

VILLAGE OF BRADLEY

RESOLUTION NO. R-07-25-01

AGREEMENT WITH WIGHT & COMPANY TO PROVIDE A CONCEPTUAL MASTER
PLAN FOR THE NORTHFIELD SQUARE MALL CAMPUS

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF July, 2025

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 14th day of July, 2025.

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AGREEMENT WITH WIGHT & COMPANY TO PROVIDE A CONCEPTUAL MASTER
PLAN FOR THE NORTHFIELD SQUARE MALL CAMPUS

WHEREAS, the Village of Bradley is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq.; and,

WHEREAS, Village Staff reviewed qualifications of Wight & Company and

WHEREAS, Wight & Company has specialized experience working on municipal projects; and

WHEREAS, the Village Board has determined that it is in the best public interest to enter into a contract not to exceed forty-five thousand five hundred dollars and 00/100 \$45,500.00 plus reimbursable expenses with Wight & Company to a conceptual master plan for the Northfield Square Mall; and

WHEREAS, the Village Board finds that this Resolution protects and promotes public welfare, safety, health and morals.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. CONCEPTUAL MASTER PLAN AUTHORIZED

The Village President is authorized and directed to execute an agreement with Wight & Company to provide conceptual master plan for the Northfield Square Mall accordance with the scope of services as Exhibit A, subject to such modifications as shall be acceptable to him. The Village President shall further be authorized and directed to execute any related or supplemental documents, including approval of scopes of work, project timelines or revisions thereto, or related documents. The Village President shall further be authorized to execute agreements relating to supplemental work from Wight & Company provided that the total cost authorized for project purchase and implementation shall not exceed forty-five thousand five hundred dollars and 00/100 \$45,500.00 plus reimbursable expenses.

SECTION 2. 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 3. 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 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 14th day of July, 2025.

TRUSTEES:

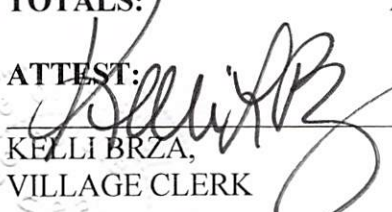
RYAN LEBRAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
DARREN WESTPHAL	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN TIERI	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GENE JORDAN	Aye – <input type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input checked="" type="checkbox"/>

VILLAGE PRESIDENT:


MICHAEL WATSON Aye – ☐ Nay – ☐ Absent – ☐ Non-voting X

TOTALS: Aye – 5 Nay – 0 Absent – 1

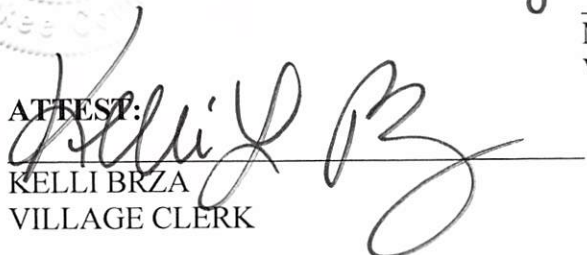
ATTEST:


KELLI BRZA,
VILLAGE CLERK

APPROVED this 14th day of July, 2025.


MICHAEL WATSON,
VILLAGE PRESIDENT

ATTEST:


KELLI BRZA
VILLAGE CLERK

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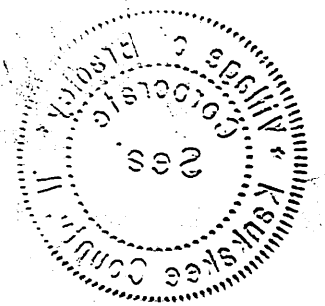
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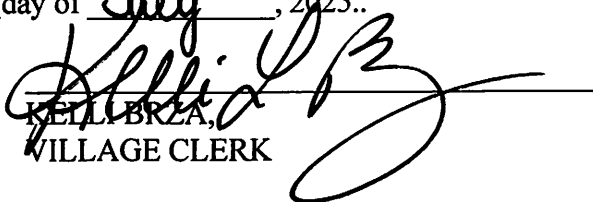
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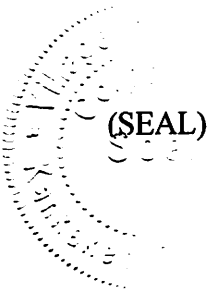


STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, KELLI BRZA, Village Clerk for 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 R-07-25-01, "AGREEMENT WITH WIGHT & COMPANY TO PROVIDE A CONCEPTUAL MASTER PLAN FOR THE NORTHFIELD SQUARE MALL CAMPUS" which was adopted by the Village President and Board of Trustees at a meeting held on the 14th day of July, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14th day of July, 2025..

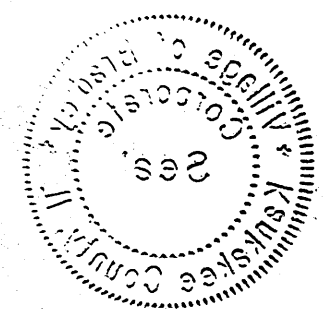

KELLI BRZA,
VILLAGE CLERK



THE STATE OF KANSAS,
COUNTY OF _____
I, _____
do hereby certify that _____
is the owner of _____
and is entitled to _____

RECORDED
INDEXED
FILED
JAN 10 1900
KANSAS
COUNTY OF _____
OFFICE OF THE _____
AT _____

WITNESSED my hand and seal
this _____ day of _____
A.D. 1900.



EXHIBT A



June 26, 2025

Mr. Brian Pabst
Executive Director
Bradley Economic Development Corporation
1600 IL-50, Suite 392
Bourbonnais, IL 60914

**Village of Bradley
Northfield Square Mall Conceptual Plan + Entertainment/Youth Sports Programming
Economic Visioning Professional Services Proposal**

Dear Mr. Pabst,

Wight & Company (Wight) is pleased to submit this proposal to you and the Village of Bradley (Village) to provide Economic Visioning and a Conceptual Plan for the Northfield Mall to support determine use for the existing mall spine, the location of the future Indoor Water Park, and to confirm programming for the entertainment/youth sports in the surrounding area. This proposal is presented in four parts as follows:

PROJECT UNDERSTANDING
SCOPE OF SERVICES
SCHEDULE
COMPENSATION

PROJECT UNDERSTANDING

Your vision for the entertainment, commercial, and youth sports district surrounding the Northfield Square Mall property is exciting and ambitious. Creating momentum with the acquisition of the mall property, completion of the outdoor sports complex, and preparing to build the largest indoor water park are all great signs of progress. The success of the surrounding retail and hotels further demonstrates that there are positive signs leading to your greater vision.

As you look ahead, you have a couple of immediate needs that will articulate your overall approach in creating an entertainment and commercial district. We understand that you will begin demolition of the Sears anchor store in the next few weeks in preparation to break ground on the Indoor Water Park next spring. Finalizing its location on the mall property and determining the potential uses along the mall spine is the most urgent task. This would also include looking at conceptual ideas that would include a live music venue, strategies that support new retail, and other potential uses that support the overall vision for the mall property.

You are also requesting a high-level programming document that narrows the main elements for the mall property and adjacent properties. This will include reviewing and identifying the most impactful uses provided in the CSL report dated June 30, 2022, specifically an indoor youth sports facility.

Understanding the larger vision for the adjacent properties will be crucial in making key decisions for the mall property. Preparing an overall site concept plan, narrative, and visuals that include the possible addition of properties surrounding Northfield Square Mall will provide a tool that will help your team make critical strategic decisions related to the mall and for socializing with stakeholders, developers, and investors. This document will be used to share with your stakeholders to demonstrate design interventions that can create a 21st century destination experience while being cost effective.

We recommend an incremental step to outline your larger sites to create a high-level test fit master plan (not a full comprehensive plan). This will allow you and your team to visualize possible uses in and surrounding the mall. This will also help all of you to finalize the location of the indoor water park.

Plans are important for managing growth, but they are not usually the right tool for creating growth or exciting adequate interest in a place's future sufficient to attract the eyes of investors and prospective partners. These critical groups – along with The Village of Bradley stakeholders and your residents – need to “taste” the future's promise through high-impact conceptual renderings and a stirring narrative of the Mayor's and the EDC's achievable aspirations for the site and its surrounding assets.

This is the power of a branded vision that unites a community around a common goal and can sustain civic will over time to bring compelling plans to life. Wight & Company brands this approach as Community Economic Visioning, which quickly produces a document bringing the opportunity of Bradley's new Entertainment District in front of developers and investors, creating regional buzz, and coalescing community support for the future development.

We will collaborate with you in developing an Economic Visioning package that is market- and community-focused as an engaging first step to solicit pragmatic investor and customer engagement that will inform and enrich the overall vision for Northfield Square Mall and its surrounding area.

SCOPE OF SERVICES

We will work with you and your team to develop an aspirational vision supported by a framework of urban design strategies that can spark investor awareness and community engagement in realizing the Village's multiple opportunities for desirable growth.

This initial work will provide a roadmap for determining the next steps in engaging with the community, development teams, and potential businesses. A more detailed Northfield Square Mall master plan, comprehensive plan, and/or public relations campaign will follow this work as needed after this initial visioning phase has been completed.

Our approach begins by understanding any existing information provided by the Village including strategic plan, comprehensive plan, and other community aspirations. After obtaining all relevant information, we conduct an interactive ideation workshop to engage you and your key stakeholders to explore a conceptual vision for the mall and the surrounding area. This will lay the foundation for your future plans and help define the most appropriate final document for this work. Our scope will include the following:

Kick-off / Research

1. Conduct a virtual kick-off meeting.
2. Obtain and review relevant information specific to Northfield Square Mall, Indoor Water Park, and surrounding opportunity sites.
3. Prepare for visioning session.

Visioning Workshop

1. Establish Village goals and priorities
2. Tour and evaluate opportunity sites.
3. Create a guiding vision for mall property and surrounding properties
4. Programming review and finalization
5. Explore Mall spine and plan
6. Envision possibilities for future development on opportunity sites and on mall property.
7. Outline conceptual budgeting overview
8. Discuss phasing considerations
9. Determine stakeholders that the final document will be socialized with

We will prepare an overall Master Concept Plan diagram, including potential land use, community program elements such as parking, vehicular and pedestrian access/circulation, connectivity, open space, and public infrastructure needs. A mall spine master plan will be developed that articulates programmatic and planning opportunities. A final location for the Indoor Water Park including the supporting site program.

Review of Draft Concept

1. Present the visioning concept final draft.
2. Capture any remaining feedback.
3. Establish criteria for any stakeholder engagement documentation.

We will prepare a draft of the final deliverable that articulates the future development strategy, including the Village's vision and objectives.

Final Concept Development

1. Create and issue a Final Visioning Document that:
 - a. Reflect the Village's purpose and mission for the Northfield Square Mall site and aspirations for an Entertainment and Youth Sport Destination
 - b. Identifies goals and objectives
 - c. Identifies opportunities for community and commercial uses that support the vision
2. Final Conceptual Mall Plan
 - a. Identifies key programmatic uses
 - b. Articulates mall spine design and implementation strategies
 - c. Final Indoor Water Park location determined
3. Develop supporting visual media including:
 - a. Illustrative Northfield Square Mall Site Concept plan
 - b. Conceptual overall site overview of potential sites and uses
 - c. Supporting concept diagrams
 - d. One conceptual artist rendering that describes key plan attributes.
4. Complete the final hard copy of the deliverable.
5. Define key action steps in socializing concepts with the community, development teams and investors.

Once this visioning phase has been completed, Wight will work with the Village in determining the pathway forward in developing subsequent next steps. We will develop actionable steps in the final deliverable that will guide the Village towards progress in attracting commercial businesses and developments in your community.

SCHEDULE

We propose to begin work on this assignment within three (3) weeks of receiving authorization and anticipate taking three (3) months to complete the work. We will prepare a project schedule for your review and input during the initial project kick-off meeting.

COMPENSATION

Wight proposes to provide the proposed Scope of Services for a fixed fee of at Forty-Five Thousand Five Dollars (\$45,500.00) plus reimbursable expenses.

In addition to the professional services fees, we will invoice reimbursable expenses at direct costs, estimated at One Thousand Five Thousand Five Dollars (\$1,500.00). The following is a list of typical reimbursable expenses:

- Renderings, CAD plots, printing, color reproductions, and delivery costs of drawings and reports
- Supplies, materials, and costs related to specific reports and presentations.
- Travel expenses at the current IRS-established reimbursement rate.

Wight will invoice monthly, based on a percentage of the work completed and payment will be due in 30 days (or in accordance with the Illinois Prompt Payment Act).

OPTIONAL SERVICES

We will collaborate with additional team members as an optional service, such as commercial/retail, transportation planning, civil engineering professionals, community engagement professionals, and Legal/Zoning professionals, if desired. Other optional services that are not included as part of this proposal but are available upon request for an additional fee include:

- Comprehensive / Master Plan of Mall properties and adjacent properties
- Community engagement
- Surveys (ALTA, boundary, topographic, or otherwise)
- Environmental due diligence, design, and engineering
- Geotechnical engineering
- Traffic Study
- As-built documentation of the existing properties or developments
- Assistance with zoning changes, planned development process, or any variations.
- Architectural, engineering, or landscape design
- LEED, Well Building, or other certifications
- Photorealistic renderings and physical models

We are excited about the opportunity to work with the Village of Bradley and Bradley Economic Development Corporation to help define the vision for your community. If you have any questions, please do not hesitate to contact me via cell at 312.259.6158 or email at JMark@wightco.com.

Respectfully submitted,

WIGHT & COMPANY

James Mark, AIA, LEED AP
Managing Director, Private Markets &CSO

Approved by:

Signature _____ Date _____

Printed Name _____ Title _____