

Village of Tinley Park

News Release



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Village issues Mental Health Center RFP to three developers

The Village of Tinley Park recently issued a Request for Proposals (RFP) to three firms interested in developing the 280-acre former Tinley Park Mental Health Center property at 183rd Street and Harlem Avenue.

The three developers – Renaissance Downtowns Urban Holdings, Urban Street Group LLC and Melody Square – were among five firms that responded to a Request for Qualifications (RFQ) the Village issued in January. Only firms that submitted the RFQ and met the qualifications were invited to submit a proposal.

A committee comprised of Village trustees Brian Younker and Michael Glotz, as well as Village Manager Dave Niemeyer, Community Development Director Paula Wallrich, Planning Manager Kimberly Clarke and Economic Development Manager Patrick Hoban will review the RFPs, which are due Monday, Oct. 1.

The Village has been working with Farr and Associates to develop a master plan for the property, and all three developers have indicated they will use it as a guide in crafting their own development plans.

“They have reviewed some of the concepts of the Farr study, and we expect they will also incorporate their own ideas based on what will be good for Tinley Park and feasible in the market,” Tinley Park Mayor Jacob Vandenberg said. “All three developers are well-qualified to take on a massive project like this, and I look forward to seeing what they come up with.”

The State of Illinois currently owns the land and is in the process of completing the third of three appraisals on the property.

(more)

Mental Health Center RFP
Page 2 of 2

“If the State’s asking price is reasonable, the Village will make a good-faith effort to purchase the site and sell it to the selected developer,” Vandenberg said.

Information on all three firms is attached. For more information on the property, please visit the Village’s Current Projects page at www.tinleypark.org/CurrentProjects.

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Renaissance Downtowns Urban Holdings

- Development team formed of Chicago- and New York-area partners
- Has a history of multiple cleanup projects in portfolio totaling more than \$1 billion in investment value
- Implements public-private partnership that strategically engages with local governments, community members and business leaders to reposition and revitalize neighborhoods with unmet demand for mixed-use, walkable developments including: multifamily residential hospitality and hotel; retail and office space; and educational space
- Connects with communities using Crowdsourced Placemaking, a crowdsourcing technique that creates meaningful/impactful social, environmental and economic solutions through comprehensive development/principles
- Mission is accomplished through land entitlements, which include public/private partnerships, Crowdsourced Placemaking, environmental review, zoning creation and architectural and planning
- Currently has \$200 million of development in Chicago with another \$200 million in St Louis
- More than 100 years combined development experience in the Chicago market alone

Urban Street Group LLC

- Chicago-based development team with 30 years of experience
- Full-service real estate company involved in real estate investment, development, property management and general contracting
- Expertise in the design and construction of multifamily residential communities, commercial and retail properties and land development

- Involved in projects in Chicago and its suburbs, as well as multiple projects in the Midwest; currently redeveloping 225 acres of the former Motorola campus in Schaumburg

Melody Square Group

- Development team formed of Chicago area partners, including:
 - Rick Heidner of Heidner Property Management; owns and manages more than 170 commercial properties spread across a seven-state area leased to 700+ tenants
 - David Dorgan, of Urban Innovations Solutions, who has worked across the board for units of government, nonprofits and private sector clients
 - Jerry Schain, a lawyer who practices in the areas of land use, zoning, real estate development, condemnation, developer incentives and government relations
 - K. Hovnanian Homes, which operates in 13 states and builds about 5,000 homes/year
 - M/I Homes, which has built more than 100,000 homes since it was founded in 1976
 - West Point Builders, a family-owned and operated homebuilding company with a 60-year history in the Chicago area
 - V3, an employee-owned company founded in 1983 that focuses on transportation, infrastructure, site development and environment, water and natural resource project needs
 - Hitchcock Design Group, a planning and landscape architecture firm founded in 1980