



Uptown Normal Trail East and West Redevelopment

Request for Proposals

Normal, Illinois



TOWN OF NORMAL
11 Uptown Circle
Normal, Illinois 61761

Call for Proposals:

The Town of Normal will receive sealed proposals for the following:

Redevelopment of Town Property located at 100-104 North Street and 104 and 108 E Beaufort St and adjoining parking lot area, Normal, Illinois

Proposals must be submitted to the Town Clerk in a sealed envelope clearly marked "**Uptown Normal Trail East and West Redevelopment**" with the time and date of the opening, which will be **December 3, 2021 at 10:00am** prevailing time, at the Normal City Hall, 11 Uptown Circle, Normal, IL 61761. Any questions about this Proposal must be in writing and addressed to the following on or before November 22, 2021:

Eric Hanson
Assistant City Manager
11 Uptown Circle
Normal, IL 61761
ehanson@normal.org

Town employees are otherwise prohibited from answering questions prior to the proposal opening.

Proposal forms may be obtained from the Town Clerk, 11 Uptown Circle Avenue, Normal, Illinois 61761 or downloaded from the Town's website, www.normal.org on November 11, 2021.

The Town of Normal reserves the right to reject any or all proposals received and to waive any formalities in the proposal procedures. Any proposal selection will be made by the Town Council and its decision will be final.

TOWN OF NORMAL

Angelia Huonker
Town Clerk

Publication Date: November 11, 2021
The Normalite

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1. Introduction and background

1.1. RFP Purpose

The Town of Normal is seeking proposals from qualified parties (“**Proposers**”) who are interested in redeveloping approximately 1.85 acres of real property located in the Uptown Normal Central Business District in Normal Illinois. This rfp concerns the redevelopment of two project areas.

The first consists of the redevelopment of a 1.28-acre tract made up of multiple parcels located at and around 104 and 108 E. Beaufort Street, Normal, IL 61761 to be developed into a multi-story, mixed-use building (“**Trail East**”).

The second consists of the redevelopment of approximately 0.57 acres located at and around 100-104 North Street, Normal, IL 61761 to be redeveloped into a multi-story, mixed-use building (“**Trail West**”).

The redevelopment of both Trail East and Trail West must be included in the proposal. The Town acknowledges that the Trail East Plan will be significantly near completion while Trail West will be more conceptual.

1.2. Communications regarding RFP

Please direct all communications regarding this rfp to:

Eric Hanson
Assistant City Manager
11 Uptown Circle
Normal, IL 61761
ehanson@normal.org

All communications or questions concerning this rfp must be submitted in writing. The deadline for questions is listed in §1.3. Changes to this rfp will be made only by formal written correspondence issued by the Town.

1.3. RFP Schedule

The following is a tentative schedule of this entire rfp process. While the Town will attempt to apply the necessary resources to maintain this schedule, the following dates are merely projections and the Town reserve the right to modify this schedule as needed to accommodate the completion of this rfp process.

Tentative RFP Schedule	
Proposal Published	08 November 2021
Deadline for written inquiries	22 November 2021
Responses Due	03 December 2021
Recommendation of selected developer to the City Council	01 February 2022

2. The Property

2.1. Trail East Property

The description of the parcels comprising the Trail East Project are set forth in Appendix 1.

2.2. Trail West Property

The description of the parcels comprising the Trail West Project are set forth in Appendix 2.

2.3. Location/Neighborhood

Both the Trail East and the Trail West project areas (collectively, the “Property”) are located in the Town of Normal, which lies in the central-western portion of McLean County. Normal is bordered on the south, east, and west by the City of Bloomington. Normal has a population of approximately 55,000.

The Property is located in the Uptown Normal Central Business District, which is the central business district of the community.

The Trail East project area is located on the northeast corner of Constitutional Boulevard and Beaufort Street and is next to the traffic circle that serves as the center point of the business district.

The Trail West project area is located on the northeast corner of Constitutional Boulevard and North Street and is next to the traffic circle that serves as the center point of the business district.

This property benefits from significant public and private investment in Uptown including the Children’s Discovery Museum, Uptown Station, the Marriott Hotel and Conference Center, Hyatt Place hotel, and multiple apartment buildings and parking decks. A five-story, mixed use building with retail, office and apartments is located nearby at the southwest quadrant of the traffic circle.

The Property is blocks from the campus of Illinois State University with 3,400 employees and an enrollment of 21,000. The cross-town Constitution Trail runs alongside the property, and the second-busiest passenger rail station in Illinois is in an adjacent block.

2.4. Background

The development of the Property was called out in the original Uptown Normal Renewal Plan, aimed to revitalize the small central business district directly adjacent to the Illinois State University campus. Major components of the Plan include a hotel and conference center, children's museum, multimodal transportation center, enhanced sidewalks, rehabilitated historic buildings, and a traffic circle surrounded by five architecturally significant buildings. In addition, environmental sustainability was at the heart of the Plan; in Uptown, today, are four LEED-certified buildings and an Uptown Circle with the US EPA Smart Growth Award and US FHWA Transportation Planning Excellence Award.

2.5. Zoning and Land Use

All parcels in this Proposal call are zoned B2, Central Business District. Allowable uses in the B2 zoning district are attached as Appendix 2.

An overlay code called the [Uptown Roundabout Design Guidelines](#) is also applied to structures built adjacent to Uptown Circle. Projects are reviewed by the Uptown Design Review Commission. The UDRC also reviews proposed code variances which must then be approved by the Town Council.

The original [Uptown Plan](#) (2000) and the [Uptown Normal Master Plan Update](#) (called "Uptown 2.0") provide additional background information for Uptown projects.

2.6. Utilities

Town-owned utilities serving the Property include water, sanitary sewer, and storm sewer. Nicor Gas provides gas utilities to the Property, and Ameren supplies electric service to the Property.

2.7. Current leases

The following leases are in effect for the Broadway Property:

- 2.7.1. 104 North Street—Lease to US House of Representatives and Illinois General Assembly for legislative district offices for State Representative Dan Brady and Congressman Rodney Davis. Expires on December 31, 2020. Leases are attached as Appendix 3A and 3B.

- 2.7.2. 102 North Street—Lease to Dan Brady for office use. Lease term continues until terminated by the Landlord. The Landlord may terminate the lease at any time upon providing 30 days notice. The lease is attached as Appendix 4.
- 2.7.3. 104 East Beaufort Street – Vacant
- 2.7.4. 108 East Beaufort Street – Vacant
- 2.8. **Mural at 102 North Street and 104 E. Beaufort.**

A mural is painted on the east wall of 102 North Street. Alteration or destruction of the mural may have implications under the federal Visual Artists Rights Act. Proposers are advised to consult with their legal counsel any potential issues on this matter.
- 2.9. **Incentive Districts**

The Property is located in the Downtown (Uptown) Tax Increment Financing (TIF) District and a State-Certified Enterprise Zone.

The Uptown TIF expires in 2038. Nothing in this Proposal call will be deemed to award TIF incentives. The allocation of any TIF incentives must be negotiated with the Town in a separate development agreement. Nothing in this Proposal call will be deemed as an obligation of the Town to negotiate any such agreement; the decision to negotiate or execute any such agreement is in the Town’s sole discretion.

The McLean County Enterprise Zone includes a sales-tax exemption on building materials and a 0.5% credit against Illinois income tax owed, which may be carried forward. Proposers seeking additional information on Enterprise Zone incentives should contact the Bloomington Normal Economic Development Council (bnbiz.org).

3. General Instructions

3.1. RFP Documents

The RFP Documents include this rfp and all appendices (“**RFP Documents**”). The RFP Documents are made available only for the purpose of making proposals for the purchase of the Property; the receipt of the RFP Documents does not grant a license for any other purpose.

3.2. Examination by Proposer

- 3.2.1. Each Proposer must examine the RFP Documents, become familiar with the Property, become familiar with local conditions under which the Property will be

sold, conduct appropriate investigations, and correlate personal observations with requirements of the RFP Documents before submitting a Proposal.

- 3.2.2. The failure of the Proposer to perform these examinations or investigations prior to submitting a Proposal does not relieve the Proposer of responsibility for investigations, interpretations, and proper use of available information in the preparation of the Proposal. The failure to do so does not, in any way, relieve the Proposer from any obligation with respect to its Proposal.

3.3. Questions and interpretation during Proposal process

- 3.3.1. If a Proposer finds a discrepancy or omission in the RFP Documents, or is in doubt as to the meaning of any requirement or term, the Proposer must notify the Town at least five business days prior to the Proposal Deadline. The failure of the Proposer to request clarification prior to submitting the Proposal waives the Proposer's right to claim any ambiguity or discrepancy in the documents.
- 3.3.2. All inquiries will be addressed either through a pre-Proposal conference or through an addendum. Town officials or employees are prohibited from discussing this Proposal except at the pre-Proposal conference. No discussions or answers other than through the pre-Proposal conference or through an addendum are binding on the Town.

3.4. Addenda

- 3.4.1. The Town will make all addenda available at the same location where the RFP Documents may be obtained. The Town will notify known Proposers of record when addenda are available. Proposers are responsible for obtaining addenda after notification.
- 3.4.2. No addenda will be issued later than 48 hours before the time for opening Proposals on the Proposal Date, except addenda with minor clarifications, withdrawing request for Proposals, or postponing the Proposal Date.
- 3.4.3. Proposers who submit a Proposal on this project are presumed to have received all addenda and to have included any cost thereof in their Proposals, regardless of whether they acknowledge the addenda.

3.5. Proposal preparation

- 3.5.1. All Proposals and accompanying data must be submitted in conformity with, be based upon, and be subject to all the requirements of the RFP Documents.
- 3.5.2. The following must be submitted as part of the Proposal:
 - 3.5.2.1. the Proposal Form
 - 3.5.2.2. Buyer Certification
 - 3.5.2.3. Disclosure Affidavit
 - 3.5.2.4. Any addenda
 - 3.5.2.5. Any other documents required by the RFP Documents
- 3.5.3. All blank spaces in the RFP Documents must be filled in by using a computer, typewriter, or indelible ink. If amounts are given in both words and figures, the words will govern. If there is a discrepancy between the total amount and unit price, the unit price will govern. The signer must initial any changes.
- 3.5.4. The Proposer must sign the Proposal Form. If the Proposer is a corporation, the Proposal Form must bear the name of the corporation and be signed by an officer authorized to bind the corporation. If the Proposer is a partnership or limited liability corporation (LLC), the Proposal Form must bear the name of the partnership or LLC and be signed by a partner or member.
- 3.5.5. The Proposer is responsible for all costs incurred by the Proposer associated with the preparation of its Proposal and compliance with post-Proposal procedures.

3.6. Proposal Objectives

The Town's development goals for the Property include:

- 3.6.1. Maximizing the Property's aesthetic potential and its contribution to the vibrancy of Uptown Normal with two projects, each consisting of a well-designed mixed-use development that will bring a variety of users and residents to the area.
- 3.6.2. Providing Class A office space for a professional services tenants and accommodating other office tenants who have expressed interest in an Uptown location.

- 3.6.3. Incorporating retail space on each development's ground floor. Proposals should, at a minimum, include retail uses on frontage facing Constitution Boulevard and Uptown Circle.
- 3.6.4. Incorporate Class A residential spaces to attract new residents to call Uptown Normal home.

3.7. Proposal Submission

- 3.7.1. All required documents must be enclosed in an opaque envelope sealed and clearly labeled with all of the following:
 - 3.7.1.1. Name, Address ,and Phone Number of the Proposer.
 - 3.7.1.2. Proposal Title as stated in the Proposal Call.
 - 3.7.1.3. Proposal Opening Date and Time as stated in the Proposal Call.
- 3.7.2. If forwarded by mail, the sealed envelope containing the Proposal must be enclosed in another envelope addressed to the Town of Normal, c/o Town Clerk, 11 Uptown Circle, Normal, IL 61761. The exterior envelope must also contain the Proposal Title and Proposal opening date and time.
- 3.7.3. Verbal, facsimile, or electronic Proposals are invalid and will not be considered.
- 3.7.4. All Proposals received in response to this Proposal Call will become the property of the Town and will not be returned to the Proposers. In the event of a contract award, all documentation produced as part of the contract will become the exclusive property of the Town.
- 3.7.5. Proposals may be subject to the Illinois Freedom of Information Act. Those elements, if any, in each Proposal that are trade secrets or commercial or financial information under §7(1)(g) of the Freedom of Information Act (5 ILCS 140/7(1)(g)) or are otherwise exempt by law from disclosure and that are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure.

It is the Proposer's responsibility to clearly identify information in its Proposal that it considers to be confidential under the Freedom of Information Act. To the extent that the Town agrees with that designation, such information will be held in confidence whenever possible. The Town will not, in any way, be liable or

responsible for the disclosure of any such records, including those so marked, if the Town, in its sole discretion, deems that disclosure is required by law.

If a Proposer indiscriminately identifies all or most of its Proposal as exempt from disclosure without justification, the Town may deem the Proposal to be unresponsive or may disregard all such identifications.

If the Town is required to defend an action involving a Freedom of Information Act request for any of the contents in a Proposal that a Proposer has designated as confidential, proprietary, or trade secret, the Proposer agrees, upon submission of its Proposal for Town's consideration, to defend and indemnify the Town from all costs and expenses, including attorneys' fees, in any action or liability arising under the Freedom of Information Act.

All information in the Proposal will be subject to disclosure unless an exemption applies under the Freedom of Information Act. However, no information from the Proposal will be subject to disclosure until an award or final selection has been made.

3.8. Late Proposals

Regardless of cause, late Proposals will not be accepted and will automatically be disqualified from further consideration. It is solely the Proposer's risk to ensure delivery at the designated office by the Proposal Deadline. Late Proposals will not be opened and may be returned to the awarded Proposer at its request and expense.

3.9. Modification or withdrawal of Proposal before Proposal deadline

3.9.1. A Proposer may withdraw or revise a Proposal prior to the Proposal Deadline.

3.9.2. A Proposer may withdraw a Proposal by submitting a written notice of the withdrawal to the Town Clerk. The notice may not reveal the amount of the original Proposal and must be signed by the Proposer.

3.9.3. A Proposer may not withdraw or revise a Proposal by verbal, facsimile, or electronic means.

3.10. Proposal opening

Promptly at the Proposal Deadline, Proposals are opened by the Town Clerk and publicly read in the Town Clerk's office at the City Hall, Normal, Illinois.

3.11. Proposal disqualification

The Town may disqualify a Proposal if the Proposer does any or all of the following:

- (1)
- (2) improperly or illegibly completes information required by the RFP Documents;
- (3) fails to properly complete and submit documents required by the RFP Documents;
- (4) fails to sign the Proposal or improperly signs the Proposal;
- (5) submits a Proposal that contains unauthorized additions, conditions, or alternate Proposals, or that contains irregularities that render the Proposal incomplete, indefinite, or ambiguous; or
- (6) improperly submits its Proposal.

3.12. Modification or withdrawal of Proposal after deadline

- 3.12.1. No Proposal may be modified or withdrawn for a period of 120 days after the Proposal Deadline. During this period, the Proposal constitutes an irrevocable offer subject to acceptancy by the Town, and the Proposer may not withdraw or attempt to change its Proposal.
- 3.12.2. If a contract is not awarded within 120 days after the Proposal Deadline, then the Proposer may file a written request to the Town Clerk to withdraw its Proposal. Until the Proposal is withdrawn as provided in this Section, the Town may accept the Proposal.

4. Proposal contents

4.1. Required contents

The following must be submitted with the Proposal:

- 4.1.1. Proposer Description: Provide name and addresses of Proposer. If Proposer is a business entity, provide names of principals, officers, members, shareholders, state of incorporation, and principal business address, as applicable.

Provide relevant background information explaining Proposer's interest in this Property and interest in investing in real estate in the Town of Normal and the Uptown Normal Redevelopment Area.

Provide relevant background information explaining whether Proposer's interest in acquiring the Property has a relationship to Proposer's existing or intended connection to the neighborhood or community, if any, and whether and to what extent Proposer's interest is financial or speculative in nature.

- 4.1.2. Proposal Description: Provide sufficient information to enable the Town to understand and evaluate the Proposer's intended future use and plans for the Property. Proposals with more specific and detailed information about the future intended use of the Property are preferred as they will provide the Town with more information to evaluate the Proposals. Proposals should at least provide information regarding the nature, type and scope of the future intended use, the nature of any proposed construction, rehabilitation, development, or demolition anticipated, and the timing associated with putting the Property to Proposer's intended uses.

What kinds of businesses, programs, services, or other endeavors does the Proposer intend to conduct at the Property and, if applicable, what kind of market will Proposer target?

From what geographic radius does the Proposer believe customers and other users will travel and use the site?

- 4.1.3. Construction/Development: Describe the nature, type, and scope of construction, rehabilitation, or development that the Proposer intends to perform at the Property.

Has the Proposer confirmed that the proposed construction or repair is allowed by applicable zoning and laws?

- 4.1.4. Timing. What is Proposer's expected timeframe for putting the Property to Proposer's intended futures use or constructing or developing or rehabilitating the Property?

- 4.1.5. A preliminary capital pro forma showing the sources and uses of funds (debt, equity and other) to acquire parcel and construct the development. Information about the status of securing funds should be included, and a conditional financing commitment is encouraged. If the project includes multiple uses, the operating proforma should be broken down for the component uses.
- 4.1.6. Proposal Purchase Form. Complete the Purchase Proposal Form, attached as Appendix 2.
- 4.1.7. Buyer Certification. Complete the Buyer Certification, attached as Appendix 6.
- 4.1.8. Disclosure Affidavit. Complete the Disclosure Affidavit, attached as Appendix 7.
- 4.2. Redevelopment Agreement.
 - 4.2.1. By submitting a Proposal, the Proposer agrees to enter into negotiations with the Town for a redevelopment agreement covering the Trail East and Trail West projects. The redevelopment agreement may be combined for each project or may be separate agreements for each project.
 - 4.2.2. The redevelopment agreement is anticipated to include, among other items all of the following:
 - 4.2.2.1. The terms and conditions for the conveyance of the Property
 - 4.2.2.2. Requirements for the design, construction, and operation of the projects.
 - 4.2.2.3. The terms and conditions of any economic incentive provided by the Town.
 - 4.2.3. By submitting a proposal, the Proposer agrees to act reasonably and in good faith in the negotiation of any redevelopment agreement under this §4.2. The redevelopment agreement must substantially conform to the proposal accepted by the Town.

5. Evaluation and consideration of Proposals

5.1. Town's reservation of rights

The Town reserves the right and may exercise any or all of the following rights and options with respect to the selection process:

- (1) To reject any and all Proposals and reissue the Proposal call at any time prior to the execution of a final contract if, it is in the Town's best interest to do so.
- (2) To supplement, amend, substitute, or otherwise modify this RFP at any time prior to the selection of a Proposer for negotiation and to cancel this RFP without issuing another RFP.
- (3) To accept or reject any or all items in any Proposal and award a contract in whole or in part if it is deemed in the Town's best interest to do so.
- (4) To reject any Proposer who, in the Town's sole judgment, has been delinquent or unfaithful in the performance of any contract, or who is financially or technically incapable of performing the contract under the Town's standards, or who the Town otherwise deems not to be a responsible Proposer.
- (5) To reject, as nonresponsive, any Proposal that is incomplete, is not in conformity with applicable law, is conditional, or that deviates from the mandated requirements of the rfp.
- (6) To waive any immaterial defect, nonresponsiveness, or deviation from this rfp.
- (7) To permit or reject amendments, modifications, alterations, or corrections to proposals by some or all of the Proposers following submission of the proposal.
- (8) To request that some or all of the Proposers modify their proposals.

5.2. Evaluation process

- 5.2.1. The Town will evaluate submitted proposals based on their responsiveness to the terms, conditions, and time frames set forth in the rfp. The successful Proposer will be chosen based on the Town's determination that the proposal is in the best interest of the Town.
- 5.2.2. Discussion with responsible Proposers. The Town may conduct discussions with responsible Proposers who submit proposals determined to be reasonably acceptable of being selected for award for the purpose of clarifications and to assure full understanding of, and responsiveness to, the requirements of the RFP. Proposers will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submission prior to award for the purpose of obtaining best and final offers. In conducting discussions, the Town will not disclose any information derived from proposals submitted by competing Proposers, except as otherwise required by law.

- 5.2.3. The Town reserves the right to reject any and all Proposals, to request re-proposals, to waive any formality or technicality in the Proposals, or to extend any of the time limits, such as will serve the best interests of the Town.
- 5.3. Deliverables required of a successful Proposer.
 - 5.3.1. The acceptance of a proposal will be made by the Board of Trustees of the Town of Normal. The decisions of the Board of Trustees will be final.
 - 5.3.2. Within 30 days after the notice of the acceptance, the selected Proposer shall enter into negotiations for a redevelopment agreement as set forth under §4.2.
 - 5.3.3.

Appendices

Appendix 1. Trail East Property Description

Appendix 2. Trail West Property Description

Appendix 3. B-2 Zoning Regulations

Appendix 4A. Lease with Illinois General Assembly—104 North Street

Appendix 4B. Lease with U.S. House of Representatives—104 North Street

Appendix 5. Lease with Dan Brady—102 North Street

Appendix 6. Proposer Certification

Appendix 7. Disclosure Affidavit

Appendix 1

Trail East Property

Appendix 1

Trail East Property

100-104 E. Beaufort Street, Normal, IL 61761

14-28-435-026

SUB BLK 1 & PT BLK 2 ORIG TOWN & LOT 2,3& 4 BLK 43-FIRST ADD TO NORMAL ALL OTS 22 & 23 & S6' LOT 21

108 E. Beaufort Street, Normal, IL 61761

14-28-435-010

SUB BLK 1 & PT BLK 2 ORIG TN & LOT 2,3 & 4 BLK 43-FIRST ADD LOT 20

102 E. North Street, Normal, IL 61761

14-28-435-025

PETERSENS ADD LOT 8

101 E. College Avenue, Normal, IL 61761

14-28-435-028

W16' LOT 5 & ALL LOT 6 BLK 43 FIRST ADD TO NORMAL & LOT 9 PETERSENS ADD TO NORMAL

107 E. College Avenue, Normal, IL 61761

14-28-435-027

E50' LOT 5 BLK 43 FIRST ADD TO NORMAL & W55' LOT 3 & ALL LOT 27 IN SUB BLK 1 & PT BLK 2 ORIG TOWN & LOT 2,3&4 BLK 43-FIRST ADD TO NORMAL

107 E. College Avenue, Normal, IL 61761

14-28-435-029

SUB OF BLK 1 & PT BLK 2 ORIG TOWN & LTS 2, 3 & 4 BLK 43 1ST ADD LT 24 (EX W104')

107 E. College Avenue, Normal, IL 61761

14-28-435-030

SUB OF BLK 1 & PT BLK 2 ORIG TOWN & LTS 2, 3 & 4 BLK 43 1ST ADD LTS 25 & 26

101 Railroad Place, Normal, IL 61761

14-28-435-005

SUB BLK 1 & PT BLK 2 ORIG TN & LOTS 2,3 & 4 BLK 43 FIRST ADD TO NORMAL LOT 24

124 E. Beaufort Street Alley, Normal, IL 61761

14-28-435-014

SUB BLK 1 & PT BLK 2 ORIG TN & LOT 2,3& 4 BLK 43 FIRST ADD TO NORMAL LOT 5

111 E. College Avenue, Normal, IL 61761

14-28-435-004

SUB BLK 1 & PT BLK 2 ORIG TN & LOT 2,3 & 4 BLK 43 FIRST ADD TO NORMAL (EX PT LOT 3 & 27 & EX PT LOT 25,26 & 27 PER DEED) LOTS 2,3,4,25,26 & 27

Appendix 2

Trail West Property

Appendix 2 Trail West Property

100 North Street, Normal, Illinois

14-28-430-016

PETERSENS ADD TO NORMAL OUTLOT 27 & PT OF TRACT 3

102 North Street, Normal, Illinois

14-28-430-015

STILLS SUB BLK 2 ORIG TN & BLK 44 FIRST ADD TO NORMAL E13' LOT 8 & ALL LOT 1

104 North Street, Normal, Illinois

14-28-430-014

STILLS SUB BLK 2 ORIG TN & BLK 44 FIRST ADD TO NORMAL W20' E33' LOT 8 & ALL LOT 2

Appendix 3

B-2 Zoning Regulations

SEC. 15.6-18 B-2 CENTRAL BUSINESS DISTRICT.

- A. Intent. The intent of this B-2 Central Business District is to provide for a variety of retail stores and shops, offices and services in the central business area of the Town. This area has historically served the major retail marketing function of the community and at the time of adoption of this Code displays the highest concentration of commercial development. In this district each establishment contributes to the whole shopping area by adding to the variety of goods available and to comparison shopping opportunities. This essential inter-dependence of activities is given precedence over any desire to require automobile parking spaces adjacent to each building although provisions are made for the cooperative development of off-street parking facilities by public and private interests.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the B-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The relationship of the subject property to the Town's transportation systems and the impact the permitted uses would have upon these systems. Potential conflicts between pedestrians and motorized traffic are of major concern.
 2. The extent to which surrounding zoning and land usage provides adequate transition from this intense business use to uses of lesser intensity.
 3. The potential impact the uses authorized in the district would have upon any existing or permitted uses, especially residential, in the surrounding area.
 4. The extent to which the subject property is a logical extension of the central business area.
 5. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 6. The adequacy of public services including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
 7. The impact any natural disasters, including flooding, would have upon the permitted uses.
 8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 9. The conformance of the proposal to the Comprehensive Plan and Official Map.
- C. Permitted Uses. In the B-2 Central Business District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.
1. Appliance Repair Shop
 2. Appliance Store
 3. Art & School Supply Store
 4. Art Gallery, Museum
 5. Athletic Club, Indoor
 6. Bakery

7. Bakery & Donut Shops (Retail Sales Only)
8. Ballroom, Dance Hall
9. Bank
10. Barber, Beauty Shop
11. Bicycle Shop
12. Book, Stationery Store
13. Bowling, Billiard Center
14. Candy & Ice Cream Shops
15. Churches & Other Places of Public Worship
16. Clothing Store
17. Clubs, Private
18. Computer Data-Processing Center
19. Dance Studio
20. Day Care Center
21. Delicatessen
22. Department Store
23. Drug Store
24. Dry Cleaners
25. Dwelling Units when located above the first story
26. Educational Facilities
27. Electronic Equipment Sales & Service
28. Exhibition Hall, Exposition Hall
29. Florist Shop
30. Funeral Parlor
31. Fur Store
32. Furniture Repair Store
33. Furniture Store
34. Garden Supply Store
35. Gift Shop
36. Hardware Store
37. Health Club
38. Hobby, Toy Shop
39. Hotel-Motel/Conference Center
40. Household Goods, Sales & Repair
41. Jewelry Store
42. Laundry
43. Leather Goods Shop
44. Library
45. Linen Supply House
46. Liner Housing, including first floor dwelling units or a combination of dwelling units and other permitted uses.
47. Liquor Store
48. Mail Order Store
49. Market, Grocery Store
50. Motion Picture Theater
51. Music Store
52. News Stand
53. Newspaper, Magazine Printing & Publishing
54. Night Club
55. Nursery School
56. Office Building, Office
57. Optical Goods Sales
58. Parking Lot

- | | |
|---------------------------------|---|
| 59. Pet Store | 72. Specialty Food Store |
| 60. Photographic Studios | 73. Sporting Goods Sales |
| 61. Photographic Supply Sales | 74. Supper Club |
| 62. Post Office | 75. Tailor, Dress Making Shop |
| 63. Print Shop | 76. Theater |
| 64. Professional Service Office | 77. Tobacco Shop |
| 65. Radio, T.V. Station | 78. Transportation Terminal |
| 66. Recreation Center | 79. Travel Bureau |
| 67. Restaurants | 80. Variety Store |
| 68. Rug, Floor-Covering Store | 81. Video Rental Store |
| 69. Salon, Spa | 82. Wallpaper, Paint Store |
| 70. Shoe Repair Shop | 83. Other uses similar to the above,
provided such uses are consistent
with the purpose of this district. |
| 71. Shoe Store | |

D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.

1. Bed and Breakfast
2. Telecommunication Antenna and related telecommunication antenna
3. Vehicle Fueling Station

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements for special uses are listed in SEC. 15.10-4 of this Code.

1. Lot Size and Width. No minimum.
2. Yards. None required.
3. Building Height. Building height must conform to the requirements contained in Division 17 of this Code, except liner housing which may be constructed at a height equivalent to the adjoining structure.

F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.

G. Off-Street Parking and Loading. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

H. Development Standards. All development in the B-2 District must conform to the requirements contained in Division 17 of this Code.

Appendix 4A

Lease 104 North Street—Illinois General Assembly

[Insert Brady 104 Lease]

Appendix 4B

Lease 104 North Street—US House of Representatives

[Insert Rodney Davis Lease]

Appendix 5

Lease 102 North Street—Dan Brady

[Insert Dan Brady Lease 102 North St.]

Appendix 6

Proposer Certification

Proposer Certification

Property Redevelopment—Uptown Normal—Trail East/Trail West

The undersigned, on behalf of Proposer, certifies that the following representations are true and correct:

1. No Town of Normal officer or employee has any interest in the proceeds of this contract.
2. The Proposer has not committed bribery or attempted bribery of an officer or employee of any governmental body—whether on the federal, state, or local level.
3. The Proposer has not been barred from conducting business with any governmental unit—whether federal, state, or local.
4. Neither the Proposer’s business entity nor any of its officers, directors, partners, or other managerial agents have been convicted of a felony under the Sarbanes-Oxley Act of 2002 or under any state or federal securities laws.
5. The Proposer has not been barred from contracting with any unit of state or local government as a result of a violation of 720 ILCS 5/33E-3 (Proposal-rigging) or 720 ILCS 5/33E-4 (Proposal-rotating).
6. The Proposer certifies that it is not delinquent in the payment of any debt or tax due to the State of Illinois or to the Town of Normal.

The Proposer hereby agrees to defend, indemnify and hold harmless the Town of Normal its officers, employees, and agents from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys’ fees and costs) arising from or related to any breach of the foregoing representations and warranties.

Dated _____, 202_.

Signature

Title

Appendix 7

Disclosure Affidavit

Disclosure Affidavit

Property Redevelopment—Uptown Normal—Trail East/Trail West

I, the undersigned, being duly sworn, state as follows:

1. _____ ("Proposer") is a:
(Name of Company)

- _____ Corporation
_____ Partnership
_____ Limited Liability Corporation (LLC)
_____ Individual or Sole Proprietorship

2. Federal Tax Identification Number or, in the case of an individual or sole proprietorship, Social Security Number: _____

3. If Proposer is a corporation:

The State of Incorporation is _____.

Registered Agent of Corporation in Illinois: _____ Name _____ Address _____ City, State, Zip _____ Telephone	Business Information (If Different from Registered Agent): _____ Company Address, Principal Office _____ City, State, Zip _____ Telephone Facsimile _____ Website
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The corporate officers are as follows (list and identify all corporate officers - attach additional sheets if necessary):

President: _____

Vice President: _____

Secretary: _____

4. If Proposer is a limited liability company or a partnership:

The business address is: _____

Telephone: _____ Fax: _____

Website or Email Address: _____

The partners or members are as follows: (Attach additional sheets if necessary)

(Name, Home Address and Telephone)
(Name, Home Address and Telephone)
(Name, Home Address and Telephone)

5. If Proposer is an individual proprietorship:

The business address is _____

Telephone: _____ Fax: _____

My home address is _____

Telephone: _____ Fax: _____

Email or website: _____

6. No department director or any employee or any officer of the Town of Normal has any financial interest, directly or indirectly, in the award of this contract except as listed on a separate attached sheet to this affidavit.

Proposer

Signature

Printed Name: _____

Title: _____

State of _____
County of _____

Subscribed and sworn to before me on _____, 20____.

(Signature of Notary Public)

(Seal)