ECONOMIC DEVELOPMENT COMMITTEE
WEDNESDAY, NOVEMBER 28, 2012 - 7:30pm
Lorraine H. Morton Civic Center – 2100 Ridge Avenue, Room 2200

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES OF OCTOBER 24, 2012

3. CONSENT AGENDA
    A. Façade Improvement Program Applications
       i. Request for funding assistance from Chicago’s Home of Chicken & Waffles (2424 Dempster Street) 
          Staff recommends approval of financial assistance through the Façade Improvement Program for Chicago’s Home of Chicken & Waffles in the amount of $7,947 for the purchase and installation of signage. The funding source is the Economic Development Fund Business District Improvement Fund (5300.65522).
       ii. Request for funding assistance from Bramer Animal Hospital (1021 Davis Street)
           Staff recommends approval of financial assistance through the Façade Improvement Program for Bramer Animal Hospital in the amount of $10,000 for the installation of new windows, doors, and brickwork on the façade. The funding source is the Economic Development Fund Business District Improvement Fund (5300.65522).

4. ITEMS FOR CONSIDERATION
    A. 2013 Meeting Dates

5. ITEMS FOR DISCUSSION
    A. Update on City of Evanston Wayfinding Program
    B. Update on Economic Development Summit
    C. Economic Development Committee Workshop- January 2013

6. COMMUNICATIONS
    A. Announcements/Updates from EDC Members

Order of Agenda Items is subject to change. Information about the Economic Development Committee is available at http://www.cityofevanston.org/government/ special-council-committees/economic-development-committee/index.php. Questions can be directed to Johanna Nyden at 847.448.8014. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community and Economic Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
B. Real Estate Transfer Tax Report  
C. Monthly Economic Development Communication  

7. ADJOURNMENT  

Next Meeting: Wednesday, December 19, 2012
Attendees:

Committee Members: S. Freeman, J. Grover, D. Holmes, D. Mennemeyer, M. Tendam, R. Zenkich, M. Wynne

Committee Members Absent: C. Burrus, J. Fiske, A. Rainey, L. Summers

Staff: S. Griffin, J. Nyden, P. Zalmezak, M. Jones

Presiding Member: J. Grover

I. Call to Order / Declaration of Quorum

With a quorum being present, Chair Grover called the meeting to order at 7:30 pm.


Mr. Mennemeyer requested a change on page 8, 2nd paragraph of the minutes stating that he wanted to verify that the appraisal in question was certified.

Ald. Tendam moved to approve the meeting minutes of the August 22, 2012 Economic Development Committee meeting, seconded by Ald. Holmes.

The minutes of the August 22, 2012 meeting were approved with suggested changes unanimously, 7-0.

III. CONSENT AGENDA

There were no items on the Consent Agenda for this meeting.

V. ITEMS FOR CONSIDERATION

This section was moved up in the agenda by the Chair

A. Request for Budget Contribution Share for Downtown Evanston

Mr. Steve Griffin gave a brief introduction for Downtown Evanston, stating that the organization is making a level funding request this year. Ms. Carolyn Dellutri, Executive Director of Downtown Evanston, distributed information and introduced members of the Downtown Evanston Board of Directors in attendance. Ms. Dellutri gave an overview of the organization, its role as Special Service Area (SSA) for the downtown shopping district. She shared Downtown Evanston’s overarching goals and a summary of tasks and accomplishments of the year thus far, including winning a merit award for the Downtown Evanston mobile app from the International Downtown Association Downtown Achievement Awards and the upcoming Holiday Bash.
Mr. Zenkich asked what the most important metric for measuring success was for Downtown Evanston. Ms. Dellutri replied that she and the board look to see if the Equalized Assessed Values (EAV’s) are increasing, number of jobs are created, attendance levels at events, number of gift cards sold, the number of Downtown Evanston mobile app users and parking numbers.

Ald. Grover asked what was different about this year’s request. Ms. Dellutri replied that the request is higher based on a lower amount received from the tax levy as a result of lower EAV. Property owners have agreed to levy the maximum amount and if that produces an amount greater than $375,000, the $113,000 requested from the City will decrease.

Mr. Mennemeyer moved to recommend approval to City Council of $113,000 from the Economic Development Fund to Downtown Evanston, seconded by Ald. Wynne.

The request was recommended for approval, 7-0.

IV. ITEMS FOR DISCUSSION
C. Curt’s Cafe

Mr. Griffin introduced Ms. Susan Trieschmann and her program and restaurant Curt’s Café. He stated that she is seeking $50,000 to assist with the various costs of running her program. He explained that Curt’s Café has a unique focus of job training and the return on investment for this program are not measured in the same way as other projects that have come before the committee.

Ms. Trieschmann gave an overview of Curt’s Café, explaining its focus on teaching life skills, intellectual skills, experiential skills and food service skills while also providing mentors and a social environment. She stated that the Café has been open for five months and that in that time three students are ready to be job placed, one was accepted into and started classes at Truman College, and nine students are on a waiting list to begin the program. She also shared that there is significant volunteerism from customers and the surrounding community. Additionally, Curt’s Café has partnered with programs such as Youth Job Center, You Organization Umbrella (Y.O.U.), Kellogg School of Business, and the Youth Board for the Kids which is working to create a Teen Center. She stated that she opened the Café before summer arrived in order to engage more students and give them opportunities during that important season. Curt’s Café is currently seeking it’s 501c3 status and has paid permit fees, property taxes and sales taxes and is she is also renting the space to Just 8 Pizza. She explained that Curt's Café has raised $30,000 since April and needs additional funding to assist with student stipends, kitchen build-out and assistance with other costs which have accrued. The end goal, she indicated, is to be self-sustaining and to grow the catering part of the program in order to provide students with more training.

Mr. Patrick Keenan-Devlin, Deputy Director for the Moran Center spoke in support of Curt’s Café, explaining that the center is a financial sponsor and has referred many clients to the program.
Ms. Lori Dube, a Curt’s Café Board Member stated that Curt’s Café is a coffee shop with and mission and a heart. She shared how she talked with Ms. Trieschmann about her vision and has seen it come to fruition.

Mr. Mennemeyer pointed out that several challenges, including stated he had several concerns: the lack of funding, the program not yet receiving its 501c3 status, and that students are learning slower than intended. He stated that he believes it could be an uphill battle considering those items.

Ms. Trieschmann responded that her lawyer, Jonathan Baum, is working on obtaining the 501c3 status. It was originally expected to be a six month process but was delayed due to a large influx of applications to the IRS. She explained that she owns the property and that the space was previously rented to the former tenant Casteel coffee for $6,500 per month and she is now renting the space to Curt’s Café for only $4,700 per month. She explained that in order for this program to be successful, it needed to be outside of existing gang territories in a neutral location and that this space fit that need.

Mr. Mennemeyer inquired if Ms. Trieschmann had been advised to delay opening. Ms. Trieschmann replied that yes, she had been.

Ald. Grover asked what the federal funding was used for. Ms. Trieschmann stated that it was used for workforce development.

Ald. Wynne asked for confirmation on the 501c3 status for Curt’s Café. Ms. Trieschmann replied that Curt’s Café does not yet have its 501c3 status and that she was told that it would be some time before that occurs. She continued stating that she is currently in court trying to secure $35,000 that is owed to her which was going to be used for Curt’s Café.

Ald. Wynne asked for Ms. Trieschmann to describe her fundraising activities. Ms. Trieschmann explained that funding has come from family and friends, federal outlets, and a committee of 6 people which is working on securing more funds. She also stated that there will be monthly fundraising events.

Ald. Holmes expressed her support for the program stating that some programs require people to work from the heart and that Curt’s Cafe is one of those programs. She highlighted the program’s workforce development and job creation; however, the positive effects reach more people. If there was a way to show these effects, she indicated, it would be beneficial to include.

Mr. Zenkich inquired as to whether or not this was the first funding request with job training as a part of the program or offerings. Mr. Griffin replied that it was. Mr. Zenkich suggested that staff and the committee need to find a way to increase support for this type of effort. He suggested that Curt’s Café submit additional information to assist in analyzing its request and making a decision. He added that, if possible, it would be beneficial to include how the café functions in an eco-system of similar programs.
Ald. Tendam expressed that Curt’s Café is a different type of economic development project. He explained that the committee moves slower in its decision making and suggested that LEND, which would move more quickly, be contacted to possibly assist in funding. He then stated that community should help start a publicity campaign. Holmes agreed, stating that LEND has already worked with Ebony Barbershop and are skilled in what they do.

Mr. Freeman stated that he believed thinking outside of the box is needed in this case. He then asked if Ms. Trieschmann was able to quantify Curt’s Café’s effects versus having to pay for the participants to be in the criminal justice system. Ms. Trieschmann responded that it costs approximately $57,000- $82,000 to incarcerate an individual, $67,000 in Evanston versus $50,000 for 9 young adults to participate in the Curt’s Café program.

Ald. Grover indicated that Council will want to see complete financial information and asked the committee if it would like to pass this item on to Council contingent upon receiving the additional information. Ald. Holmes stated that she would feel better waiting then bringing the request back to the committee with completed information.

Ald. Wynne communicated that the upcoming Council dates present possible issues but agrees that the effects of Curt’s Café’s program could be far reaching. She then expressed concern of fairness with all businesses.

Mr. Griffin asked the committee if they would recommend funding the full amount and whether it would be in the form of a grant or a loan. He suggested that a loan could get money recirculating for future projects. He then stated that this request could be taken to the November 26 City Council meeting versus the earlier November 12 meeting.

Ald. Grover moved to recommend approval to City Council of financial assistance for Curt’s Café, in the form of a loan, for an amount not to exceed $50,000 with the condition of Curt’s Café seeking matching grants and funds, seconded by Ald. Tendam.

The recommendation was approved unanimously, 7-0.

A. Website Development Update

Mr. Zalmezak introduced the website, giving an overview of the target audience and how the site is an attempt to differentiate Evanston from Chicago and other suburbs. He explained that the website will show people Evanston instead of simply telling people about it. He then went through various pages of the website explaining what will be shown.

Mr. Zenkich asked how the website will be publicized. Mr. Zalmezak replied that the website will be publicized at Shop Evanston events, press releases, through search engine optimization and face to face meetings with businesses.

Mr. Zalmezak stated that staff will be testing the website with small groups of people to perfect it before it goes public.
Mr. Mennemeyer recommended promoting the website outside of Evanston.

Mr. Zalmezak mentioned that the videographer will do monthly features on different themes then showed a completed video as an example.

Mr. Zenkich asked what the average person visiting the site would do or what staff expected a visitor to the site to do. Ms. Nyden explained that each business district struggled to show their unique areas and that this site will assist in giving them attention online in addition to linking to the online business directory.

Ald. Wynne stated that there should be a “hook” put in. Mr. Freeman added that it should highlight why Evanston is multifaceted and asked if staff envisions business districts contributing content. Ms. Nyden replied that is the intent. She then stated that the districts had been asking for funding to create their own website but that this site will allow more traffic to see what each district has to offer.

Ald. Grover asked if there will be a “Companies to Watch” page. Mr. Zalmezak replied that staff wants the business community to be actively involved as well as the wider Evanston community. The website will serve as an information source and site selectors/potential company relocations and for Evanston residents.

B. Workshop- Economic Development Best Practices
Ms. Nyden introduced two studies in the packet and explained that the intent is to provide technical information on best practices in economic development. She continued, stating that those two studies will hopefully be the first of many studies to be provided to the committee and that a more formal workshop will be scheduled for January or February of 2013.

Mr. Zenkich stated that he would benefit from a summary of the articles provided. Ald. Grover added that including lessons for Evanston in the summaries would also be beneficial.

Mr. Mennemeyer mentioned having a more foundation or regional approach to economic development.

VI. COMMUNICATIONS

A. Growth Oriented Companies
B. Announcements/Updates from EDC Members
C. Real Estate Transfer Tax Report
D. Monthly Economic Development Communication

The Committee acknowledged each of the items under Communications.

VII. Adjournment
Ald. Tendam moved to adjourn the meeting, seconded by Ald. Wynne.
The Committee voted 7-0 unanimously to adjourn the meeting.

The meeting was adjourned at 9:19 p.m.

Respectfully submitted,
Meagan Jones
To: Chair and Members of the Economic Development Committee

From: Steve Griffin, Community & Economic Development Director  
Johanna Nyden, Economic Development Coordinator  
Jim Furey, Economic Development Specialist

Subject: Application for the Façade Improvement Program for Chicago’s Home of Chicken & Waffles (2424 Dempster Street)

Date: November 15, 2012

Recommendation
Staff supports a recommendation from the Economic Development Committee to the City Council to provide financial assistance, through the City’s Façade Improvement Program, to Chicago’s Home of Chicken & Waffles, (PIN: 10-24-100-029-0000), in an amount not to exceed $7,947.

Funding Source
Staff recommends utilizing funds from the Economic Development Fund’s Business District Improvement Fund (5300.65522). Fiscal Year 2012 Budget allocated a total of $147,000 for this account of which $75,000 was designated for the Façade Improvement Program. To date a total of $39,442 has been obligated from this account for façade improvement projects. Two additional façade projects (totaling $17,947) are under consideration by the Economic Development Committee (Bramer Animal Hospital and Chicago’s Home of Chicken & Waffles) for a portion of the remaining funds available for façade improvement projects.

Background
The Façade Improvement Program provides a financial incentive to property owners and their commercial tenants to reinvest in the exterior appearance of their property or business. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost. Applicants must obtain three written bids for each work component of a proposed project. One of the three bids must come from an Evanston-based contractor. The program helps improve the aesthetics of a commercial building while simultaneously improving the overall aesthetics of a business district. (For more detailed information, please refer to the Program Guidelines at http://www.cityofevanston.org/business/economic_development/Final%202012%20Facade%20Program%20Document.pdf)
Summary
The façade improvement project proposed by Chicago’s Home of Chicken & Waffles for the 2424 Dempster Street commercial property includes the purchase and installation of new signage. The property is owned by Tonya Van Dyke Johnson who is also the proprietor of Chicago’s Home of Chicken & Waffles. The signage is to be installed on the north and west exterior walls of the building. The signage will be back-lit and feature individually channelized letters. Signage is an eligible project under the guidelines of the façade improvement program. Request for assistance is solely for signage and installation. The electrical work necessary for lighting the signage is outside the scope of work of this request.

Chicago’s Home of Chicken & Waffles has obtained three written bids for this façade project however none of them are from an Evanston-based business. Evanston currently does not have a sign company that makes these types of signs.

Chicago’s Home of Chicken & Waffles was before the Economic Development Committee on April 25, 2012 requesting financial assistance in the form of a $200,000 loan from the City of Evanston. The loan request was to serve as gap financing as part of a public-private partnership along with First Bank and Trust of Evanston and private equity provided by the owner of Chicago’s Home of Chicken & Waffles. On May 14, 2012 the City Council approved their request for a $200,000 loan at 5.75% interest over a five year term, 20 year amortization, and six month interest only payments. The loan was funded from two sources; $125,000 from the economic development fund and $75,000 from the Community Development Block Grant.

According to the Cook County Treasurer’s office, the property owner is in good standing with their property taxes.

Attachments
- Application
- Estimates
- Plat of Survey with legal description
- Before photos of property
- Image of Proposed Plans for Property
Facade Improvement Program
Application

The purpose of this program is to improve the appearance of commercial buildings located throughout the City of Evanston. The program addresses the facade, the exterior portion of a building facing the public right-of-way, in order to remedy deteriorating property conditions and to generate business for Evanston's commercial areas. For further details on this program, review the Program Guidelines and the Program Agreement.

INSTRUCTIONS: The following are required to be considered for participation in the Facade Improvement Program:

- This completed application (Submit this application via email to jfurey@cityofevanston.org OR deliver to the Economic Development Division at 2100 Ridge Ave, Suite 3600).
- Three estimates for each proposed scope of work (Send via email to jfurey@cityofevanston.org).
- If tenant is the applicant, letter of support from property owner indicating he/she is supportive of the project and has reviewed the terms and conditions of the Program. (Sent via email to jfurey@cityofevanston.org).

Property Information

Property Address: 2424 Dempster Street

Year Property Was Constructed: 1956
Is this Property a Historic Landmark?: No

To determine if your property is a historic landmark or in a historic district visit the City of Evanston's Learn About My Place: http://www.cityofevanston.org/AboutYou/?name=whoami&Cmd=whoami&User=1&house_number=&street_id=&Submit=Submit

Applicant Information

Applicant Name: Tonya Van Dyke "Johnson"

Applicant Address: 11022 Martindale Drive, Westchester, IL 60302

Applicant Phone: 708 705-4100
Applicant Email: tonyajoi@comcast.net

Applicant is: Property Owner

Business Name (if applicable): Signature Food Solutions, Inc.

Property Owner Information (If Applicant is not Property Owner)

Owner Name: Same as applicant

Owner Address: 

Owner Phone: 
Owner Email: 

Is the Property Currently for Sale?: No
**Business Information - Ground Floor Uses**

**INSTRUCTIONS:** Provide information on businesses located on the ground floor of the property that will be included in Project.

### Business #1

<table>
<thead>
<tr>
<th>Business Name:</th>
<th>DBA Chicago's Home of Chicken &amp; Waffles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Business Owner (First, Last)</td>
<td>Tonya Van Dyke &quot;Johnson&quot;</td>
</tr>
<tr>
<td>Length of Store Frontage (feet):</td>
<td>150</td>
</tr>
<tr>
<td>Date of Lease Expiration:</td>
<td></td>
</tr>
<tr>
<td>Number of Years Business at this Location</td>
<td></td>
</tr>
</tbody>
</table>

Please include a brief description of the business:

Comfort Food, Casual Upscale, Set down family restaurant. Serving breakfast, lunch, and dinner

### Business #2

<table>
<thead>
<tr>
<th>Business Name:</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Business Owner (First, Last)</td>
<td></td>
</tr>
<tr>
<td>Length of Store Frontage (feet):</td>
<td></td>
</tr>
<tr>
<td>Date of Lease Expiration:</td>
<td></td>
</tr>
<tr>
<td>Number of Years Business at this Location</td>
<td></td>
</tr>
</tbody>
</table>

Please include a brief description of the business:

### Business #3

<table>
<thead>
<tr>
<th>Business Name:</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Business Owner (First, Last)</td>
<td></td>
</tr>
<tr>
<td>Length of Store Frontage (feet):</td>
<td></td>
</tr>
<tr>
<td>Date of Lease Expiration:</td>
<td></td>
</tr>
<tr>
<td>Number of Years Business at this Location</td>
<td></td>
</tr>
</tbody>
</table>

Please include a brief description of the business:

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*Note: If more than five (3) businesses are included in your facade improvement project, please submit a typed attachment to economicdent@cityofevanston.org.*
Summary of Work at Property

What type of improvements are you planning to make? Check all that apply:

☐ Doors ☐ Tuckpointing ☐ Other

☐ Windows ☐ Lighting ☐ Painting

☐ Signage

Describe If "Other" Checked

Provide a narrative of your proposed project. Include information on portions of the building that will be improved and what particular work activities will be completed.

Facade Project will be for new signage on west and north walls of building.

Other improvements to the property outside the scope of the facade project application include:

1. Complete remodel of building for a restaurant.
2. Exterior will be a combination of brick and stucco.
3. Canopies over exterior windows.
4. All new custom exterior doors.
5. Patio
6. All new exterior lighting (custom)

Provide a narrative of sustainability measures that will be employed in this project.

Provide a narrative of how your proposed project will improve accessibility at your building.
Summary of Estimates of Work

INSTRUCTIONS: Provide a summary of all estimates of work obtained for your proposed work in the tables provided below. Categorize each type of work for your project under "Work A", "Work B", or "Work C". For example, if your project included tuckpointing and painting — all tuckpointing estimates would fall under "Work A" while all painting estimates would fall under "Work B". See sample completed table below. Note: Evanston-based businesses should be utilized for work where possible. If an Evanston-based business will not be used for work, attach a written statement explaining why a business outside of Evanston must be utilized.

**WORK A: Type of Improvement: Tuckpointing street facades --- SAMPLE ONLY**

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Better Tuckpointing</td>
<td>Small City, Illinois</td>
<td>$10,500.00</td>
</tr>
<tr>
<td>#2</td>
<td>Tuckpointing Today</td>
<td>Suburb, Illinois</td>
<td>$8,500.00</td>
</tr>
<tr>
<td>#3</td>
<td>Family Tuckpointing</td>
<td>Center City, Illinois</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Average Estimate for Work A</td>
<td></td>
<td></td>
<td>$11,333.33</td>
</tr>
<tr>
<td>Highest Estimate</td>
<td></td>
<td></td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Lowest Estimate</td>
<td></td>
<td></td>
<td>$8,500.00</td>
</tr>
</tbody>
</table>

Note: Italics indicate portion to be completed by applicant.

**WORK A: Type of Improvement: Sign**

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Light Up Signs</td>
<td>Chicago</td>
<td>$17,500</td>
</tr>
<tr>
<td>#2</td>
<td>Independent Neon &amp; Signs</td>
<td>Chicago</td>
<td>$15,895</td>
</tr>
<tr>
<td>#3</td>
<td>Mejia Sign Inc</td>
<td>Chicago</td>
<td>$17,895</td>
</tr>
<tr>
<td>Average Estimate for Work A</td>
<td></td>
<td></td>
<td>$17,096.67</td>
</tr>
<tr>
<td>Highest Estimate</td>
<td></td>
<td></td>
<td>$17,895</td>
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<tr>
<td>Lowest Estimate</td>
<td></td>
<td></td>
<td>$15,895</td>
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</table>

**WORK B: Type of Improvement**

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Estimate for Work B</td>
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<td></td>
<td></td>
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<tr>
<td>Highest Estimate</td>
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<td></td>
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<tr>
<td>Lowest Estimate</td>
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</tbody>
</table>

**WORK C: Type of Improvement**

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>#3</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Average Estimate for Work C</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Highest Estimate</td>
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<td></td>
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<tr>
<td>Lowest Estimate</td>
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</tr>
</tbody>
</table>
Letter of Support

INSTRUCTIONS: If you are a tenant applying for funding, please have the property owner complete and sign the following letter and submit this with your application.

Date: ___________

City of Evanston
Department of Community and Economic Development
2100 Ridge Avenue
Evanston, IL 60201

Economic Development Staff:

I acknowledge that the tenant, ____________________________ (name of applicant), in my building located at ____________________________ (street address), is applying to participate in the "City of Evanston Façade Improvement Program."

I have read the terms and conditions applying to this program and authorize this tenant to pursue participation in this program.

I further consent to the recordation against this property of a Declaration of Covenants affecting the property and agree to furnish the following documents if and when this project is approved by the Evanston City Council:

- Legal Description of Property
- Signed Declaration of Covenants Affecting Real Property
- Signed Certification of Ownership and Consent (included in the Program Agreement)

Signed,

__________________________ (Print name)

__________________________ (Signature)
Agreement of Understanding

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under 'property information' is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston's Facade Improvement Program."

Digital Signature of Applicant: 

Insert Date: 

To submit your application, send the following to the Economic Development Division:
- This completed Application Form
- Copies of Color Photographs
- Copies of all bids for proposed work

Return to:

Economic Development Division
Attn: Jim Furey
2100 Ridge Avenue
Evanston, IL 60201

or

jzurey@cityofevanston.org
# LIGHT-UP SIGNS

3441 W GRAND  
Chicago, IL 60651  
773.633.8169 fax 773.687.8630

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<table>
<thead>
<tr>
<th>Customer Information</th>
</tr>
</thead>
</table>
| Name: CHICAGO'S HOME OF CHICKEN & WAFFLES  
Address: 2424 Dempster St  
City: Evanston  
State: IL  
ZIP: 60202  
Phone: 847.317.9985  |
| Date: 6/18/2012  
Order No.:  
Rep: PROPOSAL ONLY  
FOB:  |

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<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Unit Price</th>
<th>TOTAL</th>
</tr>
</thead>
</table>
| 1   | Backlit channel letters  
16" Chicago 13" Evanston 12"-Home of Chicken & waffles  
12" Breasfast, Lunch, Dinner  
all 3" deep bronze painted aluminium with white leds.  
installed to facia, with remote locates 12 volt power supplies  
customer provided 120 volt.  | $17,500.00 | $17,500.00 |
| 1   | Awnings, for windows and doors  
2 ft x 4 ft x 11 ft, for front window  
5 sets, 2 ft x 4 ft x 5 ft for windows  
2 ft x 4 ft x 12 ft for rear entrance  
all made with 1"x1" galvanized tubing, canvas awning  
material, color to be determined  | $6,500.00 | $6,500.00 |

A SIGN PERMITS ADDITIONAL, NOT INCLUDED IN PRICE

---

<table>
<thead>
<tr>
<th>Payment Details</th>
</tr>
</thead>
</table>
| Cash  
Check #  
Credit Card  |

| SubTotal | $0.00  
Shipping & Handling |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

50% Down, Balance due upon completion of signage. Lightup Signs is sole owner of all layout work & SIGNS until balance is paid.

1 YEAR WARRANTY ON LED & TRANSFORMERS  
electrical connection for signage. Lightup Signs to provide all installation material and hardware.

SIGN PERMITS TO BE PAID BY CUSTOMER
Independent Neon & Signs
Your One Stop Sign Shop.

1810 W. IRVING PARK
Chicago, IL 60613
Phone 773.214-1969 Fax 773.284-1933
www.neonandsign.com
E-mail

TO:
CHICAGO'S HOME OF CHICKEN & WAFFLES
DARNELL JOHNSON
2424 DEMPSTER ST
Evanston, IL 60202
818-917-9985

FOR:
CHANNEL SIGNS & AWNINGS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>OUTSIDE SIGNS MADE TO FIT THE FRONT AND SIDE OF THE BUSINESS – BACK LIT CHANNEL LETTERS</td>
<td></td>
</tr>
<tr>
<td>THE SIGN WILL BE D – CHICAGO'S, EVANSTON, HOME OF CHICKEN &amp; WAFFLES BREAKFAST, LUNCH, &amp; DINNER</td>
<td></td>
</tr>
<tr>
<td>CHICAGO'S WILL BE 16” LETTERS WITH A 3” THICKNESS AND 11’ LONG ENSIONS IN A SCRIPT STYLE LETTER – 12” UPPER CASE LETTERS WITH A 3” THICKNESS.</td>
<td></td>
</tr>
<tr>
<td>HOME OF CHICKEN AND WAFFLES (FRONT OF BUILDING) 12” UPPER CASE LETTERS 7.5” LOWER CASE LETTERS WITH A 3” THICKNESS.</td>
<td></td>
</tr>
<tr>
<td>BREAKFAST, LUNCH, DINNER (THE SIDE OF THE BUILDING FACING WEST) 12” UPPER CASE LETTERS 7.5” LOWER CASE LETTERS WITH A 3” THICKNESS.</td>
<td>$ 15,895.00</td>
</tr>
<tr>
<td>THE LETTERS WILL BE MADE OF ALUMINUM WITH A BRONZ FINISH.</td>
<td></td>
</tr>
<tr>
<td>THE SIGNS WILL BE BACK LIT WITH THE LIGHT GLOW COMING FROM BEHIND THE LETTERS.</td>
<td></td>
</tr>
<tr>
<td>THE SIGNS WILL BE MOUNTED TO THE FRONT AND SIDE OF THE BUILDING AS INDIVIDUAL LETTERS WE WILL HOOK THE SIGN UP TO YOUR PROVIDED ELECTRICAL JUNCTION BOX.</td>
<td></td>
</tr>
<tr>
<td>THE COST IS $ 15,895.00.</td>
<td></td>
</tr>
<tr>
<td>THIS PRICE DOES NOT INCLUDE ANY ELECTRICAL WORK.</td>
<td></td>
</tr>
</tbody>
</table>

AWNINGS

AWNINGS WILL BE MADE TO FIT THE FRONT AND SIDE WINDOWS.

THE AWNING WILL BE OF HEAVY DUTY CANVAS STRETCHED ACROSS A 1” X 1” ALUMINUM FRAME COLOR STILL TO BE DETERMINED.


LAY OUTS OF HOW THE BACK LIT LETTERS AND AWNINGS WILL LOOK ON THE BUILDING WILL BE PROVIDED FOR APPROVAL. THESE PRICES INCLUDE INSTALLATION. THESE PRICES DO NOT INCLUDE THE COSTS FOR THE REQUIRED CITY SIGN PERMITS.

TOTAL DEPOSIT

18 of 107
**PROPOSAL**

7/18/12

**TO:**
Chicago's Home of Chicken & Waffles
Dwayne Johnson
2424 Dempster St
Evanston, IL 60202
847-917-9985

**JOB TYPE:**
CHANNEL SIGNS & AWNINGS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
</thead>
</table>
| CUTOVER: SIGN MADE TO FIT THE FRONT OF THE BUSINESS - BACK  IT  IT  IT CHANNEL LETTERS THE SIGN WILL READ - CHICAGOS CHICAGO'S WILL BE 18" LETTERS WITH A 6" THICKNESS AND 11" LONG EVANS ON IN A SCRIPT STYLE LETTER - 12" UPPER CASE LETTER 8" LOWER CASE LETTERS WITH 2" 4" THICKNESS HOME OF CHICKEN AND WAFFLES (FRONT  OF  BUILDING) 12" UPPER CASE LETTERS 7.5" LOWER CASE LETTERS WITH A 6" THICKNESS BREAKFAST, LUNCH, DINNER (NE SIDE OF THE BUILDING FACING WEST) 12" UPPER CASE LETTERS 7.5" LOWER CASE LETTERS WITH A 6" THICKNESS THE LETTERS WILL BE MADE OF ALUMINUM WITH A BRUSHED FINISH THE SIGNS WILL BE BACK LIT WITH THE LIGHT GLOWING FROM BEHIND THE LETTERS THE SIGNS WILL BE MOUNTED TO THE FRONT AND SIDE OF THE BUILDING AS INDIVIDUAL LETTERS WE WILL INSTALL THE SIGN UP TO YOUR PROVIDED ELECTRICAL JUNCTION BOX THE COST IS $17,095.00 THIS PRICE DOES NOT INCLUDE ANY ELECTRICAL WORK AWNINGS AWNINGS WILL BE MADE TO FIT THE FRONT AND SIDE WINDOWS THE AWNING WILL BE OF HEAVY DUTY CANVAS STRETCHED ACROSS A 1" X 1" ALUMINUM FRAME COLOR STILL TO BE DETERMINED THE AWNINGS TO FIT THE FRONT WINDOWS WILL BE 11" X 4' COME OFF THE BUILDING 2' THE AWNINGS TO FIT THE SIDE WINDOWS (5) AWNINGS 5' X 4' COME OFF THE BUILDING 2' THE AWNING TO FIT OVER THE BACK SIDE DOOR 12' X 4' COME OFF THE BUILDING 2' THE COST WILL BE $6,550.00 THESE PRICES INCLUDE INSTALLATION THESE PRICES DO NOT INCLUDE THE COSTS FOR THE REQUIRED CITY SIGN PERMITS

**DEPOSIT**

Date Accepted By __________________________ date __________________________

http://web.mail.comcast.net/service/home/-/SIGN%20PROPOSAL%20-%20CHICAGO... 10/15/2012
PLAT OF SURVEY
OF
THE WEST 57 1/2 FEET OF THE WEST 100 FEET OF LOTS 22, 23 AND 24 (EXCEPT THE NORTH 5 FEET TAKEN FOR ROAD BY DOCUMENT NUMBER 0010765352) IN BLOCK 3 IN PIONEER AND SONS 3RD ADDITION TO EVCANSTON, SAID ADDITION BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8,351.80 SQ.FT. = 0.192 ACRE.

COMMONLY KNOWN AS: 2424 DEMPSTER STREET, EVANSTON, ILLINOIS.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HERETO DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE REQUIRED TO BE FROM THE MAPPING, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 97-40375
Scale: 1 inch = 20 feet.
Date of Field Work: November 30, 2011.
Ordered by: TRESSLER LLP
Attorneys at Law

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEY.

The Survey has been ordered for surface dimensions only, not for elevations. This is not an ALTA survey. Compare all points before building by same and at once report any difference.

State of Illinois
County of Cook S.S.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herewith drawn is an accurate representation of said survey.

Drawn: D.A. Dondier

To: Chair and Members of the Economic Development Committee  
From: Steve Griffin, Community & Economic Development Director  
       Johanna Nyden, Economic Development Coordinator  
       Jim Furey, Economic Development Specialist  
Subject: Application for the Façade Improvement Program for Bramer Animal Hospital (1021 Davis Street)  
Date: November 15, 2012  

Recommendation  
Staff supports a recommendation from the Economic Development Committee to the City Council to provide financial assistance, through the Façade Improvement Program, to Bramer Animal Hospital, (PIN: 11-18-302-030-0000), in an amount not to exceed $10,000 contingent on obtaining a third estimate for work from an Evanston-based contractor.

Funding Source  
Staff recommends utilizing funds from the Economic Development Fund’s Business District Improvement Fund (5300.65522). Fiscal Year 2012 Budget allocated a total of $147,000 for this account of which $75,000 was designated for the Façade Improvement Program. To date a total of $39,442 has been obligated from this account for façade improvement projects. Two additional façade projects (totaling $17,947) are under consideration by the Economic Development Committee (Bramer Animal Hospital and Chicago’s Home of Chicken & Waffles) for a portion of the remaining funds available for façade improvement projects.

Background  
The Façade Improvement Program provides a financial incentive to property owners and their commercial tenants to reinvest in the exterior appearance of their property or business. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost. Applicants must obtain three written bids for each work component of a proposed project. One of the three bids must come from an Evanston-based contractor. The program helps improve the aesthetics of a commercial building while simultaneously improving the overall aesthetics of a business district. (For more detailed information, please refer to the Program Guidelines at
Summary
The façade improvement project proposed by Bramer Animal Hospital for the 1021 Davis Street commercial property includes the purchase and installation of new pinned letter signage with backlighting, new front doors, new windows, and minor brickwork, front concrete, and parapet repair (where needed). All of these projects are eligible under the guidelines of the program.

As a sustainable measure, the contractor will only use materials containing recycled content on the project. Additionally, where possible, the contractor will retain existing materials for reuse on the building. The project will also only use materials produced within 500 miles of Bramer Animal Hospital. Lighting upgrades will feature high-efficiency lamps. The new doorways will comply with ADA regulations.

Bramer Animal Hospital has obtained three written bids for this façade project. None of the three bids are from an Evanston-based business. Bramer Animal Hospital and its contractor are committed to securing a bid from an Evanston-based contractor, but have been unable to do so in time for the Economic Development Committee meeting. Due to the busy upcoming Holiday schedule and the fact that this group would like to start work soon, staff supports a recommendation from the Committee to City Council contingent on supplying a final bid from an Evanston-based contractor for work prior to City Council.

Hagedorn Family, LLC is the property owner and according to the Cook County Treasurer’s office, the property owner is in good standing with their property taxes.

Attachments
- Application
- Estimates
- Plat of Survey with legal description
- Before photos of property
- Image of Proposed Plans for Property
- Construction Drawings
Facade Improvement Program Application

The purpose of this program is to improve the appearance of commercial buildings located throughout the City of Evanston. The program addresses the facade, the exterior portion of a building facing the public right-of-way, in order to remedy deteriorating property conditions and to generate business for Evanston’s commercial areas. For further details on this program, review the Program Guidelines and the Program Agreement.

INSTRUCTIONS: The following are required to be considered for participation in the Facade Improvement Program:

- This completed application (Submit this application via email to jfurey@cityofevanston.org OR deliver to the Economic Development Division at 2100 Ridge Ave, Suite 3600).
- Three estimates for each proposed scope of work (Send via email to jfurey@cityofevanston.org).
- If tenant is the applicant, letter of support from property owner indicating he/she is supportive of the project and has reviewed the terms and conditions of the Program. (Sent via email to jfurey@cityofevanston.org).

Property Information

Property Address: 1021 Davis Street
Year Property Was Constructed: 1920’s
Is this Property a Historic Landmark? No

To determine if your property is a historic landmark or in a historic district visit the City of Evanston’s Learn About My Place: http://www.cityofevanston.org/AboutYou/?name=whoami&Cmd=whoami&User=1&house_number=&street_id=&Submit=Submit

Applicant Information

Applicant Name: Hagedorn Family LLC...James E. Hagedorn
Applicant Address: 1021 Davis Street
Applicant Phone: 857-864-1700
Applicant Email: jehdvm@gmail.com
Applicant is: Property Owner
Business Name (if applicable) Bramer Animal Hospital Ltd

Property Owner Information (If Applicant is not Property Owner)

Owner Name: 
Owner Address: 
Owner Phone: 
Owner Email: 
Is the Property Currently for Sale? No
## Business Information - Ground Floor Uses

**INSTRUCTIONS:** Provide information on businesses located on the ground floor of the property that will be included in Project.

<table>
<thead>
<tr>
<th>Business #1</th>
<th>Bramer Animal Hospital Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Business Name:</strong></td>
<td>Bramer Animal Hospital Ltd</td>
</tr>
<tr>
<td><strong>Name of Business Owner (First, Last):</strong></td>
<td>James E. Hagedorn DVM</td>
</tr>
<tr>
<td><strong>Length of Store Frontage (feet):</strong></td>
<td>35</td>
</tr>
<tr>
<td><strong>Date of Lease Expiration:</strong></td>
<td>Jan 1, 2013</td>
</tr>
<tr>
<td><strong>Number of Years Business at this Location:</strong></td>
<td>80</td>
</tr>
<tr>
<td><strong>Please include a brief description of the business:</strong></td>
<td>Bramer Animal Hospital has provided veterinary services in this location since the mid 1920's. We provide veterinary care for dogs and cats including wellness, diagnostics, hospitalization and surgery.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business #3</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Business Name:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Name of Business Owner (First, Last):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Length of Store Frontage (feet):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Date of Lease Expiration:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Number of Years Business at this Location:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Please include a brief description of the business:</strong></td>
<td></td>
</tr>
</tbody>
</table>

---

**Note:** If more than five (3) businesses are included in your facade improvement project, please submit a typed attachment to economicdent@cityofevanston.org.
Summary of Work at Property

What type of improvements are you planning to make? Check all that apply:

- [x] Doors
- [x] Tuckpointing
- [x] Other
- [ ] Windows
- [x] Lighting
- [x] Painting
- [x] Signage

<table>
<thead>
<tr>
<th>Describe if &quot;Other&quot; Checked</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor brickwork, front concrete, parapet repair (where needed).</td>
</tr>
</tbody>
</table>

Provide a narrative of your proposed project. Include information on portions of the building that will be improved and what particular work activities will be completed.

The facade will be updated with improved windows, doors, lighting and a new sign. Interior improvements include a new waiting area, bathroom, and conference/exam room. This work involves only the front of the building.

Provide a narrative of sustainability measures that will be employed in this project.

Low VOC paints and adhesives for better indoor air quality. Materials from within a 500 miles radius and have recycled content. Upgrading lighting to a high efficiency lamp and layout. Reusing as much materials as possible to minimize waste. Cleaning and re-using existing HVAC duct work, where possible.

Provide a narrative of how your proposed project will improve accessibility at your building.

The bathroom will be wheelchair (ADA) accessible and the front of the waiting area more open which facilitates accessibility. All door/entry thresholds will comply with ADA. All new millwork will comply with ADA.
Photos of Property

INSTRUCTIONS: Please follow one of the options below for including current photos of the portions of the building you are proposing to improve.

OPTION 1: Upload images in the spaces provided below.
OPTION 2: Print color copies and submit them with your completed application.
OPTION 3: Submit photos as ONE (1) pdf attachment when you send your completed application via email.
Summary of Estimates of Work

**INSTRUCTIONS:** Provide a summary of all estimates of work obtained for your proposed work in the tables provided below. Categorize each type of work for your project under "Work A", "Work B", or "Work C". For example, if your project included tuckpointing and painting -- all tuckpointing estimates would fall under "Work A" while all painting estimates would fall under "Work B". **See sample completed table below.** **Note:** Evanston-based businesses should be utilized for work where possible. If an Evanston-based business will not be used for work, **attach a written statement explaining why a business outside of Evanston must be utilized.**

### WORK A: Type of Improvement: *Tuckpointing street facing facades --- SAMPLE ONLY*

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Better Tuckpointing</td>
<td>Small City, Illinois</td>
<td>$10,500.00</td>
</tr>
<tr>
<td>#2</td>
<td>Tuckpointing Today</td>
<td>Suburb, Illinois</td>
<td>$8,500.00</td>
</tr>
<tr>
<td>#3</td>
<td>Family Tuckpointing</td>
<td>Center City, Illinois</td>
<td>$15,000.00</td>
</tr>
</tbody>
</table>

Average Estimate for Work A: $11,333.33

Highest Estimate: $15,000.00

Lowest Estimate: $8,500.00

*Note: Italics indicate portion to be completed by applicant.*

### WORK A: Type of Improvement: *Signage, Windows, Doors, Repair Work*

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>DeMarsh Construction</td>
<td>East Dundee</td>
<td>$45,660</td>
</tr>
<tr>
<td>#2</td>
<td>Dobbins Group</td>
<td>Lake Forest, IL</td>
<td>$39,560</td>
</tr>
<tr>
<td>#3</td>
<td>Edge Construction</td>
<td>Bartlett, IL</td>
<td>$51,200</td>
</tr>
</tbody>
</table>

Average Estimate for Work A: $45,473.33

Highest Estimate: $51,200

Lowest Estimate: $39,560

### WORK B: Type of Improvement:

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Average Estimate for Work B: 

Highest Estimate: 

Lowest Estimate: 

### WORK C: Type of Improvement:

<table>
<thead>
<tr>
<th>Estimates</th>
<th>Name of Contractor</th>
<th>Location of Contractor</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>#3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Average Estimate for Work C: 

Highest Estimate: 

Lowest Estimate: 

---

City of Evanston | Community & Economic Development Department | Economic Development Division
p: 847.448.8100 | economicdevelopment@cityofevanston.org
Agreement of Understanding

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under ‘property information’ is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston’s Facade Improvement Program."

Digital Signature of Applicant: Aleksandr D. Vaysman

Insert Date: Nov 13, 2012

To submit your application, send the following to the Economic Development Division:
- This completed Application Form
- Copies of Color Photographs
- Copies of all bids for proposed work

Return to:
Economic Development Division
Attn: Jim Furey
2100 Ridge Avenue
Evanston, IL 60201

or

jfurey@cityofevanston.org
November 12, 2012

Dr. James Hagedorn  
Bramer Animal Hospital  
1021 Davis Street  
Evanston, Illinois 60201

RE: Bramer Animal Hospital Construction Proposal

Dear Jim,

The Dobbins Group is pleased to provide you this construction proposal to construct your proposed Phase I improvements to your Animal Hospital located at 1021 Davis Street in Evanston. Phase I improvements constitute the Façade Upgrades and the Front of the Hospital Remodeling. The costs are based on the drawings dated November 6, 2012. The proposed costs are as follows:

- Façade Upgrade: $39,560
- Front of the Hospital Remodeling: $35,250

These costs include all of the work required excluding the following: Building Permit, Sidewalk Closure permit, Architecture/Engineering, Telecommunications, Veterinary Specialties, and Extreme Winter Conditions. Further detail can be provided if requested.

We are very excited about the project and feel uniquely qualified to assist you given our familiarity with your requirements and our wide ranging design/build capability. We are prepared to start work at the beginning of January and look forward to getting started. We have included a signature block below to authorize the work to commence while a more formal agreement is prepared.

Should you have any questions, don't hesitate to call.

Sincerely,

W. Thomas Dobbins Jr.  
President  
The Dobbins Group  
Strategic Project Planning LLC

Authorization to Proceed

Date

W. Thomas Dobbins Jr.  
President  
The Dobbins Group  
Strategic Project Planning LLC  
cc: A. Vaysman, E. Bauer, File
DeMarsh Construction Company, Inc.

429 E. 4th Street East Dundee, Illinois 60118 (847) 844-1147 ~ Fax (847) 844-1425

November 14, 2012

RE: Bramer Animal Hospital
   Construction Bid

Dr. James Hagedorn
Bramer Animal Hospital
1021 Davis Street
Evanston, Illinois 60201

Dear Dr. Hagedorn;

DeMarsh Construction Company would like to provide the following lump sum costs to execute the improvements on The Dobbins Group drawings dated November 6, 2012. We are prepared to start immediately after the Building Permit has been secured.

The proposed lump sum cost for the Façade Upgrade is $45,660 including a $3,000 allowance for a Building Permit. The lump sum proposed cost for the interior remodeling depicted on the referenced drawings is $48,900 including an allowance for a building permit of $4,000. These costs exclude Low Voltage Systems and Veterinary Specialties.

We are looking forward to the opportunity to work together. Should you have questions, don’t hesitate to call. Once you have selected DeMarsh Construction, we can prepare a formal contract.

Sincerely,

Pat DeMarsh
Project Manager
(847) 812-2389
November 15, 2012

Dr. James Hagedorn
Bramer Animal Hospital
1021 Davis Street
Evanston, Illinois 60201

RE: Bramer Animal Hospital
Construction Lump Sum Proposal

Dear Dr. Hagedorn,

We are pleased to submit the following lump sum proposal to you for your planned remodeling at your facility in Evanston. We are excited about the opportunity and hope that our numbers are competitive. The proposed costs are as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Lump Sum cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Façade Upgrade</td>
<td>$51,200</td>
</tr>
<tr>
<td>Interior Remodeling – Phase I</td>
<td>$49,750</td>
</tr>
</tbody>
</table>

Please note that we have excluded work not specifically shown on the drawings as well as the Building Permit Fees and any fees associated with closing the sidewalk. We look forward to the opportunity to work together. Should you have questions, don’t hesitate to call.

Respectfully submitted,

Bill Haidl
President
The Edge Construction Co., Inc.

The Edge Construction Co., Inc.
1540 Hecht, Suite G
Bartlett, IL 60103
224/208-1062 tel
224/208-1066 fax
www.TheEdgeConstructionCo.com
MID WEST SURVEY COMPANY

That part of Lot 9 described as follows: Commencing at the southwest corner of said Lot 9; thence north along the west line of said Lot 9, 154.97 feet to the south line of a one-story brick building, extended west; thence east on the last described line and the south line of said one-story brick building, being a line forming an angle of 89 degrees 28 minutes 40 seconds, as measured from south to east from the west line of said Lot 9, a distance of 35.07 feet to the center line of a brick wall; thence south along the center line of said brick wall, 154.87 feet to the south line of said Lot 9; thence west along the south line of said Lot 9, 34.84 feet to the place of beginning, in Block 67 of Evanston in the North 1/2 of the southwest 1/4 of Section 10, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALLEY RECORD = 70.00'

STATE OF ILLINOIS

COUNTY OF LAKE

On behalf of MID WEST SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

DATED: JULY 6, 2004

MID WEST SURVEY COMPANY

Illinois Professional Land Surveyor. My license expires 10/30/04
Memorandum

To: Chair and Members of the Economic Development Committee
    Rodney Greene, City Clerk

From: Steve Griffin, Community & Economic Development Director
      Johanna Nyden, Economic Development Coordinator

Subject: Meeting Schedule for 2013 Economic Development Committee

Date: November 14, 2012

The 2013 meeting dates for the Economic Development Committee are presented for your consideration. As usual, the meetings are scheduled for the fourth Wednesday of each of the first 10 months. The November and December meetings dates have been rescheduled to accommodate the holidays.

The Economic Development Committee meetings are scheduled for 7:30 p.m. and will be held at the Lorraine H. Morton Civic Center, 2100 Ridge Avenue, in Room 2200 unless otherwise notified.

Proposed 2013 Meeting Dates
January 23
February 27
March 27
April 24
May 22
June 26
July 24
August 28
September 25
October 23
November 20 (Third Wednesday to accommodate Thanksgiving Holiday)
December 18 (Third Wednesday to accommodate December Holidays)
To: Chair and Members of the Economic Development Committee

From: Rickey Voss, Parking and Revenue Manager

Subject: Comprehensive Sign Program

Date: November 19, 2012

Discussion
Please find attached presentation on the Comprehensive Signage Design Program. Consultants will be present at the November 28 Economic Development Committee meeting to discuss this project with the Committee.
I. INTRODUCTIONS

II. CITY OF EVANSTON OPPORTUNITIES

III. METHODOLOGY

IV. BEST PRACTICES

V. QUESTIONS + ANSWERS
EVANSTON SIGNAGE PARTNERS
ORGANIZATIONAL CHART

CITY OF EVANSTON
Community & Economic Development
and Administrative Services
Ricky Voss
Parking Revenue Manager
Craig Sklenar
General Planner
Rajeev Dahal

UrbanWorks, Ltd. (M/WBE)
Patricia Saldana Natke, AIA, PARTNER
PROJECT LEAD + COMMUNITY ENGAGEMENT
Meggan Lux, AIA
Project Manager
Ameera Ashraf-O'Neill
Technical Coordinator
Caroline Souza
Designer

Merje
John Bosio, PARTNER
DESIGN + WAYFINDING
Glen Swantek
Design Principal
Jessica Church
Designer

Janis Tracy Photography (W/EBE)
Janis Tracy, PHOTOGRAPHER
PHOTO DOCUMENTATION

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PROJECTS

**URBANWORKS**

- Evanston Lakefront Masterplan
- Chicago 2016 Olympic Bid
- **Evanston Lighthouse Beach**
- Gary Greenlink
- **Evanston Sigma Alpha Epsilon HQ**
- McCormick Place Masterplan 2020
- **Evanston Emerson/Foster Masterplan**

**LISKA**

- American City
- Hubbard Street Dance
- **Racine Art Museum**
- **Northwestern Memorial Healthcare**
- American Dental Association (ADA)
- City Center DC
- Metropolitan Planning Council
<table>
<thead>
<tr>
<th>TEXAS</th>
<th>NORTH CAROLINA</th>
<th>CALIFORNIA</th>
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| COMMUNITY WAYFINDING SOLUTIONS | |}

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CITY OF EVANSTON PROJECT OBSERVATIONS
City of Evanston Wayfinding
Project Recommendations: Branding

Create Memorable Gateway and Portals (public art, landscaping or lighting)

Develop a single overriding visual theme that can be adapted to a variety of districts.

Design a system unique to Evanston
COMPLY TO MUTCD 2D.52
COMMUNITY WAYFINDING (+)

• Maximum of 3 listings per sign

• 70 percent contrast between typeface and background.

• Type size must be 4 inches for 25 mph or less and 5-6 inches for signs on roadways over 25 mph.

• Clearview HWY typeface is approved by DOT.

• Background and graphics can be CUSTOM Color - Printed High Intensity Prismatic Vinyl.

• Signs must have a clearance of at least 7 feet (ft.) off the ground and 36” lateral Clearance to satisfy the Americans with Disabilities Act requirement.

• Minimum of 150 feet between signs, with a goal of one sign per city block.

• Footer is Breakaway and complies to DOT Standards
City of Evanston Wayfinding System
A Solution to Visual Clutter

Presents a consistent design and organized information.

Reduces the need for multiple signs at congested decision points.

Sign placement is planned as part of a comprehensive system.

Mount pedestrian and parking trailblazer sign types to existing poles.

A successful wayfinding program has a strong administrative component that monitors and maintains the system of time.
City of Evanston Wayfinding
Project Recommendations: Technology

Utilize a central database to keep information consistent and up-to-date.

Utilize technology to communicate stories guide visitors and offer retail discounts. (QR info, iPod downloads and text msg.)

Apply the brand consistently across all methods of technology.
City of Evanston Wayfinding
Analytic Return on Investment

Creates “repeat visitation” by increasing awareness of the depth of destinations.

Asheville: 11% of visitors surveyed stated they would extend their trip by one additional overnight night, if new or additional destinations were discovered.

Camden NJ – Waterfront: 30% increase in visitation since installation of their wayfinding program.

Secondary Destinations tend to see the greatest benefit.
BRANDING ELEMENTS

Identity
- Logo
- Tagline
- Color / Imagery

Print Communications
- Marketing
- Official
- Informational

Environmental Graphic Design
- Gateways
- Wayfinding
- Interpretive

Electronic
- Web
- Radio
- Television

Environment
- Places
- Architecture
- Streetscape

Product
- Promotional
- Uniforms
- Equipment

Experience • Lifestyle • Diversity • Uniqueness • People • Culture • Viability • History
Government & Courts

Comerica Theatre
Children's Museum

For Downtown Information call, 602-495-1500.
AMBASSADOR
INFORMATION CENTER

No matter what you’re looking for—parking, the best happy hour, your car—we can help! This list just scratches the surface of all that we can do for you. Ask us to:

- Recommend restaurants, events and venues
- Make your dinner reservations
- Suggest parking and transportation options
- Give you a guided walking tour
- Provide a walking escort to your destination

Look for us walking along the sidewalks of Downtown Phoenix. You can’t miss our bright orange shirts that say “Ambassador, Ask Me” on the back. You can call our Hotline at 602-495-1500, or text “ASK” to 25866. Or stop at our Information Center on Adams Street between Central and 1st Avenues in the US Bank Building.
Aluminum accents

Internally illuminated tube, with translucent film applied to interior face of clear polycarbonate tube.

Aluminum base housing lighting fixture.

Granite base with engraved and filled copy.

DOWNTOWN ASHEVILLE
Pack Square Park
Asheville Art Museum
Earth Science Museum
Wortham Theatre
Biltmore/Broadway Shop & Dine
17 Olympic Themes

Primary involvement of planning and architecture team

Vision, Legacy and Communication
Overall Concept of the Olympic Games
Political and Economic Climate and Structure
Legal Aspects
Customs and Immigration Formalities
Environment and Meteorology
Finance
Marketing
Sport & Venues
Paralympic Games
Olympic Village
Medical Services and Doping Control
Security
Accommodation
Transport
Technology
Media Operations
Welcome to Charlottesville
VIRGINIA
Welcome to Historic Downtown
Court Square
Jackson Park
Chamber of Commerce
Downtown Mall
Water St. Mall
Market St. Garage
### MONTHLY RETT REPORT FOR OCTOBER 2012

**DATE:** November 1, 2012  
**TO:** Mayor and Aldermen  
**FROM:** Rodney Greene, City Clerk  
**SUBJECT:** RETT Report--October 2012

#### Budget 2012  
$1,725,000

<table>
<thead>
<tr>
<th>Month</th>
<th>Amount</th>
<th>Transactions</th>
<th>Month</th>
<th>Amount</th>
<th>Transactions</th>
<th>Cumulative</th>
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</thead>
<tbody>
<tr>
<td>March</td>
<td>76,152</td>
<td>52</td>
<td>January</td>
<td>113,540</td>
<td>57</td>
<td>113,540</td>
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<tr>
<td>April</td>
<td>121,018</td>
<td>70</td>
<td>February</td>
<td>113,355</td>
<td>37</td>
<td>226,895</td>
</tr>
<tr>
<td>May</td>
<td>221,970</td>
<td>82</td>
<td>March</td>
<td>125,990</td>
<td>65</td>
<td>352,885</td>
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<tr>
<td>June</td>
<td>160,925</td>
<td>86</td>
<td>April</td>
<td>92,096</td>
<td>59</td>
<td>444,981</td>
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<tr>
<td>July</td>
<td>538,824</td>
<td>116</td>
<td>May</td>
<td>146,980</td>
<td>93</td>
<td>591,961</td>
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<tr>
<td>Aug</td>
<td>209,942</td>
<td>96</td>
<td>June</td>
<td>180,770</td>
<td>136</td>
<td>772,731</td>
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<tr>
<td>Sept</td>
<td>136,759</td>
<td>71</td>
<td>July</td>
<td>175,975</td>
<td>109</td>
<td>948,706</td>
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<tr>
<td>Oct</td>
<td>273,326</td>
<td>55</td>
<td>August</td>
<td>167,620</td>
<td>101</td>
<td>1,116,326</td>
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<tr>
<td>Nov</td>
<td>100,720</td>
<td>52</td>
<td>September</td>
<td>68,290</td>
<td>60</td>
<td>1,184,616</td>
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<tr>
<td>Dec</td>
<td>130,480</td>
<td>57</td>
<td>October</td>
<td>142,161</td>
<td>73</td>
<td>1,326,777</td>
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<td>November</td>
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<td>December</td>
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October 2012 revenues were reduced to reflect this expenditure: $15 C.C. Recorder of Deeds.

- Monthly average needed to meet budget: $144,000  
- FY 2012 Monthly Average: $132,678

- 54 exemptions @ $100 ea = $5,400; CUMULATIVE $51,600

**There were five (5) $ million sales in October 2012.**

- 10/04/12 -- 1404 Asbury $1,075,000; Tax $5,375; Seller: Spencer; Buyer: Efstatiou
- 10/18/12 -- 1611-1615 Oak $1,320,000; Tax $6,600; Seller: Friedman; Buyer: Meadowpool Properties, LLC
- 10/24/12 -- 1600 Foster $1,700,000 Tax $8,500; Seller: CB Land, LLC; Buyer: EmSq, LLC
- 10/29/12 -- 1011 Sheridan Rd. $1,050,000; Tax $5,250; Seller: Golden Trust; Buyer: Ford/Parlin
- 10/30/12 -- 2721 Woodbine $1,100,000; Tax $5,500; Seller: McCaleb; Buyer: Devore

NSP2 purchases = $79,200; CUMULATIVE $6,091,615  
NSP2 sales = $347,300; CUMULATIVE $923,800
This update includes recent events or immediate future events involving projects under formal consideration, public meetings or significant recent permitting or enforcement actions.

**Economic Development – AUGUST UPCOMING MEETINGS & EVENTS**

<table>
<thead>
<tr>
<th>Organization</th>
<th>Next Meeting Details</th>
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<tbody>
<tr>
<td>Howard Street Business Association</td>
<td>The next Howard Street Business Association will be on November 13, 2012.</td>
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<tr>
<td>Evanston West Village Business Assoc. (EWVBA)</td>
<td>Next Meeting Date To Be Determined</td>
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<tr>
<td>WestEnd Business Association</td>
<td>The next meeting is scheduled November 27th 8-9:30.</td>
</tr>
<tr>
<td>Joint Economic Development Meeting</td>
<td>The Joint Economic Development Meeting is a meeting of representatives from Evanston’s business and merchant groups. The next meeting is scheduled for September 19 at 8:00am. The location is yet to be determined.</td>
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<tr>
<td>Economic Development Committee</td>
<td>The next regularly scheduled meeting of the EDC will be November 28, 2012.</td>
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**Economic Development – JULY MEETINGS/ON-GOING ACTIVITIES**

<table>
<thead>
<tr>
<th>Organization</th>
<th>Meeting Details</th>
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<tr>
<td>Economic Development Committee</td>
<td>The EDC met on October 24, 2012. The agenda included: Items for Discussion: A. Website Development Update; B. Workshop- Economic Development Best Practices; C. Curt’s Café. The committee voted unanimously 7-0 to recommend possible funding in the form of a loan to Curt’s Café with additional possibility of matching grants. Items for Consideration: A. Request of Budget Contribution Share for Downtown Evanston. The committee voted unanimously 7-0 to recommend approval of the request. Communications: A. Growth Oriented Companies; B. Announcements/Updates from EDC Members; C. Real Estate Transfer Tax Report; D. Monthly Economic Development Communication.</td>
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<tr>
<td>Economic Development Summit</td>
<td>An email was sent out Friday July 20th to all those who attended the Economic Development Summit reminding attendees that the summary notes from the event are now online, and advising them that web-based discussion groups had been created for the five targeted industries, the web program Grou.ps, and that the web-discussion groups for the five other Summit topic areas will be launched shortly. In addition, the update advised attendees that staff has been working on initial draft framework documents for each of the topic areas, and within the next couple of weeks will be contacting attendees for follow up meetings.</td>
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<tr>
<td>New Business Openings, Expansion, and/or Relocations – May 2012</td>
<td>Several new businesses have opened or relocated in Evanston recently, including: Avail and Company (1106 Davis Street), Cheesie’s Pub &amp; Grub (622 Davis Street), Finders Keepers (611 Dempster Street), Found Restaurant (1631 Chicago Avenue), JT’s Bar and Grill (1639 Orrington Avenue), Oakton Tires (616 Hartrey Avenue), Planet Fitness (2410 Main Street), Prana Café (1840 Oak Avenue), Safari Natural Herbs and Tea (1630 Orrington Avenue), Unity Nursery School (827 Foster Street), and Used (1309 Chicago Avenue).</td>
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</table>
The Economic Development Division maintains the City of Evanston Economic Development Facebook Page, http://www.facebook.com/EvanstonEconomicDevelopment, as a forum for daily updates on Economic Development and related activities in Evanston. In addition, Staff is working on improvements to the Economic Development website and additional social media and traditional outreach marketing. With respect to the website, staff has been actively working with selected consultants on the design, layout and framework for the new website.

**Marketing**

The most current update of the Local Business Directory lists over 1,000 Evanston-based businesses and is posted on the Economic Development website: http://www.cityofevanston.org/business/economic-development/. Staff is working on an inventory of existing businesses which will assist in providing a comprehensive update to the directory.

In addition, staff is working on launching the “Shop QA” component of the 311 system within the next couple of months. This will be a more dynamic local directory, which will allow for the businesses themselves to be active in the updates to their information, to post jobs, etc. Staff has begun to meet with Business Associations to train business owners on how to update and maintain their pages in addition to advertising the availability of the service.

**Evanston-based Business Directory**

Staff continues to work with property owners and potential developers of large vacant properties in Evanston to identify potential tenants and uses for these properties and provide assistance for approvals and other City processes. In addition, Staff has been actively working with 8 potential “prospects” (i.e. higher profile businesses and/or targeted industries) who are considering locating with the City.

**Larger scale Development Sites and “Prospects” (General – see also some specific examples below)**

Economic Development staff is planning a technology / startup meet up event with local and regional technologists, founders, and entrepreneurs to help guide the City’s tech/entrepreneur/start up strategy. Additional planning is underway for a larger event as a follow up to the tech/start up break out session of the ED Summit. Staff is working with the Technology Innovation Center on plans for a Citywide business plan competition. Staff is working with coLab Evanston to deliver entrepreneurial programming to Evanston.

**Technology/Entrepreneurship /Innovation Events**

Economic Development staff continues to work with existing businesses, assisting them in pursuing physical upgrades and expansion, facilitating them through the various permitting processes, etc. Staff is also working with several new small businesses ranging from cafes and restaurants to retailers, small office users and entertainment uses. To date, staff is working with over 70 leads for potential new small businesses.

**Small Business Assistance**

One façade application was presented to the Economic Development Committee at their August 22, 2012 meeting. 607 Howard LLC (607-609 Howard Street) was recommended to City Council to receive $12,500 in funding assistance for the installation of a new brick and limestone facade. Staff continues to meet and work with other businesses interested in the program.

**Façade Improvement Program**

Staff has begun monitoring and tracking the vacancy rates throughout the City – this information is updated monthly, and posted on the Economic Development Website. The current vacancy rates, as of September 25, 2012, are:

- Office = 10.1%
- Industrial = 2.8%
- Flex Space = 10.3%
- Commercial = 8.0%

**Vacancy Rates**

Staff continues to work with merchant groups to help facilitate the completion of the projects approved through the Great Merchants Grant Program earlier this year. Merchant groups have been alerted that the upcoming deadline for the 2013 grant period will be in November 2012.

**Great Merchant Grant Program**

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<thead>
<tr>
<th>Site location</th>
<th>Overview of Development Opportunities</th>
<th>Proposed Bldg. Area</th>
<th>Site Area (Approx)</th>
<th>Next Steps</th>
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<tr>
<td>ECONOMIC DEVELOPMENT - KEY POTENTIAL/DEVELOPMENT SITE ACTIVITY REPORT</td>
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<td>Location</td>
<td>Description</td>
<td>Proposed Addition</td>
<td>Current Status</td>
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<td>1817 Church St.</td>
<td>City Council approved a $200,000 construction loan funded from the West Evanston TIF to Evanston North Shore Contractors Cooperative to redevelop 1817 Church Street as a contractor cooperative. In addition, City Council approved ordinances to negotiate and execute contract for sale of the city-owned property to the ENSCC. In order to sell the property, the City was required to buy out HUD’s investment which is $220,000, based on recent appraisal / current market value. The $220,000 can then be used for other CDBG projects in the area.</td>
<td>1,000 s.f. addition is proposed to second floor of existing structure</td>
<td>5,764 The Evanston North Shore Contractors Cooperative are in midst of interior demolition.</td>
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<tr>
<td>1708-1710 Darrow</td>
<td>City-owned properties – residential structures were demolished late 2011.</td>
<td>N/A - no defined plan yet for redevelopment</td>
<td>5,530 The buildings were demolished late 2011. City staff is considering options for future redevelopment.</td>
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<tr>
<td>Evanston Plaza</td>
<td>WHI Real Estate Partners LLC and Bonnie Investment Group have formed a partnership to revitalize the center. The deal for the acquisition of the property closed December 20th.</td>
<td>N/A - no defined project yet</td>
<td>212,373 Bonnie Management continues to market the plaza to national retailers, services, etc. Staff is scheduling meeting with property owner to begin negotiations.</td>
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<tr>
<td>Asbury/Oakton</td>
<td>Staff has on-going conversations with property owner regarding potential business prospects that might be well-suited for the site. Property owner is currently not interested in selling the property.</td>
<td></td>
<td>14,000 19,000 Staff continues to have conversations with property owner about potential business prospects.</td>
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<tr>
<td>Chicago/Main</td>
<td>Staff has worked with developer to create a mixed-use office/retail development. Developer gave presentation at 5/25/11 Economic Development Committee (EDC) meeting to share concept and seek assistance in predevelopment activities. EDC recommended approval of initial $20,000 for marketing assistance and to allow Developer to return to request an additional $20,000 in the future, for related pre-development work. The Developers came before the Economic Development Committee on 10/26/11 to discuss progress, and to request the 2nd $20,000 for marketing assistance.</td>
<td>90,000 30,424</td>
<td>Staff continues to work with the developer to identify potential tenants that could locate in this building. A Joint Review Board meeting was held on October 2, 2012. Next step- public hearing on November 12, 2012.</td>
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<td>1801-1805 Church</td>
<td>Staff and Ward Alderman have had conversations with the property owner about future use of the site</td>
<td>n/a</td>
<td>11,000 City Council approved resolution granting authority to negotiate purchase of property Staff assessing risk of acquiring relative to contamination</td>
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<tr>
<td>Property</td>
<td>Description</td>
<td>Proposed Use</td>
<td>Current Status</td>
<td>Notes</td>
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<tr>
<td>1911-1917 Church Street</td>
<td>Staff and Ward Alderman have had conversations with the property owner about the idea of ‘partnering’ with the City on the possible redevelopment of the site. Staff has made several visits to the site with building inspectors and a structural engineer. It has been determined that the roof, electrical and plumbing systems need to be replaced. While the structure is still being evaluated, it appears to be in relatively good shape. Staff will continue to solicit smaller businesses and retailers.</td>
<td>N/A - no defined plan yet for redevelopement</td>
<td>15,825</td>
<td>Staff will work with the property owner to determine opportunities for potential redevelopment partnership.</td>
</tr>
<tr>
<td>1901 Dempster (former KFC)</td>
<td>Yum! Brands, the corporate owner of the KFC brand has enlisted a local broker to price and list the property, scheduled for Mid October. The property will have a 20 year deed restriction. Uses restricted include any restaurant that is deemed competitive to other Yum holdings including pizza, Mexican, chicken seafood, and hamburgers, although the latter two are negotiable as Yum is in the process of selling its A&amp;W and Long John Silver brands.</td>
<td>TBD</td>
<td>20,225</td>
<td>Broker indicates YUM Brands is considering counter offer with hopes of final decision in late August.</td>
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<tr>
<td>623-627 Howard Street</td>
<td>The City of Evanston purchased this property in mid-October. The City is currently assessing the condition of the building and making necessary repairs to the property.</td>
<td>Na</td>
<td>10,000</td>
<td>Staff is working on attracting active businesses to this site. A high-quality food service/sit-down restaurant is the most desired use at this location.</td>
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<tr>
<td>629-631 Howard Street</td>
<td>The City is working with the owners/operators of wine bar/cocktail lounge Ward Eight. This will be a small bar with food to be located on the ground floor of this property.</td>
<td>3,330</td>
<td>Staff is working on attracting active businesses to this site. A high-quality food service/sit-down restaurant is the most desired use at this location.</td>
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<tr>
<td>727-729 Howard Street</td>
<td>City-owned properties located on Howard Street. Staff is currently working with a theatre company to try to relocate to this building on Howard Street.</td>
<td>4,000</td>
<td>4,000</td>
<td>City Council authorized the City Manager to enter into a Letter of Understanding with City Lit theatre, to relocate theatre operations to Evanston. City Lit returned to City Council at the July 25 City Council meeting to provide an update on the relocation efforts and extend the Letter of Understanding between the City and City Lit.</td>
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<tr>
<td>Former &quot;Borders&quot; site- Maple</td>
<td>Downtown Evanston is taking the lead as primary contact with the representatives from Arthur Hill regarding refilling this space; Staff is assisting Downtown Evanston in looking for prospects</td>
<td>21,900</td>
<td>Northwestern Memorial Hospital opening clinical offices on the second floor of the former Border’s building. They will be having a ribbon cutting for the new offices on November 9, 2012 at 10:00 a.m.</td>
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<tr>
<td>1211 Chicago Avenue</td>
<td>Trader Joe’s has announced that will locate in a building being developed by Terraco at 1211 Chicago Avenue.</td>
<td>13,000</td>
<td>Staff teamed with Downtown Evanston and Arthur Hill, the property manager, to help in their efforts to recruit Julius Meinl coffee house to the first floor space. Staff continues to work with the property manager on pursuit of this and other viable tenants for this space.</td>
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<tr>
<td>Location</td>
<td>Description</td>
<td>Notes</td>
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<tr>
<td>1012-14 Church</td>
<td>Business owner planning a major concert &amp; lounge venue. Interior demolition underway. Tentative plan to open Fall 2012.</td>
<td>Staff assisting business owner with city process. No financial assistance has been requested. Staff has made several site visits. Liquor License approved at the October 22 City Council meeting. Planned opening for November.</td>
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<tr>
<td>2424 Dempster</td>
<td>Business owner planning to open third location of Chicago’s Home of Chicken and Waffles at former Napa Auto Store. City is lending $200,000 for build out of space. First bank and Trust is lending $202,500 for purchase of the property.</td>
<td>Chicken and Waffles closed the property purchase on June 25th and have signed agreements with City. Buildout is currently underway. Liquor License approved at the October 8 City Council meeting.</td>
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<tr>
<td>1890 Maple</td>
<td>The property is owned by Bob King who is proposing demolition of the building and construction of 300+/- rental residential units</td>
<td>Staff will continue to monitor the progress of negotiations and continue steering development opportunities to the property owner.</td>
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