

VILLAGE OF BRADLEY

RESOLUTION NO. R-05-23-04

A RESOLUTION APPROVING A CONSULTING AGREEMENT BETWEEN THE VILLAGE
OF BRADLEY AND GINKGO PLANNING & DESIGN
(Northfield Square Mall Redevelopment Plan)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 8 DAY OF May, 2023

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 8 day of May, 2023

RESOLUTION NO. B052304

**A RESOLUTION APPROVING A CONSULTING AGREEMENT BETWEEN THE
VILLAGE OF BRADLEY AND GINKGO PLANNING & DESIGN
(Northfield Square Mall Redevelopment Plan)**

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Corporate Authorities of the Village have the power to authorize the execution of contracts in the name of the Village; and

WHEREAS, pursuant to Section 8-1-7 of the Illinois Municipal Code (65 ILCS 5/8-1-7), the Corporate Authorities of the Village have the authority to enter into agreements that may exceed one year, but which shall not exceed the term of the Village President holding office at the time the contract is executed that relate to the employment of outside professional consultants that require technical training or knowledge; and

WHEREAS, Ginkgo Planning & Design, Inc. (“Ginkgo”), is an Illinois corporation with a primary business office at 10640 Penfield Drive, Orland Park, Illinois 60462 that provides professional redevelopment planning services; and

WHEREAS, Ginkgo (collectively the “Consultants”) have provided the Village with a proposal for a Northfield Square Mall Area Redevelopment Plan, a copy of which is attached hereto as Exhibit A and fully incorporated herein (the “Agreement”); and

WHEREAS, the Corporate Authorities of the Village have determined that entering into the Agreement with the Consultants is in the best interests of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the Village hereby declare that the terms and provisions of the Agreement, attached hereto as Exhibit A and fully incorporated herein, are reasonable and acceptable to the Village and that said Agreement is hereby approved in form and substance.

SECTION 3. Michael Watson, Village President of the Village of Bradley, is hereby authorized and directed, in his capacity as such Acting Village President, to execute the Agreement attached hereto as Exhibit A, along with any other documents necessary for the Village to enter

into said Agreement, and to further take any other action necessary for the Village to enter into the Agreement.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 6. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 7. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 8 day of May, 2023.

TRUSTEES:

| | | | |
|---------------------|-------------------|-------------------|----------------------|
| RYAN LEBRAN | Aye - <u>X</u> | Nay - <u> </u> | Absent - <u> </u> |
| BRIAN BILLINGSLEY | Aye - <u>X</u> | Nay - <u> </u> | Absent - <u> </u> |
| DARREN WESTPHAL | Aye - <u>X</u> | Nay - <u> </u> | Absent - <u> </u> |
| BRIAN TIERI | Aye - <u>X</u> | Nay - <u> </u> | Absent - <u> </u> |
| GRANT D. VANDENHOUT | Aye - <u> </u> | Nay - <u> </u> | Absent - <u>X</u> |
| GENE JORDAN | Aye - <u>X</u> | Nay - <u> </u> | Absent - <u> </u> |

VILLAGE PRESIDENT:

MICHAEL WATSON Non-Voting - X

TOTALS: Aye - 5 Nay - 0 Absent - 1

ATTEST:

Julie Tambling
JULIE TAMBLING, VILLAGE CLERK

APPROVED this 8 day of May, 2023.

Michael Watson
MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:


JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number 205-23-04 "A RESOLUTION APPROVING A CONSULTING AGREEMENT BETWEEN THE VILLAGE OF BRADLEY GINKGO PLANNING & DESIGN (Northfield Square Mall Redevelopment Plan)," which was adopted by the Village Corporate Authorities at a meeting held on the 8 day of May, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 8 day of May 2023.



JULIE TAMBLING, VILLAGE CLERK

(SEAL)



1904

1904

Faint, mostly illegible text, possibly a list or report. Some words like "Kauai" and "Hawaii" are faintly visible.

Handwritten signature or name in cursive script.

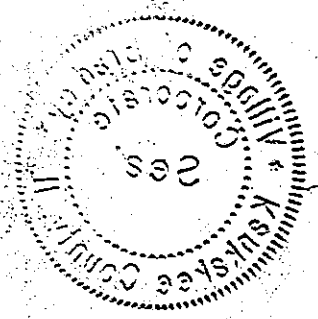


EXHIBIT A



January 27, 2023

Mr. Robert Romo
Finance Director
Village of Bradley
147 S. Michigan
Bradley, IL 60915

RE: Scope for Redevelopment Master Plan for the Northfield Square Mall Area

Dear Robert:

Thank you for considering the Ginkgo team to develop the Redevelopment Master Plan for the Northfield Square Mall area for approximately 330 acres of land. Attached for your review and feedback is our scope and fee proposal.

We look forward to the opportunity to work on this exciting project.

Best regards,

A handwritten signature in black ink, appearing to read "Ferhat Zerín", written in a cursive style.

Ferhat Zerín AICP
Principal
Ginkgo Planning & Design, Inc.



Draft 1-27-23

Proposed Scope of Work

REDEVELOPMENT MASTER PLAN AND REGULATORY PLAN FOR THE NORTHFIELD SQUARE MALL AREA

This proposal is for creating a Redevelopment Master Plan and Regulatory Plan for the approximately 330-acre area that includes the Northfield Square Mall and surrounding parcels in Bradley, Illinois, as shown in **Exhibit 1: Study Area Map**. The following consultant team is proposed for various services outlined in detail in the scope:

1. Prime Consultant: Ginkgo Planning and Design, Inc. (Ginkgo) will be the prime consultant and lead all aspects of the Redevelopment Master Plan and Regulatory Plan through the duration of the project. Following subconsultants are proposed:
2. Spaceco Inc.: Civil and Stormwater Management
3. Confluence: Landscape Architecture for Festival Ground
4. S B Friedman Development Advisors: Economic Development and Financing

Project Background

Redevelopment of Northfield Square Mall was a key element of the **“Kinzie Avenue/Route 50 & West Broadway Corridors Redevelopment Framework Plan”** that was adopted by the Village in Spring of 2021. The plan laid out a conceptual master plan to redevelop the area as a vibrant destination in the region. The Village has continued to work on the implementation of the 2021 plan and has acquired the J.C. Penney building and site, a key parcel for the redevelopment of the area. Along with the previous purchase of the Carson's Men's Store building, the Village is now in a strong position to start redevelopment of the larger area into a **recreational and entertainment destination for the region**.

The Village has also completed a **TOURISM ASSET PLANNING STUDY** with CSL that identified Key Takeaways that include:

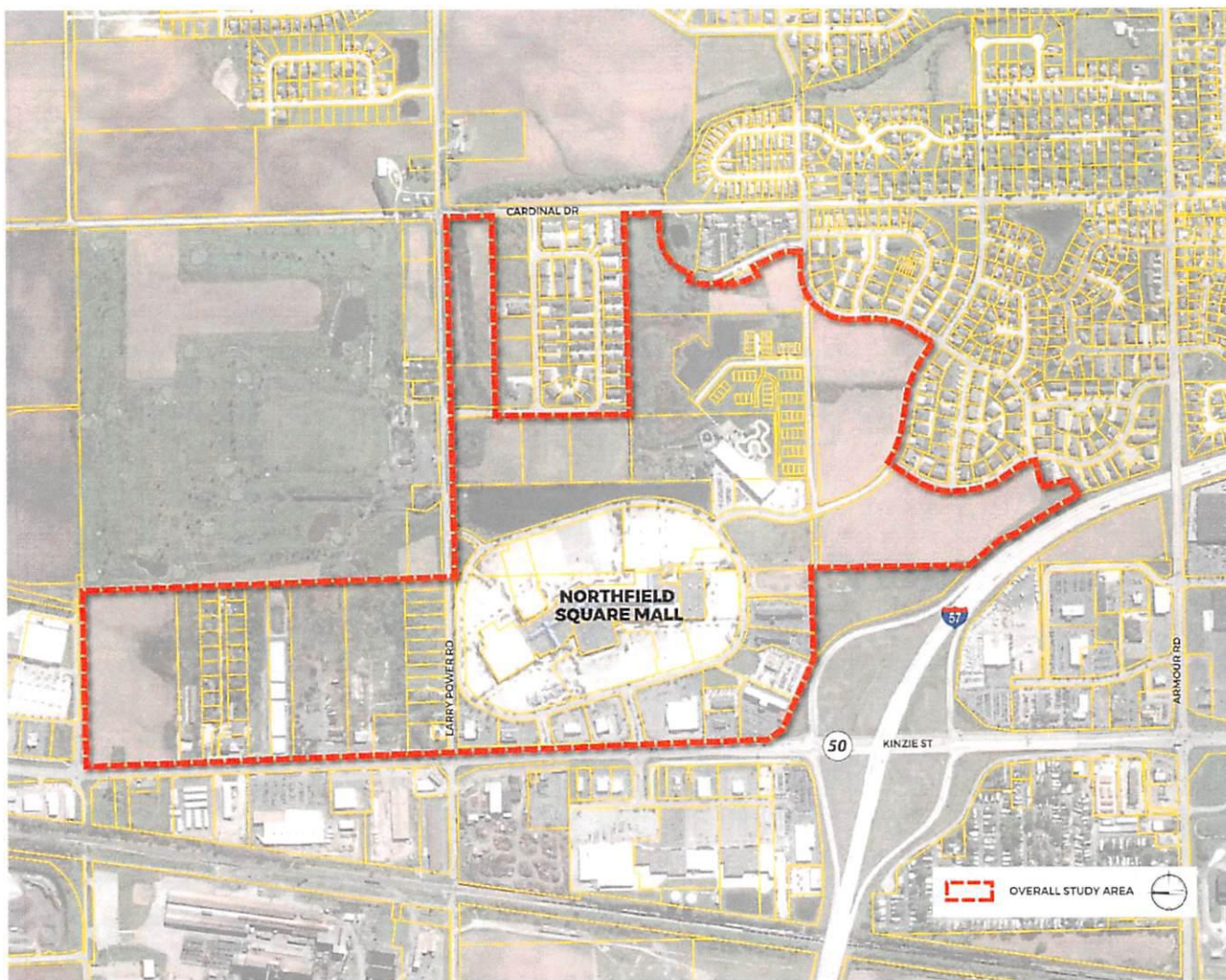
- OUTDOOR DIAMOND FACILITY (8-10 fields, approx. 65 to 75 acres)
- INDOOR TURF FACILITY (70,000 to 80,000 approx. gross square feet)
- DESTINATION BREWERY (approx. 25,000 to 35,000 square feet)
- FESTIVALGROUNDS (approx. 1 to 2 acres)
- LOCATION-BASED ENTERTAINMENT (approx. 55,000 to 65,000 gross square feet)
- CONFERENCE SPACE (approx. 40,000 to 45,000 gross square feet)

We understand that the Village is also considering working with a Sports Facilities Companies (SFC) for the management and development of the baseball field complex. We also understand that SFC might provide feedback on any locational preferences for the fields and any specific criteria that the master plan should incorporate regarding access, topography, acreage, room for expansion etc. by end of February before the Master Plan process starts.



Exhibit 1: Study Area Map

The Study Area Map shows our understanding of the overall Study Area (approximately 330 acres) that includes Village and privately owned parcels that this Master Plan will address.





Scope of Work

Anticipated Phases

The Master Plan is anticipated to be developed in two phases:

1. Phase 1: Overall Master Plan (March – May, 2023)
2. Phase 2: Regulatory Plan (June – December, 2023)

Tasks for each phase are provided in detail below.

Phase 1: Overall Master Plan (March – May, 2023)

1. BASE DATA COLLECTION AND REVIEW: Following tasks will be performed by Spaceco Inc.:

- **BASE MAP PREPARATION:** Using available information provided regarding boundary surveys, County Tax Parcels, topography (County GIS), and existing utilities, Spaceco will prepare base mapping of the redevelopment area. The information will be overlaid on a 2022 Nearmap Aerial Image. This mapping will be used for planning work and as the base map for exhibits.
- **DATA REVIEW:** Spaceco will review the following existing issues:
 - Topography
 - Utility locations and sizes
 - Jurisdictional street standards
 - Street and regional roadway circulation
 - General Soils characteristics
 - Watersheds and existing major drainage ways
 - Floodplain and floodway locations
 - NRCS wetland mapping
 - Spaceco will prepare an engineering evaluation of the area to review existing site conditions and the general suitability of the area for development and present guidelines as it relates to the preparation of site plans for the redevelopment. Spaceco will review information regarding Village design codes, requirements of governmental authorities having jurisdiction over the project, original design documents, and engineering plans (provided by others), and other available data to become familiar with the area.

Based on the review Spaceco will assist the team to identify any of the following issues that may affect the overall planning work:

- Potential grading and earthwork issues
- Preferred Roadway Access locations
- Potential Utility locations and possible needed easements
- Review of regulatory ordinances to determine the standards to be used for roadway and utilities, as well as to evaluate the adequacy of existing infrastructure that serves the property.



- **STORMWATER MANAGEMENT REVIEW:** Spaceco will review the Village and County ordinances relating to stormwater management and calculate the approximate volume of storage that would be required of the redevelopment. We will review the site conditions and determine options to provide this required storage. Spaceco will work with the project team to determine how best to incorporate this storage into the plans and what BMP's should be considered. Spaceco will review the existing storage provided by the mall pond and any other existing storage areas, and provide options how to maintain, modify, and/or relocate this storage volume. Findings will be summarized in a memo and an exhibit with required storage locations and volumes noted.
2. **DEVELOP MASTER PLAN OPTIONS:** Ginkgo will develop **three options for the Overall Redevelopment Master Plan** for the Study Area in collaboration with the Village and the consultant team. The Master Plan will include the following elements:
- Street and Parcel Framework Plan that shows potential locations for
 - An 8-10 baseball field complex
 - A destination brewery
 - Potential Water Park
 - Other uses recommended by the CSL study and desired by the Village
 - Open Space and Stormwater Areas Plan
 - Festival Ground and any other public open spaces desired by the Village. Confluence will provide high level input on layout and design considerations to Ginkgo as needed to appropriately site, size, and orient the Festival Ground.
 - Existing, relocated, or new stormwater areas, per Spaceco and Village review and recommendations
 - Multimodal Framework Plan
 - Pedestrian System
 - Bike Trail System
 - Potential Golf Cart Network
 - Potential shuttle/trolley network
 - Illustrative Master Plan showing potential full buildout
 - Potential land uses
 - Building footprints and Development Summary
 - Parking and Access
 - 3D massing of full buildout
3. **DEVELOP DRAFT MASTER PLAN FROM PREFERRED OPTION:** Ginkgo will identify the Preferred Redevelopment Master Plan Option with the Village and refine to develop one cohesive **Draft Redevelopment Master Plan** for the Study Area. The Draft Plan will be shared with Sports Facilities Companies for feedback on Baseball Complex location and parcel, at the discretion of the Village.
4. **DEVELOP FINAL MASTER PLAN:** Incorporate Village and any stakeholder feedback and develop the Final Master Plan.



5. **UPDATED IMPLEMENTATION STRATEGY:** SB Friedman Development Advisors (SBF) will provide advisory services during the development of the plan and provide assistance by participating in the three workshops. SBF will prepare an updated implementation strategy focused on the mall area that addresses the role of the Village (self-develop or solicit third-party developer).

FINAL PHASE 1 DELIVERABLES: Final Redevelopment Master Plan in pdf format that includes:

- Street and Parcel Framework Plan
- Open Space and Stormwater Areas Plan
- Multimodal Framework Plan (Pedestrian, Bike Trail, Golf Cart, shuttle/trolley network)
- Land Use Framework Plan
- Illustrative Master Plan showing potential full buildout
- 3D Massing of full buildout
- Memorandums on Engineering Data and Stormwater Management Review
- Updated Implementation Strategy

Phase 2: Regulatory Plan (June – December, 2023)

The Ginkgo team will develop a detailed Regulatory Plan that is based on the Final Master Plan developed in Phase 1. The Regulatory Plan will provide an efficient mechanism to guide and attract desired development to the Study Area and will include the following:

- **PROPOSED ZONING DISTRICT AND CODES:** The Study Area includes a variety of Zoning designations today, including B3, R6, NR-5, R1, ER, B2, and M. To create a cohesive district as a regional destination, a more unified and development-friendly Zoning Code will help in attracting Village desired land uses. Ginkgo will work with the Village and the Village Attorney to create a new Zoning Code for the area and Zoning Map revisions.
- **REGULATORY FRAMEWORK PLANS:** Ginkgo will develop the following technical Framework Plans that will be part of the new Zoning Codes for the area:
 - Street Framework Plan
 - Parcel and Land Use Plan
 - Parking and Access Plan
 - Typical Street Sections
 - Conceptual Utility Plan
 - Open Space and Stormwater Plan
 - Festival Park Concept Plan
 - Bike, Golf Cart, Trolley/shuttle Framework Plan
- **DESIGN GUIDELINES:** Ginkgo will develop highly-graphic and concise design guidelines for new development that are user-friendly and easy to administer. Design guidelines will address:
 - Site Planning



- o Building and Parking Placement
- o Building Design and Façade Articulation
- o Entrances and canopies and awnings
- o Materials

ENGINEERING TASKS: Following tasks will be performed by Spaceco Inc.:

- **CONCEPTUAL STORMWATER PLAN:** Using the Final Master Plan, Spaceco will prepare a conceptual stormwater plan. Spaceco will calculate the amount of stormwater management storage required and determine the final locations and land areas necessary to provide this required volume. Any BMP's that could be incorporated into the plan will also be shown. Spaceco will also estimate what additional infrastructure (sewers, ditches, drainageways, etc.) will be required to convey tributary water to these storage locations.
- **CONCEPTUAL UTILITY PLAN:** Using the Final Master Plan, Spaceco will prepare a conceptual utility plan that shows the existing and anticipated proposed utilities that will be needed to serve the redevelopment area. It should be understood that some utilities will require input/designs from private utility companies (Electric, Gas, Data) and further coordination with these companies may be necessary after this phase of work is completed.
- **CONCEPTUAL STREET CROSS SECTIONS:** Spaceco will assist the team in the development of conceptual street cross sections. The street sections will consider the roadway classifications, jurisdictional standards, utility needs, and expected traffic volumes.
- **DELIVERABLES:** Spaceco will prepare memorandums with supporting calculations and exhibits that summarize findings and recommendations. Spaceco will also prepare exhibits showing the various street cross sections contemplated to be utilized within the redevelopment area.

LANDSCAPE ARCHITECTURE TASKS FOR FESTIVAL GROUND: Following tasks will be performed by Confluence:

- Prepare a collection of benchmark and precedent images to facilitate the programming and general aesthetic direction of Festival Ground
- Prepare up to three landscape architectural concept plans sketches for Festival Ground showing layout and program alternatives.
- Prepare Final Preferred Concept Plan and refine precedent images as needed to reflect the concept direction.

Phase 2 Deliverables: Final Regulatory Plan and Codes in pdf format

Anticipated Meetings

Phase 1: Overall Master Plan (March – May, 2023)

- **Kickoff meeting and Workshop 1**
 - o Confirm scope, CSL Program Elements, Village preferences, Sports Facilities feedback on baseball field locations, potential sites for acquisition, and plan schedule. Meet with any local **stakeholders** identified by the Village (e.g., Brickstone Brewery, Adventure Commons etc.).
 - o Brainstorm with everyone on potential Master Plan options



- **Workshop 2:** Develop and present 3 Master Plan options and determine preferred option to develop as Final Maser Plan
- **Workshop 3:** Present and discuss Final Master Plan Option
- **Village Board:** Present Final Master Plan for any final comments
- Virtual meetings with Village staff as needed.

Phase 2: Regulatory Plan (June – December, 2023)

- Monthly meetings with Village Staff and Village Attorney (as needed)
- Virtual meetings with Village staff as needed
- Village Board meetings as needed for approval

Fee

Total lump sum fee for proposed scope of work is **\$170,000.00** including all reimbursable costs.

Fee breakdown by consultant is provided below:

| | |
|----------------------------------|---------------------|
| Ginkgo Planning & Design, Inc | \$90,000.00 |
| Spaceco Inc. | \$35,000.00 |
| Confluence | \$30,000.00 |
| SB Friedman Development Advisors | \$15,000.00 |
| Total | \$170,000.00 |