



• SOUTH SUBURBAN •
LAND BANK

Request for Proposals:
4339 & 4351 147th Street
Midlothian, IL 60445
0.68 Acre Development Site

April 9, 2024



SECTION 1 – Summary

1.1 Overview

The South Suburban Land Bank and Development Authority (SSLBDA) in partnership with the Village of Midlothian is seeking *Statements of Interest* from developers for ownership and development of a 0.68-acre/ 29,999 square foot site. The objective is to create a suitable mixed-use development that includes both residential and retail development on the site.

SSLBDA seeks qualified developers to propose a suitable design for the site and lead in the development of 4339 & 4351 147th Street, two contiguous vacant lots located along the 147th Street corridor between Kostner and Kildare Avenue in the Village of Midlothian. Both lots are zoned B-1, Neighborhood Business Residential District. The lots are located within the Cicero/147th Street TIF District, and may qualify for incentive funding if a proposed development meets the desired goal and standards of the TIF program. In addition, the lots are located within the Cal-Sag Enterprise Zone and may qualify for various tax incentives depending on the proposal.

1.2 SSLBDA Ownership History

Both properties were acquired by SSLBDA in December of 2023 with the intention of collaborating with the Village of Midlothian to assist in initiating infill development.

1.3 Site Characteristics

The site is approximately 0.68 acres in area or roughly 30,000 square feet; lot depth is roughly 206 feet, and the combined lot width is 150 feet. A final determination of the buildable area will be the responsibility of the selected developer.

To the east and west of the lots are neighborhood commercial uses, and to the south and southwest is single-family residential use. The 147th Street (Route 83) Corridor is heavily traveled with average traffic of 18,300 vehicles per day

1.4 Minimum Sales Price & Incentives:

Minimum Sales Price: **\$150,000**

The SSLBDA does not make any representations pertaining to the availability of any local development incentives, nor does it represent the ability to secure incentives with the Village of Midlothian. All inducements are solely the jurisdiction of the Village of Midlothian. It is incumbent upon any developer to work directly with the Village to secure any such incentives.



SECTION 2 – Proposal Requirements

2.1 Submission Requirements:

Proposals must include the following items:

- A. Cover letter describing the nature of the proposal including end use and proposed purchase price.
- B. Summary of prior experience leading a project similar to the proposed.
- C. Three (3) references, including client name, contact person, phone number, email address, scope of services provided, and length of time services were provided.
- E. Letters of intent from future tenants (if applicable) or evidence of past experience in the business proposed for the site.
- F. Demonstration of applicant's ability to fund the project (specifically identify private equity, proof of financing, etc.).

2.2 Submitting a Proposal for SSLBDA Property:

Proposals must be submitted electronically to Michael Lofton, Program Director via e-mail and formatted as a PDF with the subject line "Proposal for Lot Acquisition and Development in Midlothian" to:

michael.lofton@southlanddevelopment.org

2.3 Important Dates:

- April 9, 2024: Release RFP
- May 10, 2024: Deadline for Submissions

