



**GUTH**  
— & ASSOCIATES



Request For  
**Proposals**

801 W. Champaign Avenue  
Rantoul, Illinois

Jill Guth, Guth & Associates  
217-778-8305  
[jill.guth@outlook.com](mailto:jill.guth@outlook.com)

# Executive Summary

Guth & Associates, working in conjunction with the Village of Rantoul, is pleased to present the following Request for Proposals for the reuse and redevelopment of the property located at 801 West Champaign Avenue in Rantoul, Illinois (“the Property”). The property includes approximately 1.145 acres. The Property is located near the Interstate 57 interstate exchange, within a strong commercial corridor and near the Rantoul Industrial Park, a large employment center. Presently, an existing hotel/motel occupies the project site. It is assumed the existing structure will be demolished.

The Rantoul Village Board seeks to enter into a redevelopment agreement with a qualified developer, and may or may not do so based on the responses to this RFP that are received. This RFP is not an offer or a contract and the terms of any redevelopment agreement shall be negotiated between the Village and any developer selected by the Village in its sole discretion.

## Project Summary

<b>Site:</b>	1.145 acres (49,876 square feet)
<b>Price:</b>	Market
<b>Owner:</b>	Parcel will be owned by the Village of Rantoul
<b>Property Address:</b>	801 W. Champaign Avenue, Rantoul, Illinois (PIN: 20-09-04-276-003)
<b>Current Zoning:</b>	C-2 General Commercial District
<b>Potential Uses:</b>	Commercial development with retail, hotel, and/or hospitality
<b>RFP Questions:</b>	Jill Guth, Guth & Associates 217-778-8305 jill.guth@outlook.com

**RFP Responses Due:** October 7, 2016

## Village of Rantoul

The Village of Rantoul is located in northern Champaign County and approximately fifteen (15) miles north of Champaign-Urbana. Rantoul's population in 2010 was 12,941. Rantoul has a strong employment base, primarily located at the Rantoul Industrial Park. The Village of Rantoul is experiencing a renaissance. Rantoul was once the home of the Chanute Air Force Base. Twenty years later, Rantoul is emerging as a progressive community that supports innovation with thriving manufacturing, food, agriculture, research and high tech industries. Moving forward, Rantoul is celebrating, and building on, the diverse culture left behind from being a global military training base by reinvesting in our urban core, and supporting tourism. Rantoul's existing industries are growing. Community members are eager for new offerings and amenities that will reinforce the lifestyle that makes Rantoul a great place to live. Development projects are underway and in the planning stages, both with highway access and in the town's center.

For demographic information on the Village of Rantoul as well as retail opportunities, please visit: [www.myrantoul.com/index.aspx?nid=251](http://www.myrantoul.com/index.aspx?nid=251)

# Site Information



Champaign Avenue Retail Corridor 08-2016

An existing hotel/motel presently occupies the Property. It is assumed the building will be acquired by the Village of Rantoul and will be demolished as part of the redevelopment. The Property is located within a recently finalized Tax Increment Financing District (TIF). In addition, the Village has recently applied for an extension of its Enterprise Zone to encompass this property. Approval is pending and expected in early 2017. The life of the TIF district has twenty-two (22) years remaining. Directly south of the property and north of Broadmeadow Road, lies a twenty-five (25) foot wide strip of land owned by the Illinois Department of Transportation. This property could be acquired, via the Village of Rantoul, and included in the redevelopment project. Additionally, the existing curb cut on South Murray Road, directly south of the intersection of Champaign Avenue and South Murray Road will be abandoned with redevelopment. The curb cut will need to be located further south along South Murray Road as well as additional opportunity for curb cut(s) along Broadmeadow Road. Demolition costs associated with the existing building are a reimbursable expense via the TIF District. The Village of Rantoul may also consider establishing a Business Improvement District in the area to spur redevelopment.

GIS Webmap Public Interface Champaign County, Illinois



Champaign Avenue is a strong retail corridor for the Village of Rantoul. Along the corridor, national retailers include Wal-Mart, McDonald's, Burger King, Jimmy John's, Taco Bell, Arby's, Mobile Super Pantry, and BP. Currently under construction is a Holiday Inn Express hotel. Additionally, a local car dealership has plans to relocate its entire operation to property immediately west of 801 W Champaign Avenue. The proposed opening of the Ford/Chrysler dealership is fall, 2017.

The Rantoul Industrial Park is located on the west side of the Interstate 57/Champaign Avenue interstate exchange. Companies in the park include: BRG Sports, Jeld-Wen, Con-Air, Eagle Wings, Combe Laboratories, and Rantoul Foods.

# Project Goals and Requirements

Through this redevelopment, the following goals are hoped to be accomplished. The Property is located within the C-2 General Commercial Zoning District. Information on the zoning district can be found at [www.village.rantoul.il.us](http://www.village.rantoul.il.us).

- ✓Redevelopment of high visibility parcel at corner of Champaign Avenue and Murray Road.
- ✓Improve image of community as parcel is an entry point into the Village of Rantoul.
- ✓Add square footage of commercial space available in Village of Rantoul.
- ✓Well-designed building. Please note there are exterior building standards for commercial buildings in the Village of Rantoul.
- ✓Sell property at its market value.
- ✓Utilize locally owned firms in the design and/or construction of the project.
- ✓Attraction of regional and national tenants, including national chain restaurant.
- ✓If a hotel, must be national, flagged hotel.
- ✓Development must be aesthetically pleasing from all sides. Garbage/recycling areas must be contained within an enclosure.
- ✓Parking must meet the zoning requirements of the Village of Rantoul.

## Submittal Requirements

The project proposal must include, but is not limited to, the following items:

1. A written description of the project.
2. A general plan and rendering of the proposed project. Include square footage of retail spaces (if proposed).
3. The anticipated land uses, including types of retail, restaurant, and/or hospitality and an indication if any interest has been demonstrated by potential tenants or end users.
4. The proposed schedule for development. Schedule should include agreement negotiation and due diligence period.
5. Total number of parking spaces within the development.
6. A draft project financial pro forma, including construction financing and project revenues.
7. A description of any assistance needed from the Village of Rantoul, including any financial incentives, and why it is needed to make the project financially feasible.
8. Example(s) of similar projects undertaken by the developer and their locations.
9. The proposed purchase price including and explanation and rationale if proposed to be less than the appraised value.
10. The proposed construction type based upon applicable building codes.

Additional information may be requested following submittal.



# Proposal Information and Deadline

All communications pertaining to the RFP must be directed to:

Jill Guth  
Guth & Associates  
2506 Galen Drive, Suite 101  
Champaign IL 61820  
217-778-8305  
jill.guth@outlook.com

Questions concerning this RFP must be submitted, via email to Jill Guth, by 5:00 pm on Friday, September 16th. All questions and answers will be posted no later than 5:00 pm on Friday, September 23, 2016 on the Village of Rantoul website as well as emailed to the entire mailing list for this RFP.

**Proposals are due at 5 p.m. on October 7, 2016.** Respondents may submit their proposal via hard copy to the street address above or via electronically as a single PDF format file copy to the email address above. Only one copy of the submission is necessary.