



City of Warrenville
REQUEST FOR PROPOSALS

IL Route 59 Corridor Plan

Issue Date: February 20, 2026
Submittals Due: March 20, 2026

Contact: Jack Maszka, AICP
Community Planner
Email: jmaszka@warrenville.il.us
Phone: 630-836-3064



IL Route 59 Corridor Plan – Phase I / Request for Proposals

PROJECT OVERVIEW

The City of Warrenville (the “City”) intends to partner with a qualified consultant(s) (the “Consultant”) to develop and adopt a corridor plan (the “Project”) for the IL Route 59 corridor (the “Corridor”) that includes:

- An updated land use designation map for properties throughout the Corridor, building on the new development pattern established from the 2016 Southwest Corridor Plan and current and anticipated market conditions;
- Streetscape, signage, and building design regulations to create a uniform sense of place throughout the Corridor;
- Marketing packages for up to four key development sites throughout the Corridor, including City-owned properties. While the Corridor Plan shall address the Corridor as a whole, the City anticipates that City-owned properties will serve as priority focus areas for implementation strategies, marketing materials, and near-term catalytic redevelopment.

A more detailed summary of the City’s goals for this Project is found on Exhibit A.

The consensus of appointed and elected officials indicated that the scope of work should include all properties along Route 59 south of, and including the intersection of Batavia Road and Route 59, with a specific focus on City-owned sites (meeting [video](#) and [meeting minutes](#)).

Implementing this Project should be consistent with important City plans and policy documents, including the [Southwest District Plan](#), [Strategic Plan](#), and [Housing Action Plan](#).

A workgroup will be assembled to provide preliminary feedback to the Consultant. The workgroup is anticipated to include representatives from City staff, the Plan Commission, the City Council, and affected property owners. The workgroup is solely an advisory group and has no decision-making responsibilities.

The City intends to implement this Project in three phases:

Phase I - Request for Proposals from Interested Consultants (RFP) Process: This phase will culminate with the City Council designating the City’s Preferred Project Consultant(s) (the “PPC”).

Phase II - Consultant Scope of Work and Professional Services Agreement Preparation: In this phase, the Workgroup and City staff will collaborate with the PPC to refine and finalize the scope of work and timeline that will allow the City to accomplish its most important project goals in an efficient, strategic, and cost-effective manner. This phase will culminate in the City Council’s approval of a professional services agreement with the PPC and a final scope of work for the Project.

Phase III - Development and Adoption of IL Route 59 Corridor Plan: In this phase, the PPC will lead an open, informative, and efficient planning process that will culminate in the City’s adoption of the IL Route 59 Corridor Plan that achieves the City’s Project Goals.



IL Route 59 Corridor Plan – Phase I / Request for Proposals

Exhibit B summarizes the City's preliminary schedule for completing this Project.

PHASE I (current RFP phase)

At this time, the City is seeking submittals from consultants with extensive experience facilitating efficient and effective public planning processes, creating guidelines and/or regulations that will promote quality development with unified streetscape regulations, sign regulations, design guidelines, use guidelines and/or regulations, site analyses of key development sites, and marketing materials for key City-owned development sites (see Exhibit A for a full list of Project goals).

The ideal Consultant will have expertise in the development and administration of corridor plans that are clear, intuitive, understandable, and can be efficiently administered. All Consultants are expected to understand the City's Project Budget Expectations detailed in Exhibit C. Consultant submittals should be calibrated to comply with these expectations. The City is amenable to working with a team of multiple Consultants to complete a plan that addresses the Project Goals.

1. RFP Response Requirements

Responses to this RFP shall include the following information, presented in the following sections:

- SECTION 1: Cover letter providing a summary of the Consultant's understanding of the Project and identifying all individuals and firms that will be part of the Consultant's team;
- SECTION 2: Summary of the qualifications of the Consultant's team, including roles and responsibilities, contact information (mailing addresses, email addresses, and phone numbers), and professional resumes for the project lead and all other key personnel and all sub-consultants;
- SECTION 3: Statement of relevant project experience which is most representative of this Project with no more than three professional references for this work. Include copies of or links to published similar work product(s);
- SECTION 4: Proposal of the Consultant's approach to implementing Phase III of this Project, limited to ten pages, including:
 - o Public engagement strategies, including the number, type, and schedule of meetings the Consultant anticipates conducting with City staff, the workgroup, the public, the Plan Commission, and the City Council;
 - o Anticipated Phase III Project deliverables including, but not limited to, design and landscape regulations, an updated land use plan, and marketing materials for key sites; and
 - o Timeline for Phase III of the Project not to exceed 18 months.
- Consultant affirmation of the City's Project Budget Expectations that includes fee proposals, cost breakdowns, hourly rates, and not-to-exceed pricing (Exhibit C)

All proposals, exhibits, responses, attachments, reports, charts, schedules, maps, and illustrations shall become the property of the City of Warrenville upon receipt.



IL Route 59 Corridor Plan – Phase I / Request for Proposals

2. Preferred Project Consultant Selection Process

The City will review consultant submittals, interview select consultants, and ultimately, staff will forward a Preferred Project Consultant recommendation to the City Council. The City Council will make the final Preferred Project Consultant designation.

The City will use the following criteria to determine which consultants will be interviewed and ultimately which consultant(s) it will recommend the City Council designate the PPC:

Evaluation Criteria

Experience & Qualifications (30 Points)

- Familiarity with the City of Warrenville and the key planning and policy documents that support this Project;
- Demonstrated ability to perform (past performance of Consultant's key team members on other completed projects of similar scope and magnitude); and
- Experience, qualifications, and availability of key personnel assigned to the Project.

Project Understanding & Approach (50 Points)

- Understanding of the City's Project Goals as reflected in the Consultant's approach for Phase III of the Project;
- Quality of communications (Organization/completeness of RFP response; written and graphic skills as shown through referenced work examples); and
- Work product examples (Quality, appearance, presentation, and applicability of referenced work examples).

Budget Responsiveness (20 Points)

- Understanding and quality of feedback on the City's Project Budget Expectations.

3. RFP SUBMISSIONS

Responses to the RFP must be received by the City of Warrenville Community Development Department no later than 5 p.m. (Central Standard Time) local time on March 20, 2026. Late proposals will not be accepted or considered.

All proposals must be clearly marked with the Consultant's name and labeled with "IL ROUTE 59 CORRIDOR PLAN RFP". Consultants must allow sufficient lead time to ensure receipt of their proposals by the time specified. The City of Warrenville will not be responsible for a carrier's failure to deliver. **Five (5) copies of the complete proposal response plus one (1) PDF version submitted electronically and delivered to the following:**

Jack Maszka, AICP, Community Development Department
jmaszka@warrenville.il.us
City of Warrenville
3S258 Manning Avenue



IL Route 59 Corridor Plan – Phase I / Request for Proposals

Warrenville, IL 60555

The City of Warrenville reserves the right to reject any or all proposals, or any parts thereof, waive formalities, negotiate terms and conditions, and to select the consultant and service options that best meet the needs of the City of Warrenville.

Questions

All questions must be submitted via email to jmaszka@warrenville.il.us by March 6, 2026.



IL Route 59 Corridor Plan – Phase I / Request for Proposals

EXHIBIT A

PROJECT GOALS

The City's goals for the Project include:

1. Conducting an intentional and efficient public information and participation process that educates key stakeholders and interested parties on the value of the Project and invites public input on the new Corridor Plan the City may implement as a result of the Project.
2. Identification and update of land use designations throughout the Corridor. The Southwest District Plan provides land use designations for a portion of the Corridor. The Project should audit these land use designations, update them if warranted, and provide complementary land use designations for the remaining properties in the Corridor that seek to enhance existing development patterns, support community identity, and respond to market trends.
3. Creation and adoption of a new IL Route 59 Corridor Plan that:
 - is responsive to the recommendations and implementation action priorities reflected in the City's [Strategic/Economic Plan](#) and [Housing Action Plan](#) and is created with the context and background of the [Southwest District Plan](#) and development guided by its adoption;
 - facilitates and encourages desirable private development/redevelopment and business reinvestment within the Corridor that prioritizes destination-type uses and local businesses by:
 - o providing updated land use designations for properties in the Corridor based on updated market conditions and development since the adoption of the [Southwest District Plan](#);
 - o including preparation of high-level marketing materials (e.g., site profiles, conceptual graphics, and development narratives) for up to four priority sites likely including, but not limited to:
 - The Route 59 and Batavia Road intersection.
 - City-owned property at the northeast corner of Route 59 and Route 56.
 - o providing cohesive streetscape and building design regulations to create a sense of place throughout the Corridor;
 - o including new definitions and graphic depictions, when necessary, that effectively convey/illustrate what the Corridor Plan provisions are designed to support and accomplish; and
 - o including recommended economic development tools and action items to achieve the above goals.



IL Route 59 Corridor Plan – Phase I / Request for Proposals

EXHIBIT B

PRELIMINARY PROJECT SCHEDULE

Activity	Date
RFP Issue Date	February 20, 2026
Closing Date for Receipt of RFP	March 20, 2026, 5:00 p.m., CST
Workgroup Review of RFP Responses	March 23 - April 3, 2026
Interviews with Shortlisted Respondents	Week of April 6, 2026
City Council Designation of PPC	April 20, 2026
Preparation of Detailed Consultant Scope of Work and Professional Services Agreement	April-May 2026
City Council Approval and Execution of Professional Services Agreement	June 1, 2026 (or earlier if ready)
Commence Phase III of the Project	June 2026
City Council Approval/Adoption of the Corridor Plan	To be determined jointly by City and PPC in conjunction with preparation of detailed consultant scope of work and professional services agreement (preferably 12-18 months)



IL Route 59 Corridor Plan – Phase I / Request for Proposals

EXHIBIT C

PROJECT BUDGET EXPECTATIONS

City staff's FY 2027 budget request allocates \$115,000 for this Project. Subject to City Council approval, these funds will be available to commence the project in May 2026. This figure includes an estimated budget for the Corridor Plan and additional marketing materials for City-owned properties. Staff requested an additional \$30,000 for engineering and consultant services to support the Corridor Plan (i.e., surveys or studies of City-owned properties).

During Phase II of the Project, the City intends to collaborate with the Preferred Project Consultant to review, revise, and prioritize the City's initial project goals and then jointly develop a scope of work that is tailored to accomplish the most strategically important goals efficiently and within the City's current budget for this Project. The City anticipates the professional services agreement approved at the end of Phase II will (i) include a total, all-inclusive, not-to-exceed cost estimate to complete the project, and (ii) provide a detailed breakdown of the hourly rates and estimated number of individual consultant and sub-consultant staff member hours required to complete the Project.