



Village of Lake Villa, Illinois

DEVELOPER REQUEST FOR QUALIFICATIONS:

Pleviak School Redevelopment Site

RFQ ISSUE DATE: **DECEMBER 3, 2025**
SUBMITTAL DEADLINE: **JANUARY 12, 2026**

The Village of Lake Villa is requesting qualifications for:
Mixed-Use Gateway Development

304 East Grand Avenue, Pleviak School Site

5.3 acre site at northwest intersection of Grand Ave & Milwaukee Ave

VILLAGE OF
Lake Villa

REQUEST FOR QUALIFICATIONS (RFQ):

Pleviak School Redevelopment Site

LAKE VILLA, ILLINOIS

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A Message From *The Mayor*

Greetings Development Community,

On behalf of the Village of Lake Villa, I am excited to offer this Request for Qualifications for the former Pleviak School site located at 304 East Grand Avenue and surrounding properties. This 5.3-acre site offers an opportunity for developers to deliver a transformational project at the gateway to the Lake Villa community.

We are seeking experienced, well-capitalized development teams with the vision to create a high-quality, mixed-use project that brings retail, restaurants, and residential uses which will energize the greater downtown area. The site connects two busy thoroughfares – Milwaukee Avenue (Route 83) and Grand Avenue (Route 132). With strong visibility, this site is ideally positioned for a dynamic development, enhancing Lake Villa's downtown and strengthening the local economy.

We invite you to be part of Lake Villa's momentum. Please review the RFQ and join us at the Pre-Proposal Session on Friday, December 10 from 10:00 a.m. to 11:00 A.M. via Teams. Please email pleviak@teskaassociates.com for a link to the meeting. We look forward to your ideas and thank you for your interest in this development opportunity. Please do not contact elected or appointed officials or staff of the Village of Lake Villa. Address all questions via email at pleviak@teskaassociates.com.

Sincerely,

A handwritten signature in black ink that reads "Jim McDonald".

James McDonald
Mayor of Lake Villa

02. Timetable & Key Details

Developer Recruitment Milestones + Dates: This opportunity is a two-step process which will include this Request for Qualifications (RFQ) that is open to all applicants, followed by a Request for Proposals (RFP) that will be released to a short list of qualified applicants.

PHASE 1: REQUEST FOR QUALIFICATIONS

Timeframe – December 2025 – January 2026

- RFQ Issuance – December 3, 2025
- Register for RFQ updates and addenda to the RFQ by sending email to pleviak@teskaassociates.com
- Applicant Pre-Proposal Meeting – 10:00 AM, December 10, 2025 via Teams
- Applicant Questions Due – 5:00 PM, December 17, 2025
- RFQ Qualifications Due Date – 5:00 PM, January 12, 2026
- Invitation to Submit to Phase 2 - Request for Proposals to be sent to Qualified Shortlist

PHASE 2: REQUEST FOR PROPOSALS

Projected Timeframe – February 2026 - April 2026

- RFP Issuance to Qualified Shortlist
- Evaluation
- Interviews
- Selected Developer Decision for Negotiation
- Redevelopment Agreement Negotiation and Approval
- Village Board Approval of Development Agreement
- School District Approval of Land Sale
- Entitlement of Property

03. Overview

Site Quick Facts:

- Parcels: 10
- Overall Size: 5.3 acres
- Existing Zoning: CBD Central Business District
- Utility Access: Villa Avenue remains an undedicated right-of-way with access to utilities beneath

The Village of Lake Villa is offering a prime redevelopment opportunity to highly qualified development teams who excel at envisioning and implementing dynamic mixed-use projects. The Village seeks high-quality commercial uses, featuring retail, dining, and related uses. Market-rate multi-family housing may also be proposed for the site. Public amenities such as a plaza area and historic recognition of the site are also envisioned as part of the redevelopment of the site. The desired redevelopment project will provide a gateway to Lake Villa and will offer a destination for residents to shop, eat and interact.

The site is located at the intersection of Milwaukee Avenue (Rt. 83) and Grand Ave. (Rt.132) and encompasses approximately 5.3 acres of land as well as the vacant, former Pleviak School that is intended to be redeveloped as part of this effort. Development teams may also propose reuse of a portion or all of the current facility. The Village has been taking key steps to lay the foundation for a successful redevelopment, including rezoning all portions of the site to the Central Business District (CBD) zoning district and securing site control via an Intergovernmental Agreement ("IGA") with School District 41.

Through a phased RFQ/RFP process, the Village will evaluate submissions from teams with demonstrated qualifications, financial capacity, relevant experience, and creative approaches in crafting projects which provide much-needed amenities to the community. A shortlist of top candidates will be invited to submit their project proposal, leading to the selection of a development partner to advance the project through approval and implementation.

Recent Projects and Assets for Downtown:



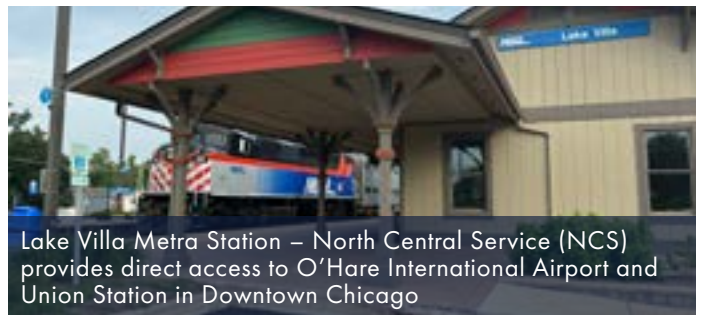
Harbor Brewing Company – 136 Cedar Ave



Timothy O'Toole's Pub - 10 W Grand Ave



Lehmann Park and access to Cedar Lake



Lake Villa Metra Station – North Central Service (NCS) provides direct access to O'Hare International Airport and Union Station in Downtown Chicago

Development Site:



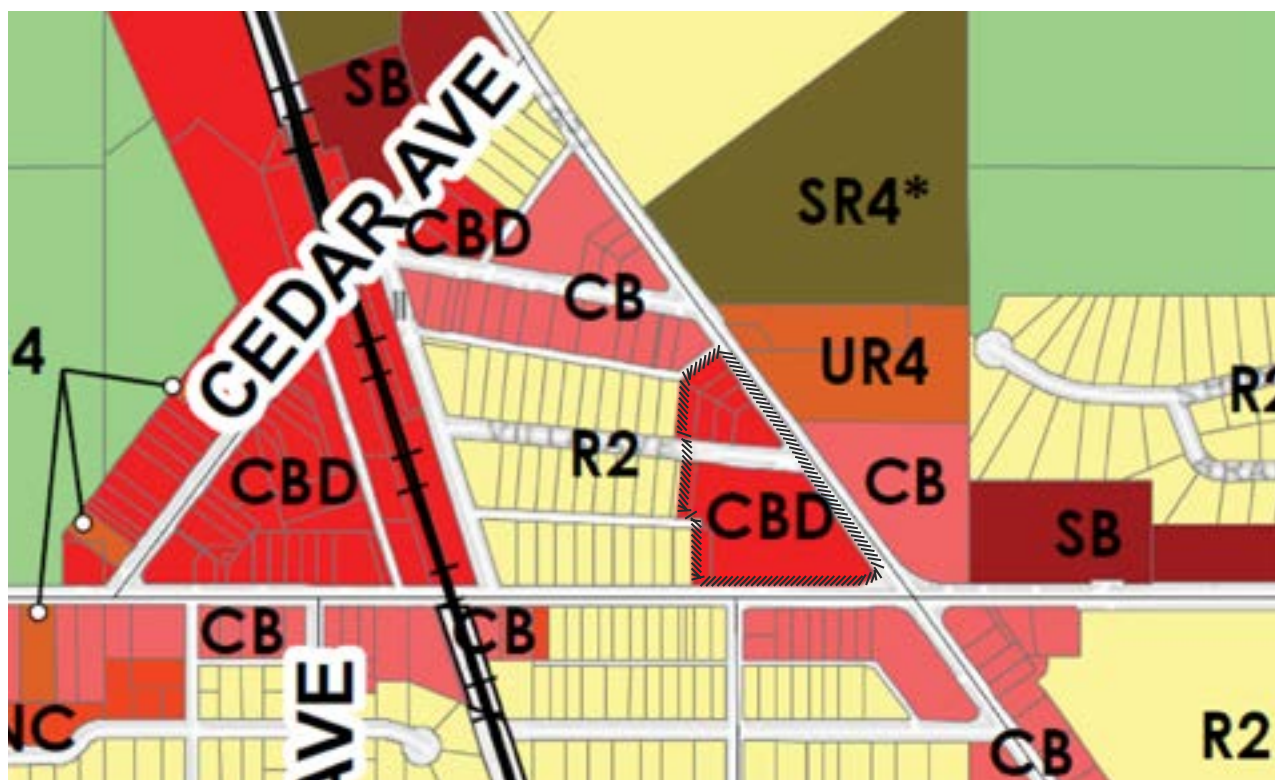
Pleviak Site:

List of addresses and PINs that are available for development:

ADDRESS	PIN	ACREAGE	SQ. FT.
304 E Grand Ave	02-33-308-023	3.59	156,252
	02-33-308-025	0.16	7,058
	02-33-308-026	0.01	44
	02-33-308-027	0.24	10,471
0 N Milwaukee Ave	02-33-306-016	0.19	8,152
	02-33-306-017	0.15	6,548
	02-33-306-018	0.10	4,518
0 Villa Ave	02-33-306-032	0.23	9,832
	02-33-306-033	0.19	8,234
	02-33-306-034	0.15	6,548
108 N Milwaukee Ave	02-33-306-035	0.32	13,852
TOTAL		5.33	232,005

In addition, the Villa Avenue right-of-way could be available from the Village of Lake Villa as part of the redevelopment project to create a contiguous site area.

Zoning:



The Pleviak Site was recently rezoned from R2 Residential and CB Community Business to CBD Central Business District in order to allow for intended redevelopment of the site. CBD zoning allows for a range of commercial uses and residential above the ground floor as a conditional use. The Village is also open to proposals for Planned Developments that offer greater flexibility in design to meet the project's objectives.

Buildings may be up to four stories, 50 feet high and have a maximum Floor Area Ratio of 200%. Note that the Village is open to a Planned Development application that could provide exceptions to allow for developments that meet the Village's vision and development parameters.

Adjacent zones include R2 Residential, CB Community Business, UR4 Residential, and SB Suburban Business.

History of Pleviak School and Building:

The development site includes the J. J. Pleviak School building, formerly Central School, which has served Lake Villa students since 1910. What started as a two-story, brick school in the early 20th century grew with the community. The first addition was a gymnasium in 1939, and a large renovation took place in 1951, with additional classroom expansions in the years following. In 1973, the school was renamed for Joseph J. Pleviak, a former teacher-turned-principal. After 104 years of continuous operation, the elementary school closed in 2015. The Village generally believes that full redevelopment of the property including demolition of a portion or all of the school would be best use of the site, but recognizes the history and work of teachers and the education community and is open to demolition of the building and/or partial or full reuse provided that the development does not include an educational use. In either case, creative approaches to recognition of the history of the school should be incorporated into a

Previous Redevelopment Initiatives:

■ Downtown TOD Plan (2013)

[Click to Access Lake Villa TOD Downtown Plan](#)

The Downtown TOD Plan provides a vision for the reinvestment and expansion of Downtown Lake Villa to form a triangle bounded by Cedar Avenue on the north west, Milwaukee Avenue (Rt. 83) on the northeast, and Grand Avenue (Rt. 132) on the south. Among other recommendations, the plan provides illustrative concept plans for the redevelopment of the Pleviak Site into a commercial or mixed-use development (shown below – Figure 1).

■ Downtown Vision Plan (2025)

[Click to Access Downtown Vision Plan](#)

The Downtown Vision Plan provides guidance for branding, streetscape improvements, parking & wayfinding, business recruitment and downtown community events that will enhance the downtown. The plan provides visualizations for 209 Cedar Avenue that the Village is now pursuing through a separate RFP process.

DOWNTOWN LAKE VILLA | EXISTING CONDITIONS AND OPPORTUNITIES MAP

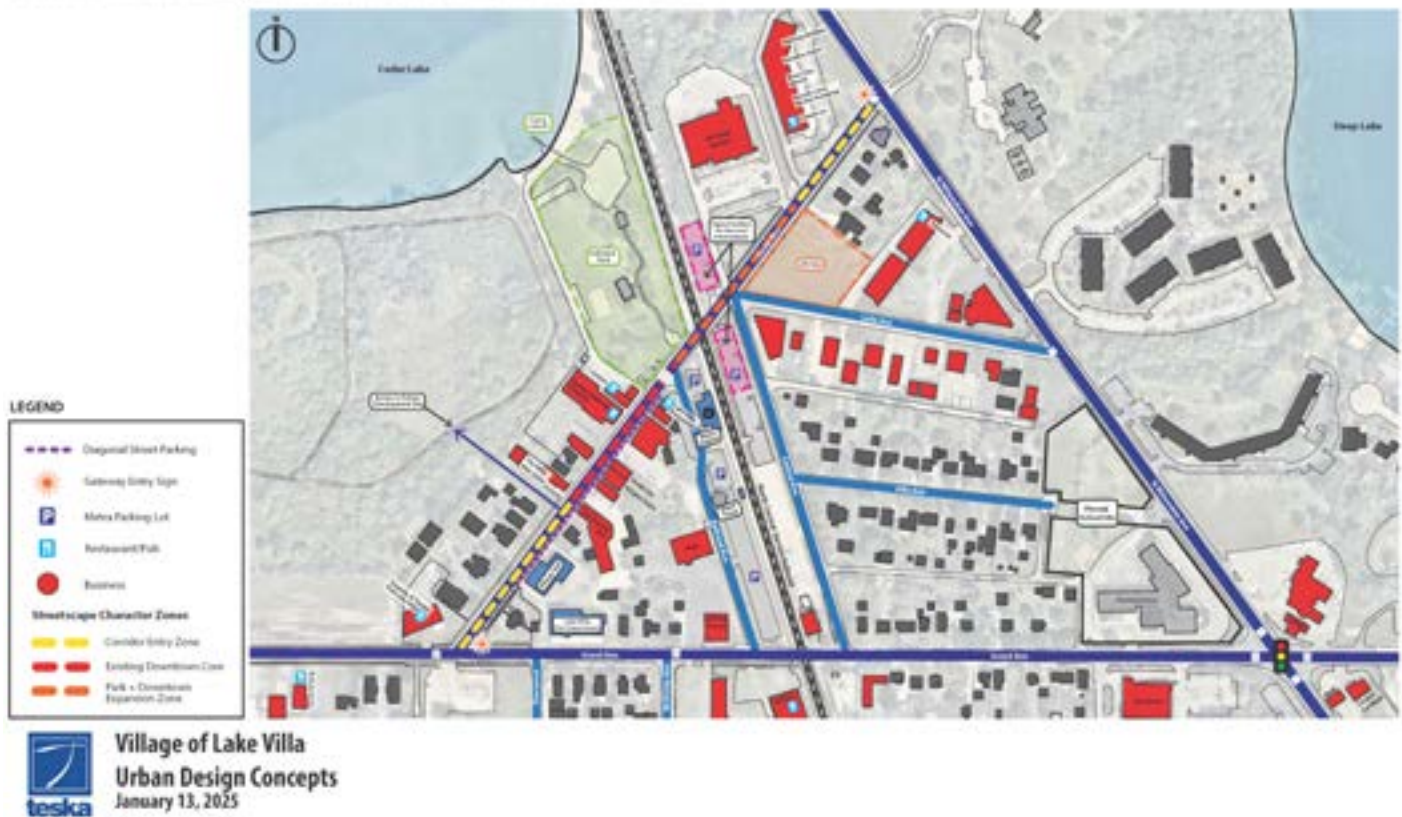


Figure 1: The site is at the northwest corner of Milwaukee Ave. (Rt. 83) and Grand Ave. (Rt. 132) and serves as a gateway to an expanded Downtown Lake Villa. The site is two blocks from the Lake Villa Metra Station as well as stores, restaurants and a microbrewery along Cedar Avenue.

05. Redevelopment Vision: *Active Gateway Development*

Vision:

The Village envisions a **Mixed-Use Approach with these Desired Uses:**

- High-quality mix of retail uses, with examples such as grocer, restaurant/café, fitness/recreation. Second-floor medical and office spaces are also desired uses.
- Retailers who reflect the character and needs of the site and broader community, while greatly enhancing the vibrancy of the greater downtown area.
- Committed tenants, local and national, to activate the site in the long run, as demonstrated by long-term leases.
- Rental or for-sale residential targeting families, empty nesters, and young professionals, based on a market-driven and financially viable approach.
- Retail uses not desired for the site include convenience stores, gas stations, and similar services already located in proximity to the property.
- K-12 educational facilities (whether public or private) will not be permitted uses for the reuse of the site.

The Village of Lake Villa seeks developers with:

- Demonstrated experience / expertise and proven financial capacity to achieve the site's fullest economic, programmatic and community potential.
- Strategic approach to leverage the site's key location as the gateway to downtown Lake Villa, improving the quality of life and vibrancy downtown.
- Creativity to honor the site's role in the educational history of Lake Villa.

The Village is looking for a new development of the property but is open to redevelopment of the existing structure. The Village seeks a mix of uses on the site, and new residential uses to accommodate families, empty-nesters and young professionals. As stated above, a successful applicant will propose ways to commemorate the history of the school in their application.

The following (Figure 2) is an illustrative conceptual plan showing site characteristics that were considered as part of the Downtown TOD Plan:

- Signature gateway feature at the intersection
- Buildings facing the street
- Mix of uses, including commercial businesses and retail
- Multi-family residential

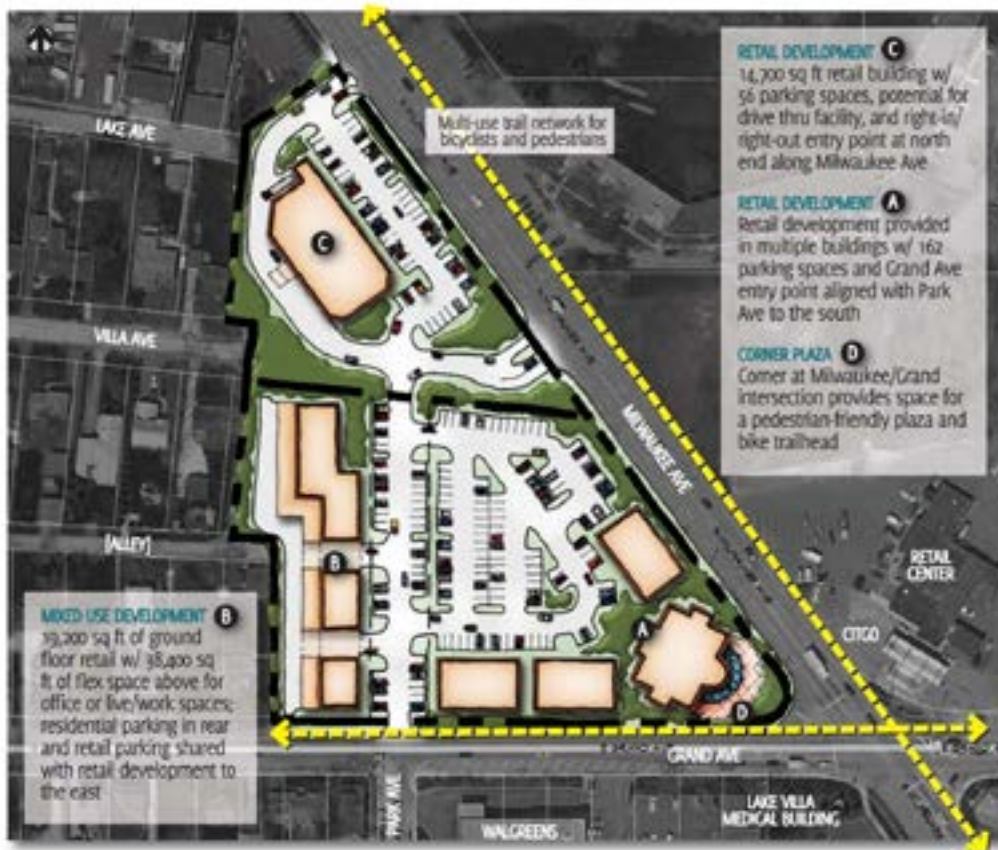


Figure 2: Development Concept from Lake Villa Downtown TOD Plan shows a mix of retail and residential uses for the site with buildings facing the streets parking in the interior of the lot. This is an illustrative concept and the Village is open to ideas for best utilization of the property to meet the vision for the site.

The Village seeks a **High-Quality Site and Building Design Approach:**

- A forward-thinking design which is respectful of the surrounding community provides a premiere gateway location as a connector to downtown.
- The property offers flexibility of configurations and options of multiple or single buildings.
- Depending on design, project heights of up to four stories will be considered (with a height exception through a planned development)
- Buildings should be oriented with front facades facing main streets, with no large parking lot or drive-thru facing the main intersection of Grand Ave. (Rt. 132) and Milwaukee Ave. (Rt. 83).
- The design of the rear of the buildings shall respect the residential community surrounding the site.
- The development should include a common open space and public art or feature to honor Pleviak School and/or the site's role in the educational history of Lake Villa.

Inspiration Projects:

- [Mellody Farm & The Atworth](#) – mixed-use commercial and residential with premier stores, restaurants, high-quality landscaping and public places
- [Deer Park Town Center](#) – unique retailers, well-designed center, attraction for the surrounding area
- [Carmel City Center](#) – a collection of commercial, residential and mixed-use developments with a pedestrian scale, and public open space
- [Eleven 5 Lake, Libertyville](#) – a residential and mixed-use development in the heart of downtown Libertyville

The Opportunity

Information and Resources:

- **Land Acquisition:** The site is currently owned by School District #41. The Village and the School District approved and executed an Intergovernmental Agreement (IGA), attached, describing the land transfer process for the redevelopment project. According to the IGA, the land conveyance price must be at least 80% of appraised value.
- **Environmental:** The Village has conducted both Phase I and Phase II environmental studies of the site. There are recognized environmental conditions on the site. School District 41 is in the process of securing an NFR letter for one of these recognized environmental conditions.
- **Villa Ave Right-of-Way:** Survey with rights-of-way identified is attached. The Village will entertain modification and/or vacation of the Villa Avenue right-of-way if requested within the development project.
- **Zoning:** The site was rezoned to Central Business District (CBD) in 2025. The Village is open to a Planned Development process for the selected project. See [Lake Villa Code: Title 10 Zoning Regulations, Chapter 9 Planned Developments](#).
- **Tax Increment Financing:** The Site is located within the Downtown Lake Villa TIF district that was established in 2016 and is expiring in 2039. The Village will consider TIF-eligible expenses as part of the development proposal based on consistency of the project to the Village's goals and provision of public benefits to the community.

Potential Development Incentives

The Village requires developers to maximize available private equity and debt resources; however, development incentives will be considered if the project meets or exceeds the RFP parameters and a financial gap exists.

This site is located with the Downtown Lake Villa Tax Increment Financing District, which allows the Village to contribute tax revenues into projects with community benefit. These funds can be used to offset eligible expenses such as land acquisition, site preparation including demolition, public infrastructure improvements, façade enhancements, or other project-related costs.

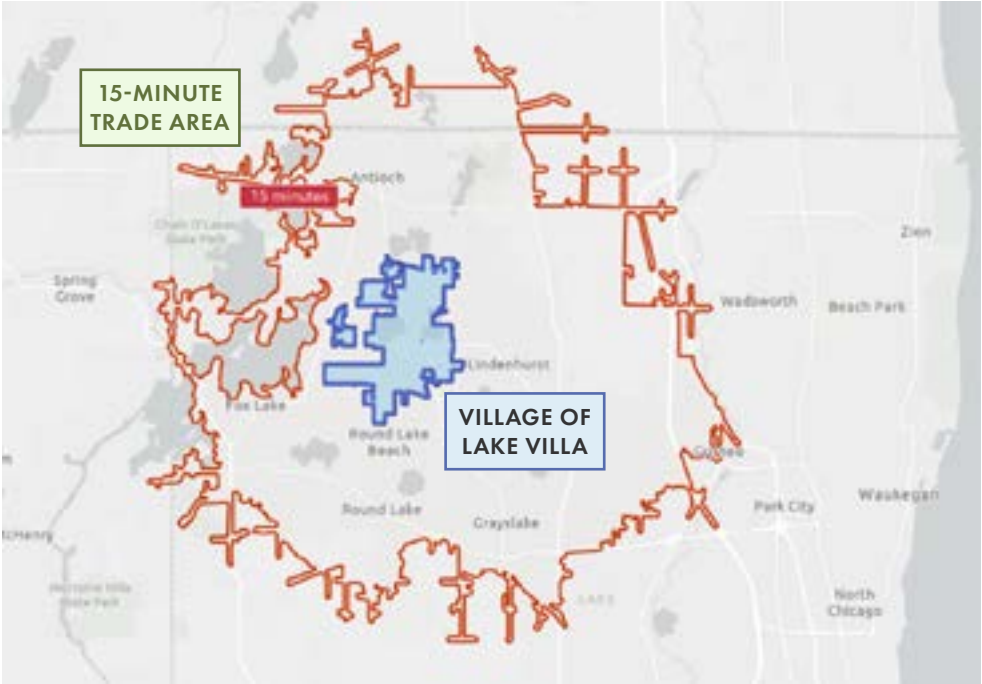
The Village will evaluate for projects that meet or exceed the RFQ and RFP parameters.

The Village is committed to collaborating with the selected developer and will prioritize expediting the approval process to ensure timely project advancement.






o6. Market Data

Lake Villa is located in Lake County, Illinois, with excellent transportation access via Milwaukee Ave. (Rt. 83) and Grand Ave. (Rt. 132). It is located 39 miles north of O’Hare International Airport and has access via I-94 and Metra North Central Service to O’Hare and the City of Chicago with the Lake Villa Metra Station two blocks from the site. The community is known for its access as a gateway to the Lakes Region. There are approximately 8,400 residents who live in Lake Villa, surrounded by 186,244 residents within a 15-Minute Drive Time Trade Area.

15-Minute Drive Time Market Profile



15-Minute Trade Area Retail Spending Growth (2025-2030)

					
	Food at Home	Transportation	Dining Out	Entertainment + Recreation	Apparel + Personal Care + Health
2025	\$596M	\$396M	\$334M	\$337M	\$247M
2030	\$658M	\$437B	\$369M	\$373M	\$273M
	▲ \$97M	▲ \$41M	▲ \$35M	▲ \$34M	▲ \$26M

- \$2.8 B in consumer spending in 2025
- \$297 M in projected spending growth by 2030

07. Traffic Counts

Grand Avenue Average Daily Travel (ADT): 8,650 to 14,900 W > E

Milwaukee Avenue Average Daily Travel (ADT): 11,900 to 14,000 N-S



Source: Illinois Department of Transportation

o8. RFQ Approach & Requirements

Submission:

This solicitation entails a two-step process:

The **Request for Qualifications (RFQ)** is designed to secure developer interest, qualifications and related experience, evidence of financial capacity, and conceptual development approach to achieve the site redevelopment goals.

The **Request for Proposal (RFP)** will be distributed to a short-list of development teams who meet or exceed the requirements of the RFQ, requesting a more detailed second-round submission including development proforma, financing plan and equity contributions, along with conceptual site plans, building plans with height and massing.

Developer Pre-Proposal Meeting

Interested development teams are encouraged to attend the pre-proposal meeting on Friday, December 10 at 10:00-11:00 via Teams. Attendance is not required. The Village and its consultants will present an overview of the project goals, RFQ/RFP requirements, and the site. As a result of the pre-proposal meeting, the Village may elect to issue clarifications or addenda to this RFQ.

Correspondence:

The Village has retained a development consultant team, led by Teska Associates, Inc., to implement the RFQ/RFP solicitation. Please submit all questions regarding the RFQ/RFP to:

Scott Goldstein FAICP LEED AP
Teska Associates, Inc.
627 Grove Street
Evanston, IL 60201
Email: pleviak@teskaassociates.com

No contact (written, verbal, or electronic) directly or indirectly to Village staff, the Village Developer Selection Committee, the Board of Trustees, or other relevant municipal entities or staff will be allowed. Any contact will be grounds for disqualification from the RFQ/RFP process.

Responses to questions asked, and any addendum, will be posted on the Village's Website www.lake-villa.org/pleviak/ and distributed to all applicants registering for the RFQ.

09. RFQ Submission Requirements:

Interested development teams should include details on the development team's qualifications, relevant experience and conceptual plan. Any confidential information should be identified both in the section and within the cover letter. Submitting teams must disclose any owner, investor or team member conflicts of interest with any Village elected officials and staff.

- **Letter of Introduction & Executive Summary:** An executive summary of the team's understanding of the RFQ scope and goals, team composition, experience, expertise and success in completing similar projects, financial capacity to successfully deliver the project, an overview of the project approach with uses, development program, project concept, and high-level estimate of total project costs.
- **Development Team Organization:** A summary of the development team including lead contact. Descriptions of key partner firms and consultant firms including key individuals of the full development team for the project (partners, investors, sub-developers, architects, engineers, estimators, others). The anticipated ownership structure (i.e. corporation, LLC, LP, JV, etc.), including the lead developer and all entities, including but not limited to anticipated percentages of ownership of the parties comprising each entity including key responsibilities.
- **Team Qualifications:** Experience and expertise of team firms and key team/project leads, outlining development, construction, and finance experience on projects with similar scope and size; resumes of key firm and team leaders, years of firm existence
- **Comparable Projects:** Description of 3-5 projects successfully completed in the last ten (10) years that demonstrate the proposer team's experience in similar mixed-use projects and processes, including their relevance to this offering and opportunity. Please provide the following for each representative project:
 - Project name, location, start and completion dates, description, lease up performance and years of team management / operation;
 - Total project sources and uses including use of various public financing sources;
 - Project size and program overview (approx. SF);
 - Key firms that comprised the core development team, particularly equity/financial firms who were partners on each particular project;
 - References and/or current contact information for the public sector leadership for each project;
 - Project economic details on previously procured debt and equity for completed precedent projects with a similar structure, scale and complexity to that proposed for Lake Villa;
 - Brief description of all litigation history, pending or concluded, with explanation of impact on this proposed project; and
 - Table that shows what the role of each team member was for each comparable project.

- **Public-Private Partnerships:** Provide any relevant experience working with cities or similar public entities, public-private partnerships, use of creative funding / incentives, and specifically cite prior experience in mixed-use residential and retail uses including dining, grocers and other contemplated uses. Include reference and contact information.
- **Financial Capacity:** Evidence of the financial capacity of the proposed developer to undertake a development project of this size, scale and complexity from inception, development, implementation and operation. A preliminary deal structure with high-level magnitude cost of development, preliminary sources and use of equity/debt, and if applicable, potential subsidy request with a preliminary statement of need and anticipated benefit.
- **Preliminary Project Narrative & Preliminary Conceptual Approach:**
 - Brief narrative of proposer's own assessment and understanding of the objectives, the site, its potential, and the preliminary conceptual approach achieving the proposer's development vision, aligning with and/or exceeding the project goals, parameters and unique opportunities.
 - Preliminary conceptual exploration for the property and potential uses to meet market demand and site potential. This may include any initial drawings, diagrams, sketches, precedents images or other graphic materials to convey the Proposer's initial approach and vision (but not construction drawings).
 - Preliminary summary of potential program ranges, mix of uses, desired tenants, and related amenities.
 - Approximate number of residential units, floor area of any non-residential uses and target markets for each land use.
 - And any other information which expresses how the proposed development will distinguish itself from other existing or anticipated residential developments in the Lake Villa market area.

Submittal Package:

Submissions should be limited to twenty (20) pages, text should be formatted for 8.5" x 11" printing, graphics should be formatted no larger than 11" x 17". Only digital (PDF) documents will be accepted.

Qualifications packages should be submitted electronically in PDF format to pleviak@teskaassociates.com. The email subject must be "Development Qualifications: Pleviak School".

Please note that email submissions must be limited to a maximum file size of 20 MB. If your electronic submittal exceeds this limit, we request that you provide a secure direct link to a Dropbox, Box, or similar file-sharing platform to download. Ensuring easy and secure access to your materials will help facilitate a smooth review process.

10. RFQ Evaluation Criteria:

Team Composition and Qualifications (35 points)

- Demonstrated success in planning and implementing development projects aligned with community goals
- Evidence of a cooperative approach toward public-private partnerships
- Financial strength and capacity of the Development Team to effectively deliver the proposed development
- Proven history of financial performance, project execution and operational success
- Key personnel assigned to the project have proven leadership experience to deliver and operate successful, comparable projects

Comparable Project Experience (35 points)

- Completion of high-quality projects by the team, partner firms, and lead personnel that match the proposed project's similar size, scope, and complexity
- Experience with mixed-use projects with proven capacity to attract and retain viable retail tenants
- Demonstrated understanding of how active public or open spaces enhance adjacent commercial developments
- Depth and nature of prior partnership with municipal entities
- Quality, relevance, outcomes, and applicability of representative projects
- Feedback from references on past performance and project results

Conceptual Vision and Implementation Strategy (30 points)

- Narrative reflecting a clear understanding of site potential and alignment with Village priorities
- Initial conceptual vision demonstrating creativity, feasibility and thoughtful site utilization
- Project viability and effective implementation strategy
- After reviewing submitted qualifications, the Village may seek clarification via interviews or requests for additional information.

11. Post-Qualification Evaluation & Selection Process

After the initial evaluation of submitted qualifications, the Village will proceed as follows:

- **Interview Selection and Scoring Matrix:** The initial scoring of qualifications will be conducted using the evaluation criteria outlined in this RFQ, and a scoring matrix will be utilized to determine the interview list.
- **Interview and Re-Scoring:** Each selected proposer will participate in an interview process with the Village's evaluation committee. Following the interviews, the committee will re-score the interviewees' qualifications and responses using the established scoring criteria. The results of this re-scoring will serve as the basis for selecting finalist firms.
- **Request for Proposals:** The Village will invite finalist firms to submit a formal proposal for the redevelopment and acquisition of the Pleviak School site. Finalists will also participate in an interview process with the Village Board, based on their submitted qualifications and proposals. Each interview will consist of a 30-minute presentation by the proposer, followed by 15–30 minutes for questions from the Village Board.
- **Final Selection and Negotiation:** Selection will be based on criteria including, but not limited to, the qualifications of the firm, submitted materials, and the quality of the interview. The Village intends to negotiate terms with one or more of the highest-ranked firms for reasonable and fair compensation for services. If negotiations with the highest-ranked firm(s) are not successful, the Village may proceed to negotiate with the next highest-ranked firm.

Request for Proposals (Subsequent Phase):

Following the selection of a short-list of development team(s) from the RFQ solicitation, the Village will issue the Request for Proposal (RFP) to the RFQ short-list requesting submissions with greater detail on the proposed project, including site and building design, programs, land uses, and retail tenants, pro forma, sources and uses and schedule. Additional details will be provided to those teams invited to submit responses to the RFP.

- Conceptual plan with buildings, parking, open space/amenities, pedestrian connectivity and overall integration into the surrounding community
- Proposed land purchase price
- Programs and areas by land use, unit count, retail spaces and type/mix of tenants, parking spaces, open space
- Building concept design with floor plan
- Anticipated sales price and/or ease of sale of each dwelling unit
- Anticipated lease rate for commercial spaces
- Market analysis

- Letters of interest from retail tenants
- Pro forma financials including sources and uses of funds
- Compliance with Lake County stormwater requirements
- Site layout including access from Milwaukee Ave (Rt 83) and Grand Ave (Rt 132) recognizing these are under IDOT jurisdiction
- Public amenities such as open space, and one or more plaza(s)
- Sidewalk connections along Milwaukee Ave (Rt 83), Grand Ave (Rt 132) and sidewalk and bicycle connections to downtown (e.g. Villa Ave).
- Any requested financial incentives from the Village of Lake Villa and justification for such request(s)

12. Proprietary Information, Confidentiality and Improper Practices

Any restrictions on the use of information contained within a proposal shall be clearly stated by the Applicant as such within the proposal. The Village will only be able to comply with a request for confidentiality to the extent allowed by law. Any confidential information should be identified both in the section and within the cover letter.

Village officials shall direct the examination of the proposals and other documents submitted to determine the validity of any written requests for nondisclosure of proprietary or confidential information. After award of the contract, all responses, documents, and materials submitted by the Respondents pertaining to this RFP will be considered public information unless otherwise determined by the Village. All data, documents, and other information developed because of these contractual services shall become the property of the Village.

No contact or inquiry, (written, verbal or electronic) directly or through other parties, shall be made between the developer and members of the Village Staff, Village Board Members or its Developer Selection Committee. To assure that no developer or development team is given an unfair advantage or disadvantage, all queries and information will be provided by the Village's retained development advisors.

13. Terms and Conditions

The following terms and conditions apply:

- A Firm may withdraw its proposal at any time prior to the submission deadline.
- The contracted firm shall not assign any interest in the contract and shall not transfer any interest without the prior express written consent of the Village.
- The Village of Lake Villa considers real estate development services to be a professional service and exempt from standard bidding requirements.
- This RFQ and selection process does not constitute any type of offer and creates no contractual or other liability to the Village of Lake Villa or District 41.
- Information included in this RFQ is believed to be accurate but should be independently verified by potential developer(s) prior to reliance upon.
- The Village reserves the right to request clarification of information contained in qualification statements of and to request additional information from any proposed developer(s).
- No report, information, or data given to, or prepared by, the contracted firm shall be made available to any individual or organization without the prior express written approval of the Village.

Future Development Approvals

The developer which is selected shall be required to secure all agreements, permits or other required approvals for the timely implementation of the project. The Village will work with the developer to provide, where possible, input and assistance to selected developer. The Redevelopment Agreement for the land sale requires approval of the Village of Lake Villa and School District #41. Any Financial incentives will require Village of Lake Villa approval.

14. Cancellation

Rights Reserved:

- The Village of Lake Villa reserves the right, at any time and in its sole and absolute discretion, to revise, modify, or change the RFQ at any time before the Response Due Date.
- The Village of Lake Villa reserves the right to accept or reject any proposals or related addenda submitted to the Village pursuant to this RFQ and may also reject any or all Development Firms if they are determined by the Board of Trustees to be unacceptable.
- The Village reserves the right to select or reject potential development firms based on a subjective evaluation of the criteria described above consistent with the applicable law.
- The Village reserves the right to consider the type and number of development firms it deems will be necessary to provide the appropriate level of services to the Village at any particular time.
- The Village reserves the right to request clarification or additional information from respondents, reject any or all submittals, or waive minor irregularities and informalities in any submittal in its sole and absolute discretion.
- Should the Village not receive qualified proposals of interest by a submittal deadline, it reserves the right to extend that deadline until qualified proposals of interest are received.

15. Cost of Submission

The cost of preparing any Response to the RFQ and any costs incurred at any time before the Submission Date, including costs incurred for travel, interviews, presentations, or other costs associated with submission of the Response negotiation, shall be borne by the respective Respondents.

16. Attachments

The following attachments will be posted on the Village's Website – www.lake-villa.org/pleviak

- ALTA Survey
- Intergovernmental Agreement
- Environmental Due Diligence:
 - Corrective Action Plan (CAP) Final with Signatures
 - CAP Approval with Modification
 - March 2-23 Response to Comments Letter
 - 2024 Response to IEPA Comments and Barrier Specs
 - Phase I Environmental Report
 - Phase II Environmental Report
- Utility Map (to be posted at a later date)