



December 4, 2014

Request for Proposal (RFP) 123:
Comprehensive Plan for Village of Roselle

Pre-Bid Information Session Q&A

The following is a review of the questions and answers that came from the pre-bid information session held on Thursday, December 4, at 11:30 a.m. at CMAP's offices.

1. **Q: In terms of public engagement, how involved has the community in Roselle been with previous community planning efforts. Has there been anything in particular that the staff of Roselle have found helpful in getting the community engaged?**

A: Previously there has been minimal involvement. The Village is looking for ideas and direction from consultants on how to better address this, particularly with this Comprehensive Plan effort.

2. **Q: Given the Village's desire to address transportation issues and unincorporated areas, is there a benefit to having an engineer on staff as part of the proposal?**

A: It is up to the consultant team to decide on appropriate skillsets for this assignment. An engineer on staff is not required, but depending on your proposal, may be helpful. We encourage all contractors to include qualified staff that match the scopes of work being proposed.

3. **Q: There is some discussion in the RFP about a desire to explore housing diversity. What types of new housing is the Village seeking? Also, if there political support for housing diversity?**

A: Roselle is not very different from other suburban communities in their mindset about high-density housing. The elected leadership might be skeptical, but the Comprehensive Plan should look at appropriate places to add density. Obvious places include the station area and town center area. The consultant will need to assess what types of housing could fit in various parts of the community, not just within the identified sub-areas. The Comprehensive planning process will need to include an educational component that will bring elected officials and the overall community onboard with diverse housing types.

4. **Q: Is Roselle interested in obtaining Home Rule authority?**

A: Unfortunately, we are unable to speak to this directly. The Village is open to all ideas, including some that would be made available through Home Rule status. Proposals should address all options. Recommendations in the Plan should be relevant irrespective of home rule status in the future for Roselle.

- 5. Q: Related to the RFP, on page 2, there is a typo under the paragraph dedicated to *Economic Development* regarding retail sales tax per capita.**

A: Correct, the sentence in this paragraph should state: "Roselle's retail **sales** per capita is \$9,050," not "**sales tax**."

- 6. Q: Can you please elaborate on what the Village is looking for with the cost-benefit analysis for Unincorporated Areas?**

A: There are a number of unincorporated areas, including a section in the middle of the Village as well as some outlying areas on the border that remain unincorporated. The Village would like to understand how to move forward with annexations in a cost-effective way and not burden only current residents or developers. Specifically, the Village is looking for ideas on how to distribute the cost burden of extending utilities in a sustainable manner.

- 7. Q: Is the Village looking for sub-area plans? For all unincorporated areas as well?**

A: The RFP identifies three sub-areas for further analysis. The unincorporated areas can be treated as a fourth sub-area. While sub-area plans for all four would be ideal, the consultant can prioritize and include any number of sub-areas they deem appropriate. Another issue to consider with regard to the North Roselle Road sub-planning area is that the narrow depths of the lots are a limiting factor for re-development.

- 8. Q: Given the economic development focus in the RFP, is that in response to any budgetary issues currently or the Village sees emerging down the road?**

A: There are not budgetary concerns currently. The Resource Optimization Study has been implemented and helped the Village resolve budget issues for the foreseeable future. The economic development focus is to help identify where the Village is underperforming and how the Village can competitive with regional shopping centers in Schaumburg and Bloomingdale. Also, if there are a different approach needed rather than to compete for sales tax from neighboring communities.

- 9. Q: Does the Village have boundary agreements with neighboring municipalities?**

A: Currently the Village has boundary agreements with Bloomingdale and Hanover Park. There is an expired one with Schaumburg to the north, and the Village currently does not have one with Itasca to the east.