

VILLAGE OF BRIDGEVIEW, ILLINOIS



REQUEST FOR PROPOSALS FOR THE PURCHASE AND REDEVELOPMENT OF 8900 SOUTH 77TH AVENUE, BRIDGEVIEW, ILLINOIS

ISSUE DATE: MARCH 12, 2021
NON-MANDATORY SITE VISIT: APRIL 22, 2021 11:00 A.M. (CDT)
WRITTEN QUESTIONS DUE DATE: MAY 13, 2021 5:00 P.M. (CDT)
PROPOSAL DUE DATE: MAY 24, 2021 4:00 P.M. (CDT)

Village of Bridgeview – Request for Proposals

Table of Contents

Section	Page Number
General Information	3
I. Introduction	5
II. The Property	5
III. Goals for Development	6
IV. Guidelines for Design and Development	8
V. General Land Use Plan	8
VI. RFP Response	9
VII. Evaluation Process	12
VIII. Schedule and Key Dates	15
Appendix	i
Exhibit A – Economic and Demographic Information	A-1
Exhibit B – Diagram of the Property	B-1
Exhibit C – Plat of Grant of Easement	C-1

Request for Proposals (RFP)
General Information

The Village of Bridgeview (“Village”) invites submission of proposals for the purchase and development of commercial, industrial and/or retail sites on approximately 5.3 acres or 231,000 SF of property located at approximately 8900 South 77th Ave, Bridgeview, Illinois (the “Property”) (See Exhibit B).

The Property is located on the east side of Interstate 294 on 77th Avenue. The Property contains three parcels of property which are being sold together totaling approximately 5.3 acres or 231,000 square feet (See Exhibit B) owned by the Village of Bridgeview and the Bridgeview Park District. This site was formerly a sports dome and is currently vacant land without any existing structures and is being used by the Village for parking and storage. Additional parcels situated immediately to the south of the Property may become available for development in the future as determined by the Village.

The Village invites submission of proposals for all of the parcels within the Property using a land purchase approach. Proposals are not bound by any specific concept and the development can be configured based on uses permitted within the Village of Bridgeview Zoning Ordinance, for the I-2 General Industrial District zoning classification. Additional proposals, outside of the aforementioned scope, may be considered if deemed aesthetically appropriate and contribute to the economic vitality of the Village.

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 Property

- **Access to major distribution points via:**
 - **Ground**
 - Interstate and Highway Access via I294, I55 with proximity to I80 and I57
- **Rail**

Midway Airport Terminal to the Property: 4 Miles approximately

- **Village Population:** 16,096
- **Area Population:** 115,457 approximately (within 3-mile radius)
- **Bridgeview Businesses:** 2,400 approximately

RFP Approach

The Village with this RFP is seeking a developer who will develop the Property depicted on Exhibit B, using an approach which will provide commercial, industrial and/or retail development.

I. Introduction

The Village is inviting submissions of proposals for development of the Property described in Exhibit B to this RFP. This RFP provides information about the Property and immediate surrounding community. 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 RFP issuance, the pre-submittal conference, and the date and time the proposal is due.

II. The Property

Municipality

The Property located in the Village of Bridgeview, Illinois. The Village Municipal Office is located at 7500 S. Oketo Avenue, Bridgeview, Illinois 60455. The Property is owned by the Village of Bridgeview and the Bridgeview Park District.

Location

The Property is located at 8900 South 77th Avenue in Bridgeview, Illinois and is situated east of I-294 on 77th Avenue. The Property is easily accessible off of 87th between Harlem Avenue and Roberts Road.

Acreage

The Property consists of three parcels, totaling approx. 5.3 acres or 231,000 square feet and is generally depicted by diagram in the attached Exhibit B. Ingress and egress to the property is accessible through 77th Avenue.

Zoning

The Property is zoned within the I-2 General Industrial District, which is intended to provide lands for development by most types of industrial firms.

Uses permitted under this classification include the following: 1) Construction; 2) Food Manufacturing excluding Animal Slaughtering and Processing and Seafood Product Preparation and Packaging; 3). Beverage and Tobacco Product Manufacturing; 4) Textile Mills; 5) Textile Product Mills; 6) Apparel Manufacturing; 7) Leather and Allied Product Manufacturing; 8) Wood Product Manufacturing; 9) Paper Manufacturing; 10) Printing and Related Support Activities; 11) Chemical Manufacturing excluding Explosives Manufacturing. 12) Plastics and Rubber Products Manufacturing; 13) Nonmetallic Mineral Product Manufacturing; 14) Primary Metal Manufacturing; 15) Fabricated Metal Product Manufacturing; 16) Machinery Manufacturing; 17) Computer and Electronic Product Manufacturing; 18) Electrical Equipment, Appliance and Component Manufacturing; 19) Furniture and Related Product Manufacturing; 20) Miscellaneous Manufacturing; 21) Wholesale Trade, Durable Goods 22) Whole Trade, Nondurable Goods; 23)

Transit and Ground Passenger Transportation; 24) Postal Service; 25) Couriers and Messengers; 26) Warehousing and Storage; 27) Publishing Industries; 28) Motion Picture and Sound Recording Industries excluding Motion Picture Theaters and Drive-In Motion Picture Theaters; 29) Broadcasting and Telecommunications; 30) Information and Data Processing Services; 31) Real Estate; 32) Rental and Leasing Services; 33) Professional, Scientific and Technical Services; 34) Administrative and Support Services; 35) Retail sale of merchandise is permitted provided that the floor area devoted to retail use does not exceed 20% of the entire floor area and the retail use is in conjunction with a permitted use; 36) Athletic fields, arenas and stadiums, including for use in performing arts, theater, music, conventions, meetings and sports; 37) Commercial Physical Fitness Facilities and Recreational Sports Centers but excluding pool halls and billiard halls; 38) Commercial Instruction for Physical Fitness, Sports and Athletics but excluding pool halls and billiard halls.

Land Uses for the Site

The approved uses for the development of the Redevelopment Project Area include all uses permitted within the I-2 General Industrial District zoning classification.

Parking

The Village requires parking to be in accordance with Municipal Code and is dependent on the type of development to occur.

III. Goals for Development

The overall goal is to redevelop the entire Property on a comprehensive and planned basis in order to ensure that new economically viable development occurs:

Project Goals

- Coordinated Redevelopment to ensure that the land-use is functionally integrated.
- Redevelopment within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the Village.
- Redevelopment in a manner that strengthens the economies of the Village.
- Redevelopment using sound economic development practices in the redevelopment of the Property, thereby creating employment opportunities commensurate with the capacity of the area.
- To redevelop the Property and create an environment that will contribute to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to the Property.

- Redevelop the property 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 Property.
- 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 surrounding area.

Mixed Development Goals

Provide new buildings within the Property that provide local residents with: needed employment opportunities; 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, the successful respondent will endeavor to:

- Seek mixed use commercial or industrial 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.

Land Use Goal

Redevelop the Property with development of industrial or commercial/retail project which serves the Village and surrounding municipalities.

Image and Identity Goal

Foster a positive image of the Property through cooperation with the Village. In attempting to meet this goal, the successful respondent will endeavor to:

- Create a high profile identity for the Property.
- Encourage a coordinated system of landscaping and screening.
- Work to ensure that the redevelopment of the Property includes adequate pedestrian amenities, improved vehicular access and appropriate landscaping.

IV. Guidelines for Design and Development

Although overall goals and redevelopment objectives are important in the process of redeveloping the Property, the inclusion of design guidelines are necessary to ensure that redevelopment activities result in an attractive, cohesive, and functional environment. The following design guidelines give a general but directed approach to the development of specific projects within the Property.

- 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.
- 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 Property reflect the goals and guidelines previously identified. The major land use category for the site is industrial 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 uses under the I-2 General Industrial District classification.

Preferred Uses

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

Non-Permitted Uses

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

Additional Uses

The proposed land is currently zoned under the I-2 General Industrial District classification, which uses are detailed in the Zoning subsection. Additional uses may be considered if the Village deems them to be aesthetically appropriate and contribute to the economic vitality of the Village.

VII. RFP Response

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. The proposal sections must be clearly identified and separated with tabs.

Proposal Submittal Requirements

Respondents may submit proposals in response to this RFP in the following formats:

1) submit one (1) electronic PDF copy (in searchable format) of proposal via electronic mail submitted to the attention of Ken Pannaralla at kpannarallajr@villageofbridgeview.com

OR

2) submit via hand delivery or courier three (3) hard copies of the proposal and a thumb drive containing an electronic PDF copy (in searchable format) of proposal delivered to the address below:

Ken Pannaralla, Jr.
RFP for The Purchase and Redevelopment of
8900 South 77TH Avenue, Bridgeview, Illinois
Village of Bridgeview
Municipal Office Building
7500 S. Oketo Avenue
Bridgeview, Illinois 60455

All proposals **MUST BE** delivered no later than 4:00 p.m. on May 24, 2021. Responses submitted by facsimile will not be accepted.

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 RFP may be cause for rejection of the proposal as it may be deemed a non-responsive proposal.

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: “Proposal in Response to the Village of Bridgeview Purchase and Redevelopment of 8900 South 77th Avenue RFP”. 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.

- **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.

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

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

- 1) Proposed uses by floor, the number of stories, total square footage uses by floor.
- 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 RFP, 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 RFP. 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) 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.

4) 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.

5) 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. Please refer to the embed link: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/current-prevailing-rates.aspx>.
- 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.
- 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 RFP.
- Offer or Purchase Amount: The offer or purchase amount for the Property and a narrative of the justification for such amount must be included. **THE OFFER OR PURCHASE AMOUNT AND RELATED MATERIALS SHALL BE PROVIDED IN A SEPARATE ENVELOPE, CONTAINER, OR FILE.**

VII. Evaluation Process

A committee of Village staff and/or contractors will evaluate all proposals based on the following criteria specified below:

- 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 respondent's 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.
- Offer or Purchase amount.

- Economic and market feasibility of the proposed project including rent levels, funding sources, construction costs, etc.
- 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 RFP, 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.
- The committee may recommend a short list of proposers for further consideration. At the Village’s sole discretion, the short list of proposers may be invited to interview with the Village or the committee. The Village will conditionally select a proposer, subject to the successful negotiation of an agreement with the Village and final approval by the Village Board of Trustees. Any proposal selected by the Village may be amended or negotiated and will be the one deemed to be in the Village’s best interest. The successful proposer and the Village will enter into an agreement, in a form to be provided by the Village and to be negotiated with the proposer. The Village Board of Trustees has the ultimate authority to approve any proposal and to authorize execution of any agreement.

Standard Terms and Conditions

The Village reserves the right to:

- A. Request clarifications and additional information from any proposer during the evaluation process;
- B. Accept any proposal and/ or any parts thereof and/ or reject any or all proposals;
- C. At any time and in its sole and absolute discretion, reject any or all proposals, withdraw this RFP without notice, use any proposals as a basis for negotiation with one or more proposers and/ or parties other than proposers responding to this RFP and/ or terms other than those set forth herein;

- D. Waive any defect or informality in any proposal, when, in the opinion of the Village, the best interest of the Village will be served thereby; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality and proposers should not rely upon, or anticipate, such waivers in submitting their proposals;
- E. Accept or reject any financial documentation submitted in lieu of the information requested in this RFP;
- F. Terminate this RFP at any stage if the Village determines, in its sole discretion, that termination is in the best interest of the Village.

In no event shall the Village be liable to proposers for any costs or damages incurred by proposers or any other interested parties in connection with the procurement process, including, without limitation, any and all costs of preparing the proposal and participating in any conferences, oral presentations, or negotiations, including, without limitation, the costs of any attorneys' and other professionals' fees.

Any material misrepresentations made by a proposer will void the proposal and eliminate the proposer from further consideration. Failure to comply with the instructions of this RFP may be cause for the rejection of the proposal as non-responsive to the RFP.

All proposals and related materials submitted to the Village in response to this RFP shall become the property of the Village. Proposers are hereby notified that proposals may be subject to public disclosure under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140/1, et seq.). Documents that are considered confidential and proprietary must be marked as such. However, the Village makes no guarantee that such documents will not be required to be disclosed under the requirements of FOIA or by the Public Access Counselor of the Illinois Attorney General's Office or any court with jurisdiction.

The decision to accept or reject a proposer is a function of quality, reliability, capability, reputation, and expertise of the proposers.

A submitter may withdraw its proposal by written request at any time prior to the deadline for proposals. No proposals may be withdrawn for 90 days after the deadline for proposals. Proposals shall be subject to acceptance during this 90 day period.

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 RFP may be cause for the rejection of the proposal as it may be considered a non-responsive proposal to the RFP.

Good Faith Deposit

A Good Faith Deposit will only be required from the respondent selected as the successful respondent to this RFP within five (5) business days after receiving notification of being selected. The Good Faith Deposit will be \$20,000. Failure to provide a Good Faith Deposit may cause the Village to reject the respondent and select a different respondent to this RFP. 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 RFP site at the closing of the redevelopment agreement.

VIII. Schedule and Key Dates

Key Dates

RFP Issued	March 12, 2021
Non- Mandatory Site Visit	April 22, 2021, 11:00 A.M. (CDT)
Written Questions Due Date	May 13, 2021, 5:00 P.M. (CDT)
RFP Due Date	May 24, 2021, 4:00 P.M. (CDT)

Copies of the RFP are available from Monday March 12, 2021 to Monday, April 22, 2021 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 RFP is available online at <http://www.bridgeview-il.gov/>. The RFP will be available to be downloaded and printed from the website.

A non-mandatory site visit will be held on April 22, 2021 at 11:00 AM Central Time at the Property, weather permitting. Those who wish to attend the non-mandatory site visit should contact Mark Jamil at mjamil@bbp-chicago.com by no later than Tuesday, April 20, 2021 at 5:00 P.M. CST. The Village reserves the right change the site visit time, date, and location. Written questions regarding the RFP shall be due no later than May 13, 2021 at 5:00 P.M. CDT.

Appendix

Exhibit A – Economic and Demographic Information

Exhibit B –The Property

Exhibit C – Plat of Grant of Easement

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 is compatible with SeatGeek Stadium and the adjacent Bridgeview Soccer Complex, that will include several state of the art soccer fields for use. 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 economically viable 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 in 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, approximately 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 SeatGeek Stadium, the Harlem Avenue Commercial Corridor, multiple industrial corridors, and rapidly growing residential areas. Notwithstanding 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 crosstown 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, Tony's Fresh Market, Walgreen's Pharmacy, Menards, and Hobby Lobby. 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 Properties 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 SeatGeek Stadium and the surrounding Bridgeview Soccer Complex, Bridgeview has become a destination for many people who have never been to the area. SeatGeek Stadium 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 Bridgeview Soccer Complex will include several state of the art soccer fields.

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.

Sitting less than 700 feet away from the entrance of the SeatGeek Stadium lies the Bridgeview Hampton Inn & Suites. Bridgeview's newest hotel is easy on the eyes and features 109 spacious guest rooms, a fitness room, indoor pool, meeting space, and a two-story breakfast atrium. Amenities include a free hot breakfast, free Wi-Fi, and complimentary on site-parking.

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	84.2
African American	3.5
Native American	0.0
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 2019 U.S. Census Bureau and Village of Bridgeview, Bridgeview has a population of 16,096.

Table 2 – Age and Sex

Age	Percent (%)
Persons under 5 years	7.7
Persons under 18 years	23.5
Persons 65 years and over	15.3
Female persons	51.6

Table 3 – Village of Bridgeview Education for Persons age 25+ years Percent (%)

Education	Percent (%)
High School graduate or higher, percent of persons age 25 years+ 2015-2019	83.1
Bachelor's Degree or higher, percent of persons age 25 years+ 2015-2019	18.8

Table 4 – Income and Poverty

Statistic	Income (\$)
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$24,474
Median household income (in 2019 dollars), 2015-2019	\$55,687

The percentage of persons in poverty is 17.0%.

Table 5 – Housing

Housing	Value/Costs (\$)
Median value of owner-occupied housing units, 2015-2019	\$183,400
Median selected monthly owner costs – with a mortgage, 2015-2019	\$1,601
Median selected monthly owner costs – without a mortgage, 2015-2019	\$729
Median gross rent, 2015-2019	\$968

Table 6 – Businesses

Firms	Number of Firms
All firms, 2012	2,400
Men- owned firms, 2012	1,544
Women- owned firms, 2012	462
Minority-owned firms, 2012	436
Non-minority owned firms, 2012	1,878
Veteran-owned firms, 2012	121
Nonveteran-owned firms, 2012	2,185

Table 7 – Economy

Civilian Labor Force	Percent (%)
In civilian labor force, total, percent of population age 16 years+, 2015-2019	60.4
In civilian labor force, female, percent of population age 16 years+, 2015-2019	53.3

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, Kids Safe City located at 8110 S. Ferdinand, Lieb Park located at 91st and Pembroke, Sports Complex located at 8100 S. Beloit Avenue, Founders Park located at 83rd Street and 78th Avenue, Muehe Park located at 89th Street and Harlem Avenue, and the Sports Complex located at 8100 S Beloit Ave.

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.

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.

SeatGeek Stadium

SeatGeek Stadium 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. SeatGeek Stadium 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 34 executive suites, 6 stage suites (available for sporting events), numerous hospitality areas, and a full-service Stadium Club.

Chicago Red Stars Professional Soccer Team-Home Practice and Training Site

The Chicago Red Stars are a professional soccer club that participates in National Women's Soccer League. Established in 2007, the Red Stars were a founding member of the former Women's Professional Soccer and would later become one of the original eight teams to form the National Women's Soccer League in 2013. The Red Stars have made the playoffs in six consecutive years from 2015-2020, clinching the team's first appearance in the NWSL Championship in the 2019 season as well as appearing in the NWSL's Challenge Cup Final in 2020. The Chicago Red Stars play at SeatGeek Stadium in Bridgeview.

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., Gerhd Designing and Manufacturing Inc., Beverage Dispensers of Bridgeview and Fisher Printing.

Moore Properties 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- Diagram of the Property

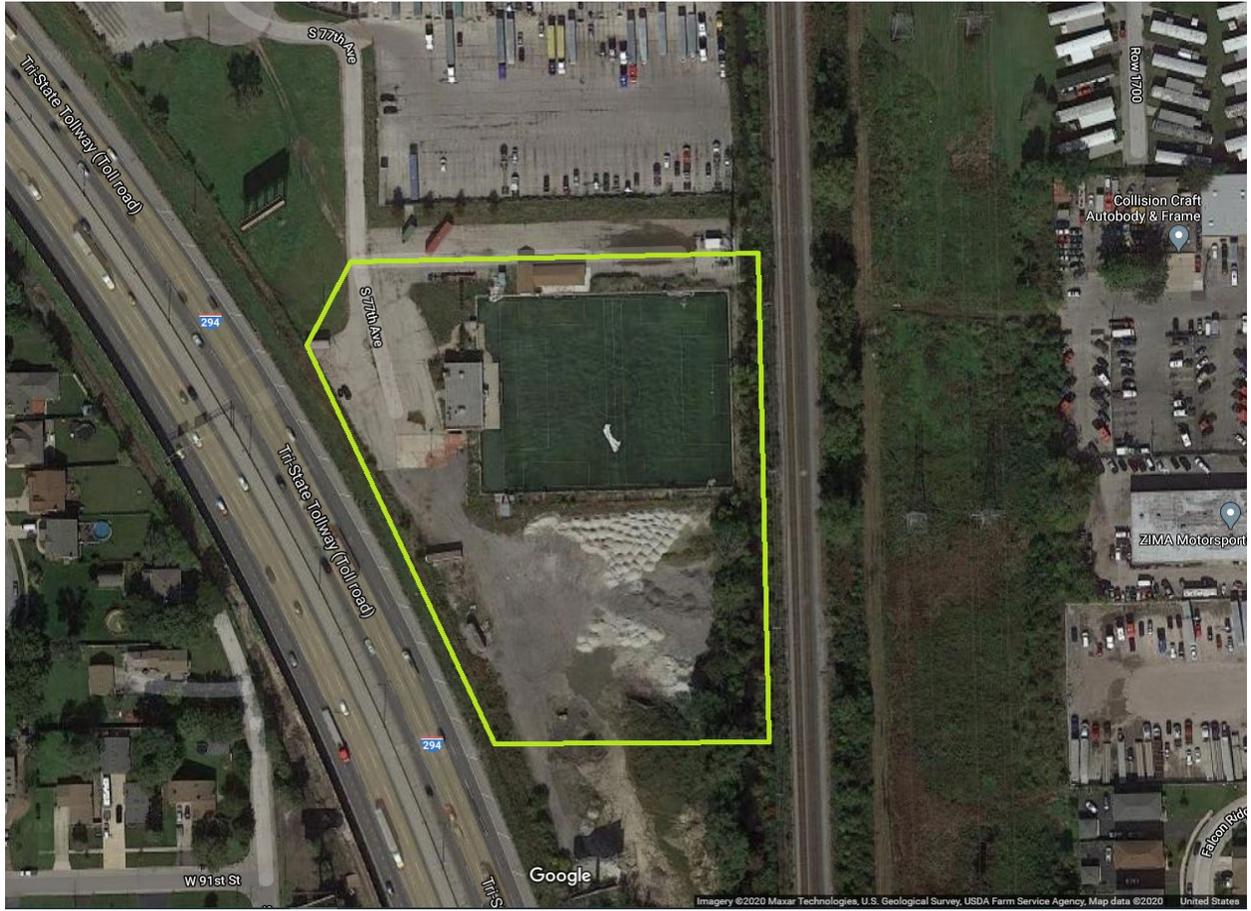
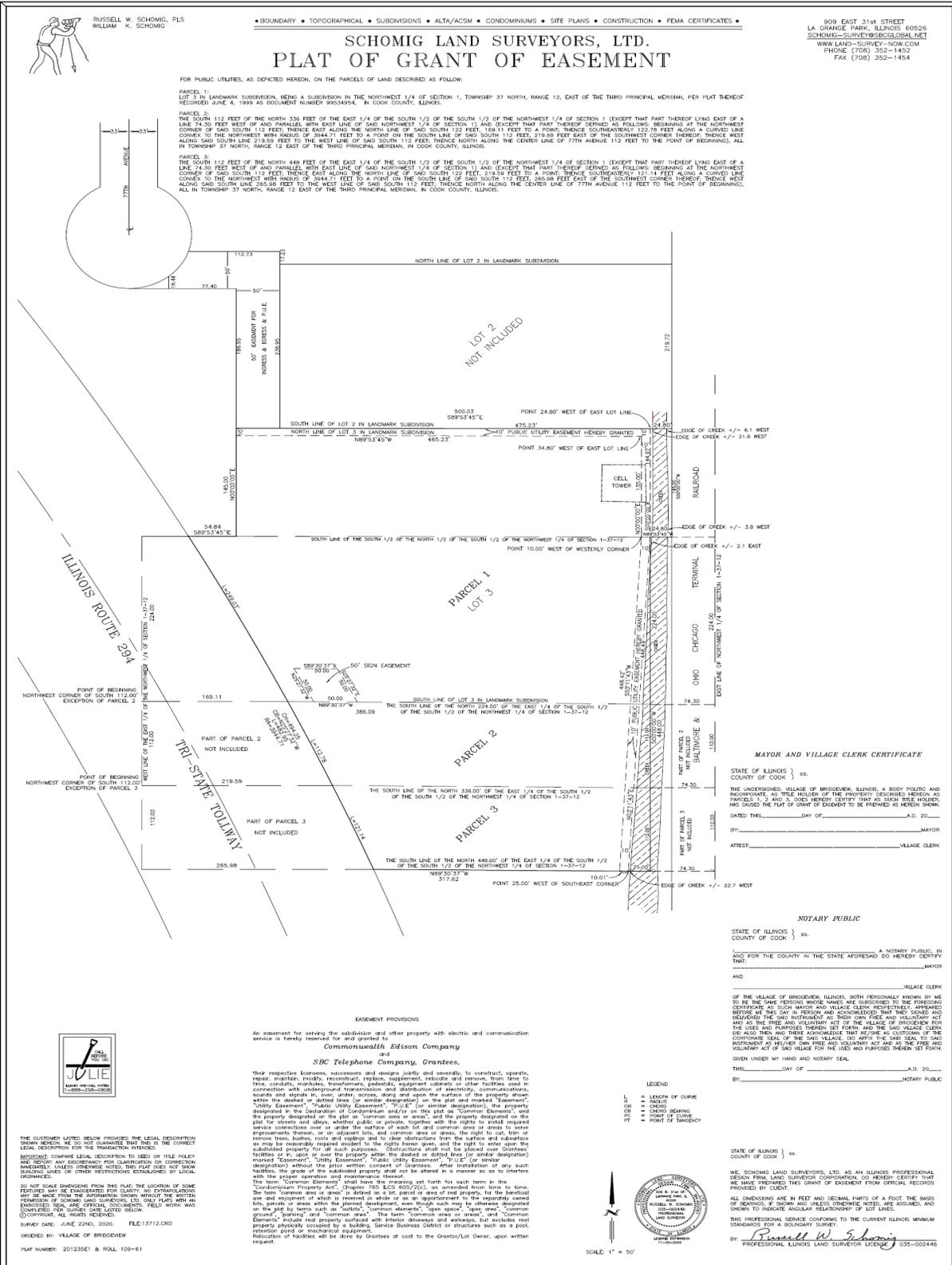


EXHIBIT C – Plat of Grant of Easement



RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES

SCHOMIG LAND SURVEYORS, LTD.

PLAT OF GRANT OF EASEMENT

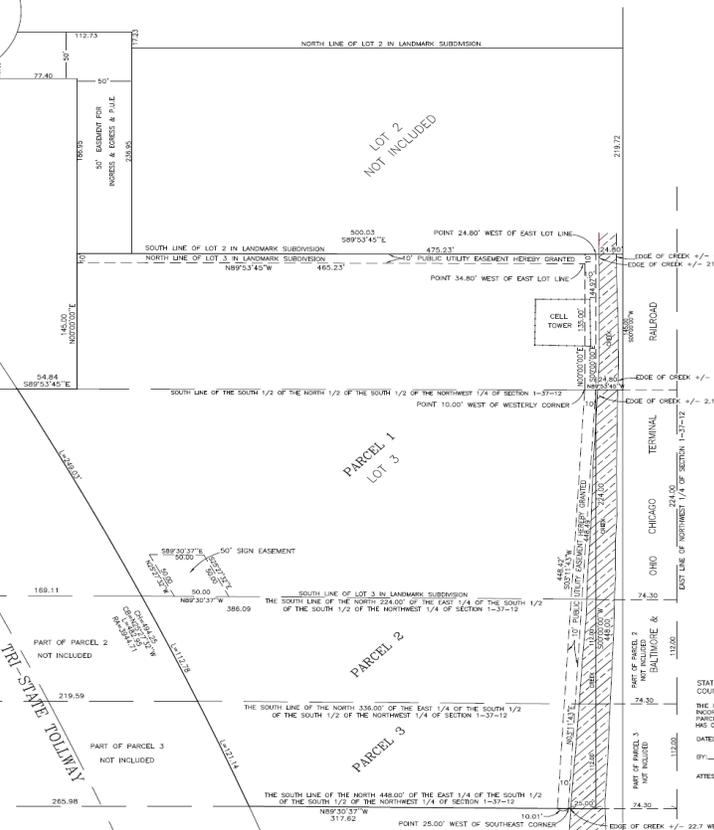
909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEYING/SCIENTIFIC/NET
WWW.LAND-SURVEY-NOW.COM
PHONE (708) 352-1452
FAX (708) 352-1454

FOR PUBLIC UTILITIES, AS DEPICTED HEREON, ON THE PARCELS OF LAND DESCRIBED AS FOLLOWS:

PARCEL 1
LOT 7 IN LANDMARK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT THEREOF RECORDED JUNE 4, 1999 AS DOCUMENT NUMBER 99034954, IN COOK COUNTY, ILLINOIS.

PARCEL 2
THE SOUTH 112 FEET OF THE NORTH 336 FEET OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 74.30 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 1) AND (EXCEPT THAT PART THEREOF BOUND AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 112 FEET THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 112 FEET, 169.11 FEET TO A POINT; THENCE SOUTHEASTERLY 121.14 FEET ALONG A CURVED LINE CONVEY TO THE NORTHWEST WITH RADIUS OF 3044.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 112 FEET, 219.59 FEET EAST OF THE SOUTHWEST CORNER; THENCE WEST ALONG SAID SOUTH LINE 219.59 FEET TO THE WEST LINE OF SAID SOUTH 112 FEET; THENCE NORTH ALONG THE CENTER LINE OF 77TH AVENUE 112 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3
THE SOUTH 112 FEET OF THE NORTH 448 FEET OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 74.30 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 1) AND (EXCEPT THAT PART THEREOF BOUND AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 112 FEET THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 112 FEET, 169.11 FEET TO A POINT; THENCE SOUTHEASTERLY 121.14 FEET ALONG A CURVED LINE CONVEY TO THE NORTHWEST WITH RADIUS OF 3044.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTH 112 FEET, 265.98 FEET EAST OF THE SOUTHWEST CORNER; THENCE WEST ALONG SAID SOUTH LINE 265.98 FEET TO THE WEST LINE OF SAID SOUTH 112 FEET; THENCE NORTH ALONG THE CENTER LINE OF 77TH AVENUE 112 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



MAYOR AND VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

THE UNDERSIGNED, MAYOR OF BRIDGEVIEW, ILLINOIS, A BODY POLITICAL AND INCORPORATED, AS TITLE HOLDER OF THE PROPERTY DESCRIBED HEREON AS PARCELS 1, 2 AND 3, DOEB HEREBY CERTIFY THAT AS SAID TITLE HOLDER, HAS CAUSED THE PLAT OF GRANT OF EASEMENT TO BE PREPARED AS HEREIN SHOWN.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

NOTARY PUBLIC

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, A NOTARY PUBLIC, IN AND FOR THE COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT: _____ MAYOR

AND _____ VILLAGE CLERK

OF THE VILLAGE OF BRIDGEVIEW, ILLINOIS, BOTH PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH MAYOR AND VILLAGE CLERK RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND KNOWN TO ME THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE VILLAGE OF BRIDGEVIEW FOR THE USE AND PURPOSES THEREIN SET FORTH, AND THE SAID VILLAGE CLERK ALSO THEN AND THERE ACKNOWLEDGED THAT RESIDE AS CUSTOMER OF THE COUNTY SEAL OF THE SAID VILLAGE, TO WIT: THE SAID SEAL, SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE FOR THE USE AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARY SEAL.

THIS _____ DAY OF _____, A.D. 20____.

BY: _____ NOTARY PUBLIC

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company
and
SBC Telephone Company, Grantees.

Their respective successors, successors and assigns jointly and severally to construct, operate, repair, maintain, install, reconstruct, replace, equipment, replace and remove from time to time, conductors, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with underground transmission and distribution of electricity, communication, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the description of Condominium and/or an any use as "Common Elements", and the property designated in the plat as "Common Area" and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service conduits over or under the surface of each lot and common area or area to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and stumps and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over any easement or area, such as over the property under the ground or buried lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the Condominium Property Act, Chapter 605, Section 605.2/2(f), as amended from time to time. The term "Common Area" as used in this deed is defined as all of the property, including the surface and enjoyment of which is reserved in whole or in an appurtenant to the property owned lots, common area or areas which the planned development, whether such may be otherwise designated on the plat by terms such as "Common Area", "Common Elements", "Open Space", "Open Area", "Common Ground", "Parkway" and "Common Area". The term "Common Area or Areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building, service business district or structure, such as a park, recreation ground or recreational equipment.

Retention of facilities will be done by Grantee at cost to the Grantor/Lot Owner, upon written request.

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THERE IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

NEAREST COMPARE LEGAL DESCRIPTION TO DEED ON TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY UPON RECEIVING THIS PLAT. ONLY PLATS WITH AN UNCORRECTED PER SURVEY DATE LISTED BELOW.

©SCHOMIG, ALL RIGHTS RESERVED.

SURVEY DATE: JUNE 22ND, 2020. FILE:13172.02D

ORDERED BY: VILLAGE OF BRIDGEVIEW

PLAT NUMBER: 201235E1 & ROLL 109-61

