



CITY OF
ST. CHARLES
ILLINOIS • 1834

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4a

Title:

Presentations for Request For Concepts Proposals for Former Police Station Site Area Redevelopment

Presenter:

Derek Conley, Economic Development Director
Russ Colby, Community Development Director
Murphy Development
Frontier Development

Meeting: Planning & Development Committee

Date: October 10, 2022

Proposed Cost: \$ N/A

Budgeted Amount: \$ N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

There is no action required from City Council on this item. The origins of the Request for Concepts dates back to 2019-2020, when the City Council conducted and approved a Comprehensive Plan Amendment. The amendment included designating the former police department site as a “Catalyst Site” and recommended it be developed as mixed-use but also maintain open space. Beginning in March 2020, the City has been working on a Request for Concepts for the Former Police Department Station Site Area. The City received four proposals on March 15, 2022. Since then, the City has narrowed the field of applicants to two developers, Murphy Development Group and Frontier Development. This is simply an opportunity for the prospective developers to present their proposed projects directly to City Council. Each developer will be given up to 30 minutes to present and 30 minutes to respond to questions from the City Council.

Further discussion of the proposed projects and development firms will be scheduled for November 14 at the regular scheduled Planning and Development meeting. It is also important to note that the selection of a project and development firm does not approve the project. The selected developer will still need to further design the project and seek approval through the standard development process.

Background/Timeline:

Comprehensive Plan update:

- Police Department moved to a new facility in 2019. The City’ 2013 Comprehensive Plan, which is the advisory, long-range policy guide for development, did not specify any future re-use for the property.
- Comprehensive Plan Amendment was initiated in Spring 2019 to plan for future reuse.
- City solicited input and conducted an Open House in 2019 that was well attended.
- Plan was discussed by the Plan Commission over a number of meetings in 2019.
- The Plan amendment was presented to P&D Committee in Feb. 2020.
- Plan added the Police Station site as a Downtown Subarea “Catalyst Site”- defined in the plan as “underutilized properties where redevelopment could have a catalytic impact on the surrounding area.” The plan recommended an open space corridor along the river, and mixed-use redevelopment of the Police Station property.
- Plan was adopted following a public hearing in August 2020.
- Information on the Comp. Plan amendment is available on the [City website](#).

Request for Concepts:

- In March 2020, City Council held a workshop to develop the parameters of a Request for Proposals (RFP) based around the Comprehensive Plan recommendations.
- Draft RFP was presented to P&D Committee in June 2020. Committee decided to hold off on issuing the document due to the economic environment.
- At a Council Retreat Workshop in Sept. 2021, the topic was discussed, and the Council directed staff to move forward with a scaled down Request for *Concepts* to allow for submittal of conceptual plans to encourage creativity in responses.
- Draft Request for Concepts presented to P&D in October 2021.
- Request for Concepts issued on Nov. 15, 2021; responses due March 15, 2022.

Review of Responses:

- On March 15, 2022, the City received four proposals from four development firms: Frontier Development, Murphy Development Group, T2 Capital Management, Flaherty & Collins. Submittals were distributed to city staff reviewed for an initial review.
- In April 2022, City staff sent each developer a list of questions and requested a response by May 27, 2022. Each developer was permitted to provide updated site plans, renderings, or other modified documents to better illustrate the project.
- On July 25, 2022, the City held a City Council Workshop to review and discuss the four proposed projects. At the conclusion of the meeting, City Council identified which proposed projects/development firms were preferred. The two preferred developments firms were Murphy Development Group and Frontier Development. Per the City Council's request, City staff invited all four developers to present to City Council. Only Murphy Development Group and Frontier Development opted to proceed and present to City Council.

All previous versions submitted from the applicants can be found on the City's website at: <https://www.stcharlesil.gov/projects/request-concepts-downtown-riverfront-property>.

Attachments (please list): NEW (10.06.2022) Murphy Development - ST CHARLES - CITY COUNCIL PRESENTATION; NEW (10.6.2022) - Murphy Development - Project Partners; NEW (10.6.2022) - Frontier Development - Update Renderings; NEW (10.6.2022) - HVS Market Study - FINAL - Proposed Hotel - St.Charles, IL - 09 15 22

Recommendation/Suggested Action (briefly explain): No action to be taken. Further discussion will be requested at the November 14 Planning & Development meeting.