



---

**VILLAGE PRESIDENT**  
JEFFERY J. PRUYN

**VILLAGE CLERK**  
JODY A. CONIDI

**VILLAGE ADMINISTRATOR**  
CARIE ANNE ERGO

**VILLAGE TRUSTEES**  
JEFF AIANI  
BRENDAN DALY  
DINO GAVANES  
ELLEN LEAHY  
FRANK J. MADARAS  
PATRICK POWERS

## **Community Development Committee Meeting Agenda**

**November 8, 2022**

**6:30 p.m.**

*Questions regarding meeting participation should be directed to the Deputy Clerk at [deputyclerk@itasca.com](mailto:deputyclerk@itasca.com) or (630) 228-5623.*

1. Call to Order; Roll Call
2. Pledge of Allegiance
3. Presentation & discussion of RFP Finalists for 102 E. Irving Park Road
4. Old Business
5. New Business
6. Audience Participation
7. Closed Session
8. Adjournment



---

**VILLAGE PRESIDENT**

JEFFERY J. PRUYN

**VILLAGE CLERK**

JODY A. CONIDI

**VILLAGE ADMINISTRATOR**

CARIE ANNE ERGO

**VILLAGE TRUSTEES**

JEFF AIANI

BRENDAN DALY

DINO GAVANES

ELLEN LEAHY

FRANK J. MADARAS

PATRICK POWERS

## MEMORANDUM

**TO:** Village Administrator  
**FROM:** Vijay Gadde, Community Development Director  
**DATE:** November 3, 2022  
**SUBJECT:** Presentations of the RFP Finalists for 102 E. Irving Park Road

---

### **INTRODUCTION**

The Community Development Committee (CDC) is convening a meeting on November 8<sup>th</sup> to hear the presentations of Pilot Pete's Coffee & Treats and Beans N' Cream, the two finalists in the Village's RFP at 102 E. Irving Park Road.

### **DISCUSSION**

In August 2020, the Itasca Starbucks at 102 E. Irving Park Road closed its doors as part of a large restructuring, resulting in 400 store closures nationwide. Shortly after the closure, the Village hosted a Community Listening Session to learn about the community's vision for the property. It was clear from this session that residents wanted this property to remain a central gathering place. Based on this request, the Village Board and staff actively sought tenants to fit this purpose, only to discover that the California investment firm that owned the property wanted more in rent than what businesses were willing to pay.

After two years of sitting vacant, the Village Board took the bold step and authorized the acquisition of 102 E. Irving Park Road, in order to spur economic development in the downtown area. In July 2022, the Village officially purchased the property and began to make necessary interior and exterior improvements.

Once the property was restored to a condition where it could be shown, staff brought a draft Request for Proposals (RFP) to the Village Board for discussion. During the September Village Board meetings, the Board reviewed the RFP and directed staff to release the request to the public. The Board also indicated that a selection committee composed of the Mayor, the Community Development Chair, and the Village Administrator should convene to review and narrow down the proposals.

The RFP was publicly released on the Village's website on September 15<sup>th</sup>. In addition to its release online, the Village Administrator directed Community Development (CD) staff to deliver RFPs to two dozen local independent businesses across the suburbs, from Northbrook to Naperville. CD staff then coordinated a property tour on September 30<sup>th</sup>. Four of the seven operators who toured the property submitted proposals by the October 14<sup>th</sup> deadline.

During the weeks of October 17<sup>th</sup> and 24<sup>th</sup>, the selection committee met and reviewed the four proposals based on the criteria listed in the RFP, narrowing down the proposals to two.

The top two finalists, Pilot Pete's Coffee & Treats and Beans N' Cream have been invited to present their proposals to the Community Development Committee on November 8, 2022.

### **NEXT STEPS**

After the CDC makes its recommendations, the final selection and approval of a lease agreement shall be made by the Village Board.