



Request for Housing Development Proposals

RFP Released February 6, 2025

Proposals accepted on a rolling basis until a developer is selected.

COMMUNITY BACKGROUND

The City of Villa Grove is a growing community of 2,500 located just 20 miles south of the Champaign-Urbana Metropolitan area, which is home to more than 127,000 residents. In recent years, the City has seen significant interest from potential new residents seeking small town charm while maintaining proximity to larger cities. The City recently purchased land along the northern border and is seeking proposals from qualified developers for residential development on this land.

HOUSING NEED

The City seeks qualified developers to design and build a variety of housing units within the City on 69 acres of land located on the east and west sides of Route 130. Forty-eight (48) acres is located on the west side of Route 130, and 21 acres is located on the east side of Rt. 130 and is the extension of Pheasant Pointe Subdivision.

The City of Villa Grove's population of 2,500 has remained stable over the last 20 years, with a fluctuation of $\pm 2\%$. In total, the City has 1,017¹ Housing Units, of which 18.7% are renter-occupied and 81.3% are owner-occupied. The median household income for the City of Villa Grove is \$70,053.

The City envisions the eastern tract (Tract A) to be the continuation of the Pheasant Pointe Subdivision with additional single-family lots. Tract A is located within the City's Tax Increment Finance (TIF) District, as shown on Exhibits 1 and 2.

The City envisions the west tract (Tract B) will consist of one multi-unit senior living facility providing some combination of sheltered care, assisted living, skilled nursing care, or similar care. The remainder of this land will ideally be developed with an ageing residential population in mind, with single-family or two-family structures. The City anticipates a portion of the senior housing units will be income restricted. Tract B is located within the City's Tax Increment Finance (TIF) District and within the Douglas County Enterprise Zone. Exhibits 3 and 4, respectively, indicate the location of and special districts associated with Tract B.

Exhibit 5 provides a sketch plat for Tract B, which shows a layout for 57 lots with land reserved for a senior living facility. Potential developments may use this layout or are free to develop an alternate layout as part of their proposal.

The TIF and Enterprise Zones offer a range of benefits, including the ability for the Villa Grove to subsidize the construction of infrastructure and/or new construction. While the developer will be responsible for all aspects of planning, financing, installation of utilities, construction of homes, etc., the City does anticipate providing incentives, as necessary, to support the project. Incentives could take the form of rebates of eligible project costs (in conjunction with the Illinois TIF Act), sales tax abatement on building materials, or rebates of incremental property taxes.

The project areas are both served by Illinois American for both water and sewer. Six-inch (6") water mains exist in the existing subdivisions located south of Tracts A and B, as well as in the Route 130 right-of-way. Sanitary sewers are also available in this area, in the existing subdivision, as well as the Route 130 right-of-way.

¹ Claritas Pop-Facts® 2003 Premier, Claritas 2023

The City of Villa Grove has adopted the following regulatory documents and proposals should adhere to the requirements described within:

[Villa Grove Planning and Development Code \(Chapter 153\)](#)

[Villa Grove Subdivision Regulations \(Chapter 154\)](#)

[Zoning Code \(Chapter 155\)](#)

SUBMITTAL REQUIREMENTS

Submittals may be made via email and sent to: Jacqualine Athey, City Administrator and Treasurer, at jacki.athey@villagrove.org. It is the responder's responsibility to ensure their proposal is received on time.

The following items are required to be included with each submittal:

1. Letter of interest
2. Project proposal
 - a. Include sketch plat depicting estimated number and type of units, general layout, and development timeline.
3. Overview of projects of similar scope and nature
 - a. Include project size (acreage and housing units), community name, and timeline.
4. Identify the project team, including engineering firms, architectural firms, or other consultants or contracts to be involved
5. Demonstrate financial ability to complete a project of this scope
6. List of three references, including contact information
7. Any additional documents that demonstrate your experience or qualifications

EVALUATION CRITERIA

The City will evaluate proposals based on the following criteria:

1. Experience
 - Experience with projects of similar scope and nature.
2. Project Feasibility
 - Demonstration of the ability to successfully complete the project in a reasonable timeframe.
3. Financial Stability
 - Demonstrate the firm's ability to finance a project of this scope.
4. Sales & Marketing Plan
 - Describe the ways in which the housing units will be marketed and sold.
5. Timeline
 - Describe the proposed timeline for the project, from origination through completion.
6. Legal and Regulatory Compliance
 - Whether the proposed development complies with all State and local regulations and laws.

The City reserves the right to reject all proposals.

TIMELINE

The City intends to partner with a qualified developer, and as such, will accept proposals on an on-going basis until such developer is selected.

QUESTIONS

Questions must be submitted in writing to Jacqueline Athey. Questions will be answered in writing.

CONTACT

Jacqueline Athey, City Administrator and Treasurer

Email: jacki.athey@villagrove.org

Phone: 217-832-4721