

# **REQUEST FOR PROPOSAL**

Housing Redevelopment in Rockford, IL

*Northern Illinois Land Bank Authority*

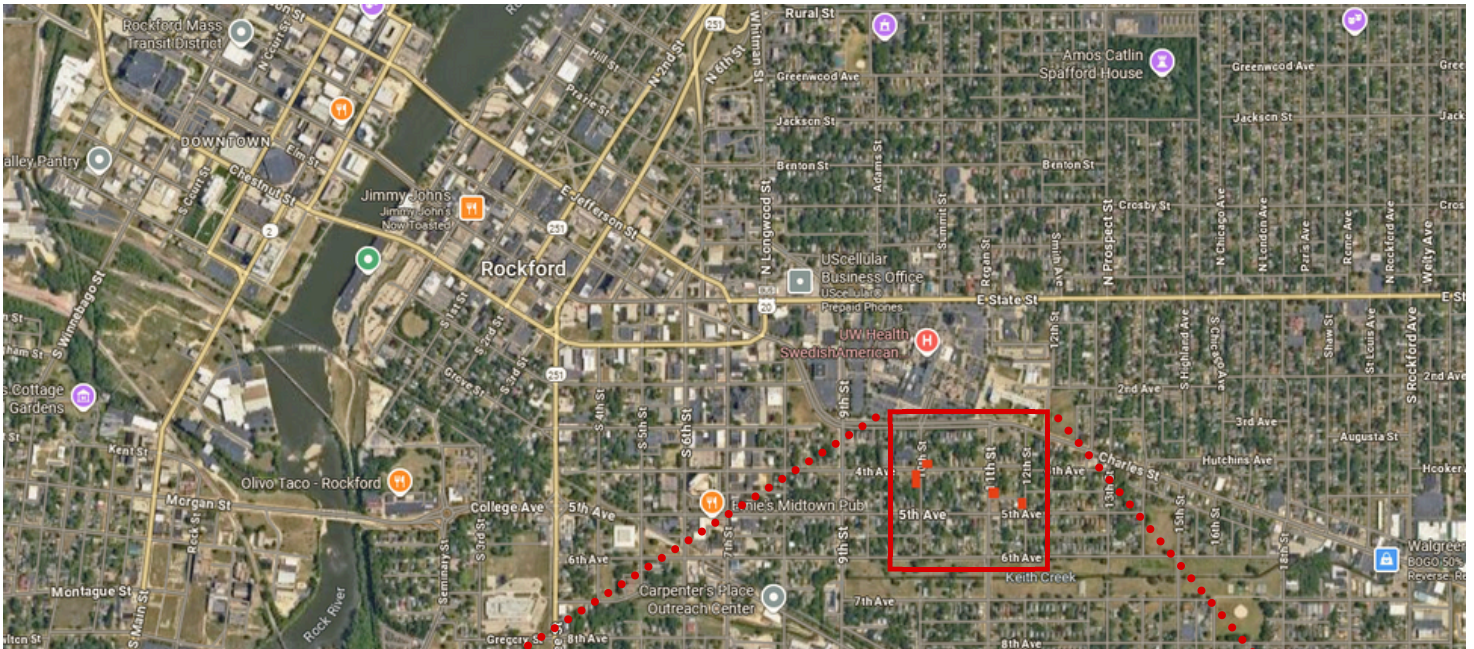
Issue date: 10/6/2025

**Submission deadline: 11/3/2025**



COLLABORATIVE PLANNING FOR NORTHERN ILLINOIS

The Northern Illinois Land Bank Authority (NILBA) is seeking proposals for the **development of seven properties** in Winnebago County. All housing types will be considered (single family, multi-family, etc.), but may be subject to re-zoning. NILBA will work with applicants and/or the City of Rockford to determine if/how the parcels should be re-zoned.



All parcels are located in the **Keith Creek neighborhood**—just minutes away from Rockford’s downtown:

- ① 507 10<sup>th</sup> St
- ② 513 10<sup>th</sup> St
- ③ 1351 4<sup>th</sup> Ave
- ④ 1359 4<sup>th</sup> Ave
- ⑤ 518 11<sup>th</sup> St
- ⑥ 430 10<sup>th</sup> St
- ⑦ 1520 5<sup>th</sup> Ave





# 10th St & 4th Ave, Rockford, IL 61104

Four lots; former Swedish American Health Foundation playground



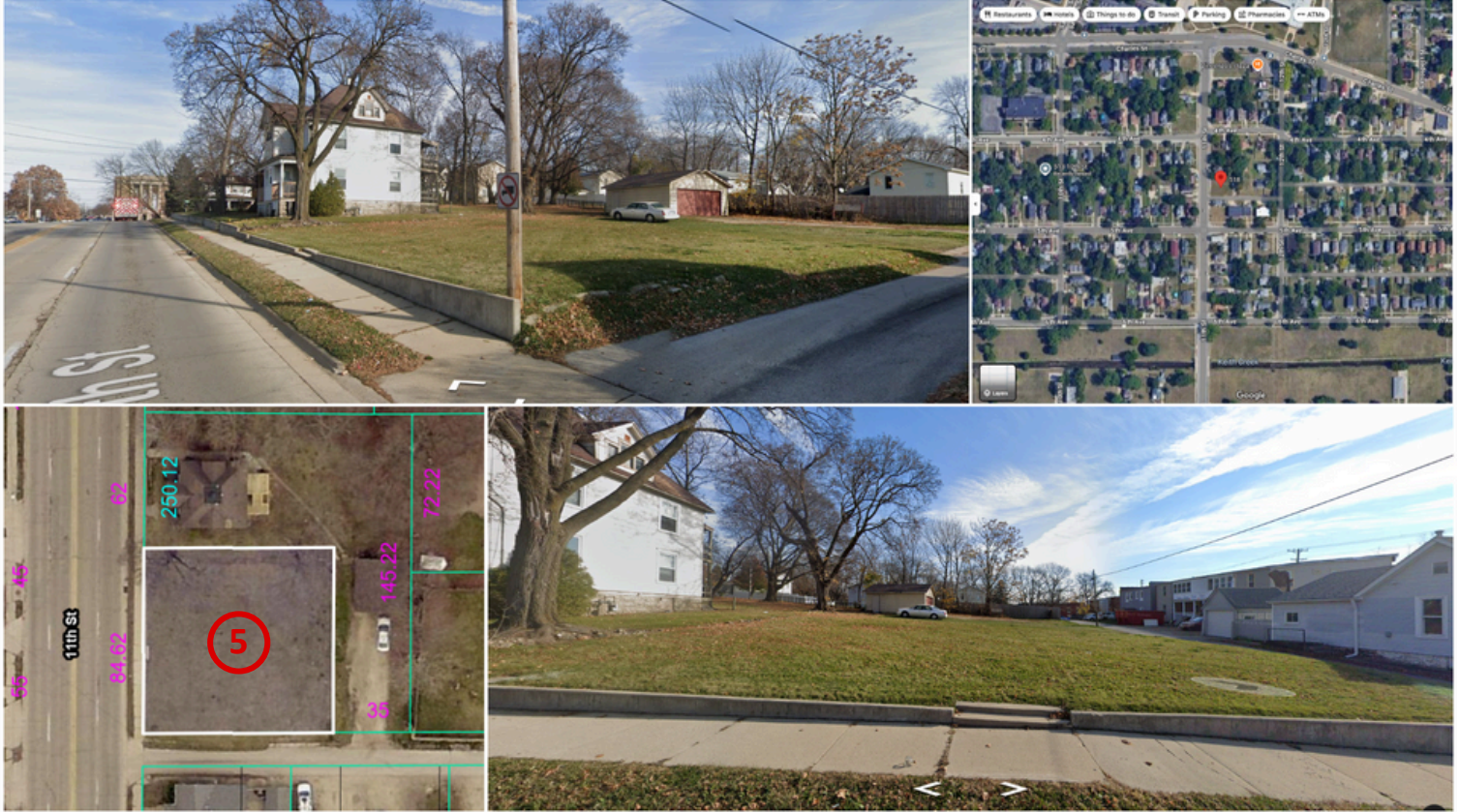
	ADDRESS	PIN	PARCEL SIZE	LOT DIMENSIONS	ZONING
①	507 10TH ST, ROCKFORD, IL 61104	11-25-153-026	2,661.26 FT <sup>2</sup> 0.06 ACRES	40 FEET (L) 165 FEET (W)	R2
②	513 10TH ST, ROCKFORD, IL 61104	11-25-153-027	6,384.75 FT <sup>2</sup> 0.15 ACRES	96 FEET (L) 66 FEET (W)	R2
③	1351 4TH AVE, ROCKFORD, IL 61104	11-25-153-011	10,978.87 FT <sup>2</sup> 0.25 ACRES	165.77 FEET (L) 66 FEET (W)	R2
④	1359 4TH AVE, ROCKFORD, IL 61104	11-25-153-025	3,993.63 FT <sup>2</sup> 0.09 ACRES	60 FEET (L) 66 FEET (W)	R2
			= 24,018.51 FT <sup>2</sup> .55 ACRES	165.77 X 132 X 196 X 66 X 30.23 X 66 FEET	

\* Parcels may be combined, if desired.



# 518 11th St, Rockford, IL 61104

*One lot with alley access*



	ADDRESS	PIN	PARCEL SIZE	LOT DIMENSIONS	ZONING
5	518 11TH ST, ROCKFORD, IL 61104	11-25-178-006	7,361.85 FT <sup>2</sup> 0.17 ACRES	84.62 FEET (L) 86.99 FEET (W)	R2

# 430 10th St, Rockford, IL 61104

One corner lot



	ADDRESS	PIN	PARCEL SIZE	LOT DIMENSIONS	ZONING
⑥	430 10TH ST, ROCKFORD, IL 61104	11-25-152-016	2,687.33 FT <sup>2</sup> 0.06 ACRES	41.25 FEET (L) 66 FEET (W)	R2



# 1520 5th Ave, Rockford, IL 61104

One corner lot



ADDRESS	PIN	PARCEL SIZE	LOT DIMENSIONS	ZONING
1520 5TH AVE, ROCKFORD, IL 61104	11-25-178-015	9,212.70 FT <sup>2</sup> 0.21 ACRES	100 FEET (L) 90.8 FEET (W)	R2

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*Applicants will be scored on the following criteria:*

### **Project Vision & Design (20 points)**

What is your proposed use for the project area (single family housing, multi-family housing, etc.)?

How will your project design respond to the neighborhood context and community needs?

What is your anticipated end use for the project areas (rental, selling, etc.)?

### **Qualifications & Experience (40 points)**

Provide examples of comparable projects you/your organization has completed.

Who will be on your project team (developers, architects, engineers, contractors, legal, and/or financial partners)?

Have you ever failed to complete a project or defaulted on a development agreement?

Provide references from municipalities or partners from past projects.

### **Financial Capacity & Feasibility (20 points)**

What is your proposed financing structure (equity, debt, subsidies, public-private partnerships, etc.)?

Provide project budget.

### **Implementation & Timeline (20 points)**

Provide a detailed development timeline highlighting key milestones.

How will you manage permitting, zoning, and building review?

Who will be responsible for day-to-day project management?

All questions and responses should be submitted *electronically* to **[property@r1planning.org](mailto:property@r1planning.org)** before **Monday, November 3<sup>rd</sup>, 2025**.