedule through stabilized occupancy and all underlying assumptions, especially on income items such as rental rates, absorption and vacancy rates. Include cash on cash return on investment (also known as return on equity) using the cash flow amount from the pro forma.
3) Offer Amount/ Good Faith Deposit – The offer amount and a narrative of the justification for the offer amount must be included. A Good Faith Deposit will only be required from the respondent selected as the successful respondent to this RFQ within five (5) business days after receiving notification of being selected successful respondent. The Good Faith Deposit will be $5,000. Failure to provide a Good Faith deposit may cause the Village to reject the respondent and select a different respondent to this RFQ. Acceptable form of deposit is a cashier's check or certified check. Checks should be made payable to the Village of Bridgeview. The Good Faith Deposit will be applied toward the costs related to the purchase of the RFQ site at the closing of the redevelopment agreement.

A. Village of Bridgeview Assistance - The level of Village assistance that is being requested, along with the rationale for the requested assistance. If TIF assistance is requested include the justification explaining why the proposed project warrants TIF assistance.

B. Tax Revenues - Estimate of the direct increase in all tax revenues including sales tax, property tax, tax increment from property tax, amusement tax, parking tax, etc.

C. Financial Statements - A complete set of current audited financial statements or tax returns for each entity that will have ownership in this project.

• Prevailing Wage Rate: Construction work must be paid the prevailing wage rate as ascertained by the Department of Labor.

• Legal Actions: A brief description listing all legal actions for the past three (3) years in which any member of the development team has been:

1) Debtor in bankruptcy.
2) Defendant in a lawsuit for deficient performance under a contract.
3) Defendant in an administrative action for deficient performance on a project.
4) Defendant in any criminal action.

• Additional Information: Short listed respondents will be required to submit additional information that may include but is not limited to:
1) Anti- Lobbying Certificate

• Special Considerations: This section is for the respondent to describe any special situations, conditions and/ or circumstances that would be relevant to the proposed project, but has not been included in the proposal so far because it did not fall under any category above under the Proposed Contents section of this RFQ.

VII. Schedule and Key Dates

Copies of the RFQ are available from Wednesday 25, 2015 to Monday, December 14, 2015 and can be picked up at the Village of Bridgeview Municipal Building located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455 during the following hours; Monday, Tuesday, Thursday and Friday 9:00 am to 5:00 pm, Wednesday 9:00 am to 8:00 pm and Saturday 9:00 am to 1:00 pm. Further, the RFQ is available online at http://www.bridgeview-il.gov/. The RFQ will be available to be downloaded and printed from the website.

The due date for all submissions will be on Friday, December 18, 2015 at 4:00 PM central time. Eight (8) copies of the proposal must be signed and submitted to the attention of:

Mike Porfirio
Village of Bridgeview
Municipal Office Building
7500 S. Oketo Avenue
Bridgeview, Illinois 60455

One of the eight copies submitted one should be marked ORIGINAL and left unbounded containing original signatures.

CAUTION: LATE PROPOSALS- Respondents will be responsible for proposal delivery on, or before the due date and time. Late proposals will not be accepted and will be returned unopened. Failure to comply with the instructions of this RFQ may be cause for rejection of the proposal as it may be deemed a non-responsive proposal.

The Village reserves the right to reject any and all submissions, to waive any informality in the solicitation and, unless otherwise specified by the submitting firm, to accept any item in the statement. The Village also reserves the right to accept or reject all or part of your submission material, in any combination that is economically advantageous to the Village. The Village is not responsible for and will not assume any costs associated with the preparation or submission of responses. Such costs will be the sole responsibility of respondents.

Appendix

Exhibit A – Economic and Demographic Information

Exhibit B –RFQ Site

Exhibit A - Economic And Demographic Information

Economic and Demographic Information
Village of Bridgeview

The Village of Bridgeview has a healthy local economic base, which is an essential element of a livable and viable community. Bridgeview also has a compelling interest in pursuing economic development that fits well with the addition of the Bridgeview (Chicago Fire Soccer) Stadium Complex (Toyota Park) and the redevelopment of the Bridgeview Court (79th Street and Harlem Avenue) shopping center. Bridgeview's location is 16 miles southwest of Chicago's downtown area and benefits from excellent transportation access as it is located two miles south of I-55 (Stevenson Expressway) and I-294 (Tri-State Tollway) located at 95th Street to the south. The following information regarding the Village of Bridgeview includes the key components that make our Village as economic viability as it is and will make your firm proposal successful as well: our access and transportation, tourism, demographic trends, major businesses, and employment trends.

Overview

Bridgeview is located primarily along Harlem Avenue (Illinois Route 43) just south of 65th Street and north of 103rd Street. Bounded on the west by the communities of Justice and Hickory Hills and on the east by Bedford Park, Burbank, and Oak Lawn, Bridgeview comprises 3.6 square miles. Bridgeview is generally rectangular is shape, long and narrow; however, Bridgeview's boundaries are not straight. They are jagged in many areas, including or excluding single parcels. The B. & O. C. rail line runs parallel and is approximately a mile west of Harlem Avenue. Harlem Avenue and Bridgeview act as a link between the City of Chicago to the north and the far south suburban communities to the south. It is sixteen miles southwest of Chicago's downtown area, four miles from Chicago's Midway Airport, and seventeen miles from Chicago's O'Hare International Airport.

Bridgeview is known as the "well-balanced community" and was incorporated in 1947. It offers a mix of residential, commercial, and industrial development. Unlike other communities, Bridgeview has various economic engines, which include Toyota Park, the Harlem Avenue Commercial Corridor, multiple industrial corridors, and rapidly growing residential areas. Not withstanding the areas diversified community and successful businesses, the area lacks a unified presence.

Access and Transportation

Bridgeview has excellent community and regional transportation access. It is less than one mile from City of Chicago's limits, and it is within close proximity to several interstate highways and expressways. Bridgeview is located two miles south of I-55 (Stevenson Expressway), which connects with Harlem Avenue, and less than half a mile north of I-294 (Tri-State Tollway), connected with 95th Street (oriented in an east-west direction). Additionally, 79th Street (oriented in an east-west direction) provides connections to I-294 (Tri-State Tollway) at State Route 171

(Archer Avenue), approximately one mile west of Harlem Avenue, and I-90/I-94 (Dan Ryan Expressway) approximately eight miles east of Harlem Avenue.

Harlem Avenue is an arterial street with four lanes, and it is a significant arterial route for the Chicago metropolitan area. Traffic signals along Harlem Avenue currently exist at 79th Street, 5th Street, 77th Street, 79th Street, 83rd Street, 87th Street and Place, 91st Street, and 93rd Street. An overpass is located at 95th Street and 103rd Street. Bridgeview community is linked together over the B. & O. C. T. rail line by 79th Street, 87th Street, 95th Street, and 103rd Street.

Traffic Counts

Harlem Avenue is a heavily traveled arterial street. Traffic counts provided by the Illinois Department of Transportation indicate that the area around Harlem Avenue and 79th Street accommodates between 42,700 and 49,600 vehicles daily. The same area accommodates between 5,200 and 7,800 trucks daily. The area surrounding 79th street and Harlem Avenue accommodates between 35,000 and 42,700 vehicles daily with approximately 5,200 trucks.

Airports

Bridgeview has convenient access to Chicago's two airports. Chicago's Midway International Airport, which generates $7 billion in economic activity and serves 17 million people, is located just four miles east of Bridgeview (10 minutes) and is easily accessed by arterial streets. O'Hare International Airport, with 190,000 passengers daily, is located approximately 17 miles north (30 minutes) and can be easily accessed by I-294.

Rail Service

Rail service is provided to the Bridgeview community by METRA with stops at Oak Lawn, Chicago Ridge, Worth, and Palos Heights.

Bus Service

PACE Bus System serves Bridgeview with several routes, including the following:

- Route 379-West 79th Street: East-west cross town route serving mixed commercial/residential area on 79th Street, Midway Airport, Ford City Shopping Center, various schools, and Moraine Valley College. It connects with other PACE Southwest routes at the Midway Airport Orange Line.
- Route 381-95th Street: Major trunk of PACE System, connecting with CTA Rapid Transit. It provides service along east-west commercial artery of 95th Street. It serves Evergreen Shopping Plaza, Chicago Ridge Mall, Moraine Valley College, and Little Company of Mary Hospital.
- Route 386-South Harlem Avenue: It provides service from the Midway CTA Orange Line Station along commercial artery of Harlem Avenue to 127th Street. It operates to Orland Square Shopping Center, the Fifth Municipal District Courthouse, Worth Metra Station, and Playfield Plaza.

- Route 390-Midway CTA-United Parcel Service: It provides service from Midway CTA Orange Line station to UPS Hodgkins facility including 79th Street. It also serves Daley College and the Illinois Employment and Training Center.
- Route 385-87th /111th /127th : It provides service from Midway CTA Orange Line station to 87th /111th / 127th streets, Moraine Valley College, Ford City Shopping Center, and Worth Metra Rail Station.

Service and Retail Sector

Bridgeview's business sector, which includes retail stores, banking/financial services, a variety of services and offices, is located primarily along Harlem Avenue between 79th Street and 103rd Street. Retail businesses vary in size from small sized storefronts to big box stores. They include, but are not limited to Wal-Mart, Walgreen's Pharmacy, Kmart, and Menards. Other businesses include Allstate Insurance, Bridgeview Bank & Trust Co., and Hawk Chevrolet. Bridgeview has a number of independent businesses and restaurants located throughout the community

Manufacturing and Industrial Sector

The manufacturing and industrial uses are concentrated in four sections within Bridgeview. The first two sections of industrial use are located along the east and west sides of the B. & O.C.T rail line. The third concentration of industrial use is in the Moore Industrial Park, which is accessible from Harlem Avenue. The fourth section is located south of the Tri State Tollway between Harlem Avenue and 76th Avenue. Each of these areas represents a significant number of businesses that range in size from small companies employing a few individuals to large-scale companies employing thousands.

Tourism

Bridgeview has a number of characteristics that make it an attractive place to live and visit. With the addition of the Bridgeview (Toyota Park) Stadium Complex, Bridgeview has become a destination for many people who have never been to the area. Toyota Park is the home of the Chicago Fire, a profession outdoor soccer team. The complex includes a 20,000-seat sports and entertainment stadium. The stadium is a multi-purpose facility, serving as a major concert venue and one of only six major soccer-specific stadiums in the United States.

The stadium attracts hundreds of thousands of people for various events including concerts by Major artists, and other events. The increase in visitors and tourism to Bridgeview creates a new demand for additional commercial/retail services.

Employment Trends

There are more than 626 businesses within Bridgeview according 2002 U.S. Census data. These businesses create approximately 12,400 jobs. Major employers in the community which represent a large number of these local jobs are Prairie Material Sales with 115 employees; Chicago Finished Metals with 125 employees; Chicago Metallic with 40 employees; Golden Grain with 312 employees; Signode with 150 employees; Fisher Printing with 165 employees; Triumph Industries

with 46 employees; Carry Transit with 130 employees; Jefferson Smurfit Corporation with 130 employees; and Hydrosol Inc. with 199 employees. Other employers in Bridgeview include, but are not limited to PACE Suburban Bus Company, Health O Meter, and Northwestern Business College.

Demographics

Table 1 - Village of Bridgeview Population by Race

Race	Percent (%)
White	76.5
African American	2.7
Native American	0.1
Asian American	3.0
Hispanic or Latino	15.7
Pacific Islander	0
Other Races	0.1
Two or More Races	1.9

Based on the 2000 U.S. Census Bureau and Village of Bridgeview, Bridgeview has a population of 16,446. This population includes 5,700 households out of which 31.9% have children under the age of 18 years living with them.

Table 2 – Village of Bridgeview Population by Age

Age	Percent (%)
Under 19 years old	27.6
20-24 years old	6.7
25 to 44 years	26.7
45 to 64 years	26.2
65 years and older	12.7

The median resident age is 36.2 years.

Table 3 – Village of Bridgeview Population by Nationality Percent (%)

Nationality	Percent (%)
Polish	25.7
Irish	18.1
German	13.9
Italian	7.5
Arab	11.7
Czech	2.2

22.8% are foreign born with 46.2% from Europe, 27.2% from Asia and 20.2% from Latin America.

Table 4 – Village of Bridgeview Population by Education Percent (%)

Education	Percent (%)
High School or higher	78.9
Bachelor's Degree or higher	13.5
Graduate or Professional Degree	4.2

Table 5 – Village of Bridgeview Median Household Income by Radius

Median Household Income ($)	Percent (%)
0-24,999	26.4
25,000-49,999	26.5
50,000-74,999	20.3
75,000-99,999	12.9
100,000 or higher	13.9

The median household income for a household is $44,877 and the median income for a family is $59,449. The per capita income was $22,010.

Table 6 – Village of Bridgeview Number of People in Owned Versus Housing Units

Household Units	Percent (%)
Owner Occupied	76.1
Renter Occupied	23.9

Village Census figures indicate that 76.1% of the 6067 occupied housing units are owner occupied.

Village census figures indicate that 23.9% of the 6067 occupied housing units are renter occupied.

Table 7 - Village of Bridgeview Mean Pricing for Housing Units

The median household value is $197,900. The median household mortgage is $1671. The median monthly rent is $822.

Table 8 – Village of Bridgeview Residents Marital Status Percent (%)

Marital Status	Males, Percentage (%)	Females, Percentage (%)
Never Married	38.8	29.1
Currently Married	46.8	46.2
Separated	2.6	3.6
Widowed	1.7	12.1
Divorced	10.1	9.0

Other Community Assets

Schools

School District #109, #111, #117, #104 and High School Districts #217, #220, #229, and #230 serve the residents of the Village. The high school graduation rate is 78.9%. Moraine Valley Community College, serving the Village, is located approximately four miles away in neighboring Palos Hills. A concerted effort is taking place to make improvement for schools to work at their highest level. Many local businesses have taken an interest in the schools and as a result, these schools have access to the latest technology. Additionally, Northwestern Business College recently opened a location in the Village at 7725 S. Harlem Avenue near 77th Street.

Library

The Village Public Library, located at 7840 West 79th Street, has expanded by adding 19,000 square feet to the existing facility, doubling the amount of square footage to 38,000 square feet. The expansion allows residents to utilize a large and enclosed children's area, additional computing space, and expand the meeting room with a kitchen for community use. The library serves as a learning center and educational center for all residents of the community. The Village Library includes 84,636 books, 4,744 audio materials, 2,796 video materials, and 183 serial subscriptions.

Parks and Recreation

The Bridgeview Park District provides recreational activities for the residents of Bridgeview. The Park District includes over 50 acres of parks, an outdoor swimming pool, an indoor gymnasium with racquetball courts, a workout facility, and an indoor ice arena. Park District facilities are located at Commissioners Park at 81st Street and Oketo Avenue, Wierzba Memorial park located at 79th Street and Oketo Avenue, Ulrich Park located at 73rd Street and Ferdinand Avenue, Fedor Memorial park located at 73rd Street and Sholer Avenue, Founders Park located at 83rd Street and 78th Avenue, and Muehe Park located at 89th Street and Harlem Avenue.

Hospitals

EHS Christ Hospital and Medical Center in Oak Lawn, Palos Community Hospital in Palos Heights, and Lagrange Memorial Hospital in LaGrange are all minutes away from the Village.

Shopping Centers and Malls

The Village offers many shopping centers and malls within its community and is located within close proximity to several others within nearby communities as well. They include: Harlem Corners located at 7224-7230 West 87th Street at Harlem Avenue features Shop and Save and the 103rd Street and Harlem Avenue Shopping Center in Bridgeview includes a Wal-Mart and a Pete's Fresh Market.

US Post Office

The United States Post Office operates a modern facility located on 100th Place, just west of Harlem Avenue.

District Court House

The Cook County Court system operates a modern facility at the Bridgeview Courthouse, District 5, and is located at 10220 South 76th Avenue, Bridgeview, Illinois 60455.

Fire Station

The Village has two fire stations. The first station is located at the Village Hall, 7500 S. Oketo Avenue and the second is located at 7350 W. 100th Place.

Toyota Park

Toyota Park is owned by the Village of Bridgeview. The facility is a world-class soccer stadium and concert venue located at the corner of 71st and Harlem in Bridgeview, Illinois. Toyota Park has 20,000 dedicated seats for sporting events and over 28,000 permanent seats for concerts. The $100 million state-of-the-art venue also has 42 luxury suites, numerous hospitality areas and a full service Stadium Club.

Toyota Park is the home stadium for the Chicago Fire Soccer Club, members of Major League Soccer. The facility opened June 11, 2006.

Chicago Fire Professional Soccer Team

The Chicago Fire is a professional soccer club that participates in Major League Soccer. The team was founded October 8, 1997 on the 126th anniversary of the Great Chicago Fire of 1871. In 1998, their first season in the league, the Fire won the MLS Cup as well as the U.S. Open Cup (the "double"). They have also won the 2000, 2003, and 2006 U.S. Open Cup.

Industrial and Manufacturing Base

Industrial use is concentrated in four sections within Bridgeview. Most heavy industrial use is located west of Harlem Avenue along both sides of the B. & O.C.T rail line.

The first section includes industrial businesses west of the B. & O.C.T rail line, Industries along the north side of 79th Street include PepsiCo, Nielson Bainbridge, Logistics Management, Golden Grain, and the CF warehouse facilities. Industries from 71st to 79th Streets include the Bridgeview Business Center, SBC, Jacob Press, Bridgeview Distribution Center, and Signode. The second section—east of the B. & O.C.T rail line, contains the Illinois Brick Company, Prairie Group, Tool Steel Service Inc., and Intertek Testing Service. The second area runs from 79th Street to 81st Street, and it includes Illinois Brick Company, and Prairie Group. The third industrial area is located between 83rd Place and 87th Street, and it includes Louis Plastics Inc., Trailmex Inc., Schaff Equipment, Modern Carriage Works, R & L Brake and Clutch Inc., P& G Keene, Commercial Food Systems Inc., Coffee Service Inc., C & M Lawn, Oketo Auto Repair, Stan's Auto Repair, Burbank's Complete Auto Repair, US Collision, Marr Recyclers, Bridgeview Custom Kitchen Cabinets, Tops in Tops, Inc., Gerhard Designing and Manufacturing Inc., Beverage Dispensers of Bridgeview and Fisher Printing.

Moore Industrial Park, which is the third section, is off of the west side of Harlem Avenue. It consists of several large industrial developments assembled in a grid pattern. Many of the buildings appear to be vacant and underutilized, and there is a dominance of auto repair and auto supply shops.

The fourth industrial section comprises the area directly south of the Tri State Tollway Businesses include both large and small industry, including Fox Vending, Midtown Petroleum, Great Central Steel, Kaiser, Smurfit, Mica Furniture, Van Moran Molding, Four Seasons Heating and Air Conditioning, along with several other smaller industrial firms.

Residential

Residential development is present throughout Bridgeview, and in many areas it is adjacent to commercial and industrial uses. There is no residential development in the most southern section of Bridgeview, south of the Tri-State Tollway. There is a variety of housing stock, and in general, the residential environment appears attractive and in good condition. Evidence of a strong residential market, can be noted in the construction of several new houses. Significant new construction has occurred in the southern half of Bridgeview (west of Harlem Avenue and south of 91st Street) and at Bridgeview Place (103rd Street and 76th Avenue).

Single-family houses are concentrated in large sections in various sites throughout Bridgeview including Bridgeview Corners, located on Harlem Avenue from 92nd Street to Beloit; Bridgeview Courtyard T.H., located on Harlem Avenue and 72nd Street; Bridgeview Gardens, beginning at Roberts Road south to Garden Lane east; Bridgeview Manor, located from Harlem Street south to 76th Street; Cedar Row, which is east of Harlem Avenue between 79th and 87th Streets, Falcon Ridge, beginning at Harlem Avenue south to 92nd Street east; Georgetown, located at Harlem Avenue to 84th Street west; Kaitlyn Terrace, beginning at Roberts Road south to the northwest

corner of 80th Street; and Southfield, which is east of Harlem Avenue between 87th Street and Route 20. Bridgeview also has several multi-family residential developments. The multi-family residential units are located on Harlem Avenue at 78th Street, along Ferdinand Avenue, and at 79th Street.

A new residential development planned, Bridgeview Place at the northeast corner of 76th Avenue and 103rd Street, will consist of 300 attached ranch-style and multi-story townhomes. The ranch villas range in size from 1,244 to 1,429 square feet and include one to two bedrooms, one to two baths and oversized one-car garages. The townhomes measure 1,646 and 1,763 square feet and have two to three bedrooms, 1 to 1 ½ baths, finished lower levels and attached two-car garages. This development is currently under construction.

Commercial

Commercial development within Bridgeview consists of a variety of retail, office, service, restaurants, taverns, and numerous auto-oriented uses, including gas stations, auto parts stores, repair shops, auto dealers, and car washes. The largest commercial concentrations are clustered along Harlem Avenue between 79th Street and 87th Street, and 91st Street and 103rd Street. North of 75th Street, many of the commercial properties along Harlem Avenue are small, underutilized, and in poor condition.

EXHIBIT B-RFQ Site