ECONOMIC DEVELOPMENT COMMITTEE MEETING  
WEDNESDAY, MARCH 25, 2009  
ROOM 2404-7:30 P.M.  

AGENDA  

I. CALL TO ORDER  

II. CONSIDERATION OF THE EDC MEETING MINUTES OF FEBRUARY 25, 2009 (DOCUMENT ENCLOSED)  

III. MR DANIEL AARONSON, VP-FEDERAL RESERVE BANK OF CHICAGO, GUEST SPEAKER: OPINIONS/TRENDS ON THE STATE OF THE ECONOMY  

IV. EVANSTON COMMUNITY DEVELOPMENT CORPORATION (ECDC) REQUEST FOR TIF ASSISTANCE (DOCUMENTS ENCLOSED) FOR ACTION  

V. LSL INDUSTRIES, INC. REQUEST FOR TIF ASSISTANCE (DOCUMENTS ENCLOSED)-FOR ACTION  

VI. CARROLL PROPERTIES REQUEST FOR TIF ASSISTANCE (DOCUMENT ENCLORED)  

VII. COMMUNICATIONS  
1.) 2ND QUARTER AVAILABLE PROPERTIES REPORT  
2.) INTERIM CITY MANAGER SUPPORT LETTER FOR CMSA EXPO  
3.) FEBRUARY 2009 RETT REPORT  
4.) TIF DISTRICT ARTICLE: EVANSTON REVIEW  

VIII. ADJOURNMENT  

NEXT SCHEDULED EDC MEETING: APRIL 22, 2009  

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 David Cook, Facilities Management Office at 847/866-2916 (Voice) or 847/448-8052 (TTY).
II. ENCLOSURE: Economic Development Committee Meeting Minutes of February 25, 2009
ECONOMIC DEVELOPMENT COMMITTEE

MEETING MINUTES
OF WEDNESDAY, FEBRUARY 25, 2009

ROOM 2404-7:30 P.M.

MEMBERS PRESENT: Ald. Jean-Baptiste, Ald. Tisdahl, Robert Creamer, Dan Mennemeyer, *Seth Freeman


PRESIDING OFFICIAL: Ald. Tisdahl, Chair

OTHERS PRESENT: Plan Commission Members: David Galloway, Albert Hunter, *Seth Freeman

STAFF PRESENT: Dennis Marino-Interim CD Director, Morris Robinson-Economic Development Planner, Paul Schneider, Rajeev Dahal, Ricky Voss

OTHERS PRESENT: John & Linda Coonen- CMSA, Robert Jacobi-President, Arc Technology Group, Joe Scarry-Engagement Director, Arc Technology Group, James Considine-Chief Planner, TYLINTERNATIONAL

SUMMARY OF THE MEETING:

I. Chair Tisdahl called the EDC Meeting to order at approximately 7:40 P.M. and asked for a motion to approve the previous meeting minutes.

II. Ald. Jean-Baptiste moved approval of the EDC Meeting Minutes of August 6, 2008 and Member Creamer provided a second. The EDC voted unanimously to approve the minutes.

III. CONTENT MANAGEMENT SYSTEM ASSOCIATION (CMSA) EXPO TO BE HELD IN EVANSTON: INTRODUCTION & INFORMATION PRESENTATION.

Chair Tisdahl announced that the first business agenda item was an informative presentation by principals of the marketing firm of Content Management System Association, Inc. (CMSA) which has planned an expo to be held in Evanston. Staff member Robinson introduced John and Linda Coonen of CMSA and Robert Jacobi and Joe Scarry, President and Engagement Director respectively of Arc Technology Group, to the members of the EDC.
Staff member Robinson advised the EDC that the upcoming expo will bring 300 to 400 attendees to Evanston and that the downtown in particular and Evanston and surrounding areas in general will get a substantial revenue boost from the three day affair. The intent is to establish the City of Evanston as the official host city for the expo each year.

Mr. Coonen continued with the presentation by advising the EDC that the CMSA hosted Expo Learning and Business Conference will be held at the Hotel Orrington Conference center from April 29, through May 1, 2009 and that Arc Technology Group is a major, local sponsor. It is expected that 350 or more participants from around the globe will attend the conference. As conference host, CMSA primary objective is to assist participants learn the latest in web technology and creativity and demonstrate ways to improve the way in which they communicate on the web. CMSA is the best place to connect to the worlds top content management experts Attendees will learn from experts in Joomla, Drupal, and Alfresco while establishing career networking connections that can profoundly impact the way they conduct their business. The merchants in the host community will share in the same benefits as well as benefiting from the revenue generated from the conference.

Mr. Coonen informed the EDC that CMSA is especially proud of the fact that they are the leading edge in the fast growing Open Source technology sector which provides free programs to users but does not provide the requisite use training. The expo is designed to meet that need. The registration fees for the entire conference is approximately $540 and local business owners are encouraged to participate as are students in the high school and middle schools. CMSA, with the help of sponsors will be in a position to provide registration discounts, reducing the cost for students to attend for one day to probably $50 or slightly less.

Ald. Jean-Baptiste made the suggestion to distribute expo information material to the school districts as soon as possible and to continue working with city staff to promote the conference. Asked if he had met with any Northwestern University personnel, Mr. Coonen advised the EDC that a series of meetings have already been held with the Evanston Chamber of Commerce, EVMARK and city staff and they have been pleased with the level of proactive support that has been offered from leaders in the city.

EDC Member Mennemeyer identified himself as a board member of the Chamber of Commerce and that Jonathan Perman, the Chamber’s Executive Director could provide an entrée’ to the appropriate people at NU. Mr. Coonan commented on the exceptional assistance they have received from Mr. Perman. Mr. Jacobi and Mr. Scarry of Arc Technology briefly described their sponsorship participation with the expo and related some positive business experiences they’ve had resulting from the expertise they have acquired in the use and application of Open Source programs.
Various members of the EDC commented on the positive aspects of Evanston serving as the host city for this and future expositions and that every effort should be made to market the city in that respect. Mr. Freeman asked Mr. Coonen to again explain Open Source technology for the benefit of the audience and Mr. Coonen complied.

**ACTION TAKEN:** The EDC endorsed the Expo and instructed staff to provide support where possible to assist in making the Expo a success. No formal vote was required.

**IV. EVANSTON MULTI-MODAL TRANSPORTATION PLAN PRESENTATION: PLAN COMMISSION MEMBERS INVITED**

Chair Tisdahl informed the EDC that the next agenda item was a presentation of the draft Multi-Modal Transportation Plan and welcomed some members of the Plan Commission who were invited to the presentation. A copy of the hefty draft plan was distributed to each EDC and Plan Commission member prior to the EDC Meeting.

City staff members Paul Schneider, Director of Transportation, Rajeev Dahal, Sr. Traffic Engineer, Ricky Voss, Parking Manager together with Mr. James Considine, Chief Planner with TYLINTERNATIONAL and consultant to the city were present for the discussion and feedback session. Staff member Dahal provided a brief overview of the purpose of the report, indicating that it was a year in the making and introduced Mr. Considine. Mr. Considine began the power point presentation with a brief overview of the methodology used in data collecting and analysis. The comprehensive plan was developed from the compilation of several lesser reports.

Mr. Considine informed the EDC that the purpose of the plan is to shape long-range planning efforts for the future transportation system. The plan takes into consideration the connectivity of the whole system and addresses all transportation modes to include alleys; bicycle; parking; pedestrian; transit and vehicle. Mr. Considine referred the EDC to the recommendation Summary included with the Plan Book which was used as a guide for the discussion/feedback session.

A lively discussion ensued with many question raised particularly from EDC members Freeman and Mennemeyer who both praised the document. It soon became apparent that more time would be need to address the many questions posed and member Freeman asked if there would be more forums or opportunities to address the issues raised. Staff member Dahal advised the EDC that it was the intent to present the final plan to the City Council at the last meeting in March 2009. Ald. Jean-Baptiste strongly suggested that additional opportunities to provide feedback for the plan be made available.
Interested parties can find the draft Multi-Modal Transportation Plan on the City website, cityofevanston.org, and can peruse hard copies in the offices of the City Clerk; the Planning Division and the Traffic Engineer. All offices are located at the Evanston Civic Center, 2100 Ridge, Avenue, 60201.

**ACTION TAKEN:** After continued discussion, the EDC came to a consensus that additional forums are needed to provide opportunities for feedback to the plan prior to presenting the draft report to the City Council for approval. This was not a vote actionable agenda item.

**V. CURRENT DEVELOPMENT PROJECT UPDATES:** Staff member Marino provided the EDC with brief status reports on the Winthrop Club condominium project; 708 Church Street, The Mather Project, the two Carroll Properties Projects 3 year time extensions and others.

**VI. OTHER BUSINESS:** There were no other business issues.

**VII. COMMUNICATIONS:** The articles and data reports contained in the EDC packets were acknowledged.

**VIII. ADJOURNMENT:** There being no further business, Chair Tisdahl adjourned the meeting at approximately 9:55 P.M.

The next scheduled Economic Development Committee Meeting will be held on Wednesday, March 25, 2009 at 7:30 P.M. at the Civic Center in Room 2404.

Respectfully submitted,

Morris E. Robinson  
Economic Development Planner
III. ENCLOSURE: Daniel Aaronson Biography
Economists

Daniel Aaronson
E-mail
(312) 322-5650
C.V.

Biography

Daniel Aaronson is a vice president and economic advisor in the economic research department at the Federal Reserve Bank of Chicago. He also leads the microeconomics group. Aaronson conducts research on topics related to labor markets and education. His research has been published in journals such as the Journal of Labor Economics, the Journal of Human Resources, the Journal of Urban Economics and the Review of Economics and Statistics and has also been featured in Chicago Fed research publications, including Economic Perspectives and Chicago Fed Letter.

Prior to his current position, Aaronson served as a senior economist and economic advisor in the economic research area. He began his career at the Chicago Fed as a staff economist in 1996. He has also taught at the University of Illinois at Chicago's College of Urban Planning and Public Affairs and Northwestern University's Kellogg School of Management.

Aaronson received a B.A. in economics from Washington University in St. Louis and a Ph.D. in economics from Northwestern University.
IV. ENCLOSURE: Evanston Community Development Corporation (ECDC) Request for TIF Assistance
Interdepartmental Memorandum

To: Rolanda Russell, Interim City Manager
Chair and Members of the Economic Development Committee

From: Dennis Marino, Interim Director, Community Development Dept.
Morris Robinson, Economic Development Planner

Subject: Evanston Community Development Corporation (ECDC) Request for $30,000 in West Evanston TIF Support to Achieve Economic Development Objectives within the TIF in FY 2009-10

Date: March 20, 2009

Enclosed is a proposal from ECDC for $30,000 in TIF funds to support the organization’s work within the West Evanston TIF. This is an eligible use of TIF funds, confirmed with Bob Richliecki of Kane-McKenna, the City’s TIF consultant.

The proposed programmatic activities are consistent with the goals and objectives of the Redevelopment Plan and Project for the West Evanston TIF. Strengthening ECDC’s capacity as an emerging intermediary for the City’s most economically challenged neighborhood is an important City objective and has been heightened with the creation of many new or expanded development tools financed by the federal stimulus package recently adopted.

ECDC has been approved for $25,000 in CDBG funds for 2009-10 and has been a recipient of assistance in the past from the Neighborhood Business District Improvement Fund.

Staff recommends approval of this request conditional on quarterly reporting and quarterly meetings with City staff and ECDC Board members and staff.
March 5, 2009

Mr. Dennis Marino
City of Evanston
Via Email: dmarino@cityofevanston.org

Re: Westside TIF District
Tax Increment Financing Request
$30,000 to Support Ongoing Programming in Economic Development and Entrepreneurship

Dear Mr. Marino:

The Evanston Community Development Corporation is pleased to submit this request for assistance to the City of Evanston to support Ongoing Programming in Economic Development and Entrepreneurship.

The Evanston Community Development Corporation (ECDC) serves as a catalyst for positive change on the Westside of Evanston. Its programs and services are designed to assist residents to build personal assets, and businesses to grow and expand. ECDC is dedicated to the revitalization of the Westside physically, economically and in spirit.

The problems on the Westside are longstanding and complex. They will require significant and sustained investment in education, workforce training, and economic restructuring. The Westside is most often viewed through a social service lens, even by its residents. Associating profit and loss, market opportunity, and market share to life on the Westside is foreign indeed. Changing the way business, business ownership, and employment are viewed by Westside residents can significantly impact the long term prospects for all who live there.

Specific business programs include:

1. **On-Call Technical Assistance.** Technical assistance, advocacy, and referral. Any Westside business is eligible. ECDC has provided business assistance packets to more than 140 businesses.

2. **Business Mentoring** - One-on-one matches of entrepreneurs and business owners / managers to experienced business owners, consultants, and financial professionals to develop business strategies, work through challenges, and apply for funding. Sixteen businesses are receiving support through the mentor program. Through our efforts with one business we were able to provide funding that enabled 12 formally unemployed young men to enter into an entry level on the job construction skills training program.

3. **Church Dodge Merchant Association (CDMA) and West End Market (WEM)**: The CDMA is an association of businesses located in the Church Dodge retail district and beyond. The WEM provides convenient access to fresh food and the opportunity for individuals with a product or craft to test the market and adapt the product to market needs before making major investments. CDMA merchants and WEM vendors are eligible for the Business Mentor program and the ECDC Grant Fund. Eleven WEM vendors received business assistance packets. Two vendors continue to receive assistance through the Mentor program.
4. **Business Grant Fund** - Modest grants paired with technical assistance to help businesses sustain or expand and ultimately support more substantial investments. Grant funds can be used for new or upgraded equipment and capital improvements that improve business efficiency and profitability. Grantees must be part of the Mentor program or be a current client of the Evanston Small Business Development Center. One business grant has been awarded and a second grant application is pending.

5. **Business Loan Fund** - A new fund in formation to provide debt capital to businesses with a specific business opportunity for growth, but with limited access to traditional credit.

Our purpose in applying for your assistance is to enable us to continue to offer assistance to Westside companies to stay in business and expand, and microentrepreneurs to explore business opportunities through the West End Market and other venues. ECDC has the programming in place but lacks the staff capacity to fully deliver these programs.

ECDC respectfully requests $30,000 to support its programming in economic development and entrepreneurship to increase the self-sufficiency of individuals living and working on the Westside.

Sincerely,

William Logan

William Logan
### Evanston Community Development Corporation
#### October 2008 - September 2009 Budget
**Approved October 28, 2008**

**Proposed Revisions**

<table>
<thead>
<tr>
<th>Expense</th>
<th>Approved</th>
<th>Proposed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Executive Director</td>
<td>60,000(^1)</td>
<td>32,998</td>
<td>60,000</td>
</tr>
<tr>
<td>Program Manager</td>
<td>31,500(^2)</td>
<td>31,500</td>
<td>31,500</td>
</tr>
<tr>
<td>Special Projects / Market Manager / Computer</td>
<td>12,000(^3)</td>
<td>---</td>
<td>11,000</td>
</tr>
<tr>
<td>Professional Services (legal, accounting, insurance)</td>
<td>7,500</td>
<td>5,000</td>
<td>5,500</td>
</tr>
<tr>
<td>Office / Program Space Expense</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rent</td>
<td>23,500(^4)</td>
<td>6,000(^5)</td>
<td>6,000</td>
</tr>
<tr>
<td>Supplies</td>
<td>6,000(^6)</td>
<td>1,500</td>
<td>1,598</td>
</tr>
<tr>
<td>Equipment</td>
<td>3,000(^7)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Furniture</td>
<td>2,500(^8)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Marketing &amp; Community Outreach</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Website</td>
<td>6,000(^9)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Flyers, Brochures, Manuals</td>
<td>2,500(^10)</td>
<td>---</td>
<td>1,500</td>
</tr>
<tr>
<td>Advertisements</td>
<td>500</td>
<td>---</td>
<td>500</td>
</tr>
<tr>
<td>T-Shirts</td>
<td>1,500</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Board Shirts</td>
<td>500</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Booth Set Up</td>
<td>2,000(^11)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Event Hospitality</td>
<td>3,000(^12)</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>EDC Marketing Fund</td>
<td>---</td>
<td>6,853(^13)</td>
<td>6,853</td>
</tr>
<tr>
<td>Programs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Grant Program</td>
<td>20,400(^14)</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entrepreneurship Class</td>
<td>5,000</td>
<td>---</td>
<td>500</td>
</tr>
<tr>
<td>Computer Training</td>
<td>2,500</td>
<td>2,500</td>
<td>1,400</td>
</tr>
</tbody>
</table>

---

1. 60,000 is the current management contract amount annualized or the proposed salary, including benefits of an Executive.
2. 31,500 represents the program manager position at 30,000 including benefits through June 30, 2009 and 36,000 beginning July 1, 2009.
3. 12,000 represents the current level of effort for the market manager on an annualized basis.
4. 23,500 represents office rent of 2,000 per month beginning in January 2009 and program/storage space rental of 500 per month beginning in November for meetings and computer, entrepreneurship, GED classes.
5. 6,000 includes meeting and storage space only.
6. 6,000 represents customary supplies plus in house duplication of flyers, brochures, and manuals.
7. ECDC currently owns 9 computers but no other equipment.
8. ECDC currently has no furniture.
10. Outsourced duplication.
11. Replacement/upgrade of booths and booth set up.
13. 6,853 is a restricted fund for approved purposes only.
14. 35,000 grant fund for seven months beginning in March 2009.
### Construction Skills Training

West End Market

<table>
<thead>
<tr>
<th></th>
<th>45,000</th>
<th>45,000</th>
<th>45,000</th>
</tr>
</thead>
</table>

**Total**  
191,851

---

### Revenue

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Status</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>72,104</td>
<td>confirmed</td>
<td>50,000</td>
</tr>
<tr>
<td></td>
<td>37,498</td>
<td></td>
<td>50,000</td>
</tr>
<tr>
<td>JTED</td>
<td>50,000</td>
<td>confirmed</td>
<td>6,853</td>
</tr>
<tr>
<td>City of Evanston EDC</td>
<td>15,000</td>
<td>received</td>
<td></td>
</tr>
<tr>
<td>Northwestern University</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evanston Hospital</td>
<td>5,000</td>
<td>received</td>
<td></td>
</tr>
<tr>
<td>Evanston Inventure</td>
<td>10,000</td>
<td>pledged</td>
<td></td>
</tr>
<tr>
<td>USDA</td>
<td>35,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund Raising Event</td>
<td>15,000</td>
<td></td>
<td>20,000</td>
</tr>
<tr>
<td>Best Buy Foundation</td>
<td>20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Individual Gifts</td>
<td>5,943</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Tax Increment Financing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evanston Township</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Crops</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total**  
191,851

---

**Other funding requested not included in this budget**

15 72,104 is 18,333 CDBG confirmed payment through February and $3,774 March – September pending CDBG approval
16 10,000 remaining of $30,000 pledge from Inventure Board of Directors in support of NUPIP fellowship
17 Proposed grant application to USDA in support of WEM
18 35,000 pending grant application for technology center

*Note: These revisions are pending based upon pledged funds from other public sources to replace funds cut from CDBG.*
<table>
<thead>
<tr>
<th>Funder</th>
<th>Amount</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evanston Hospital</td>
<td>$3,000</td>
<td>Applied / pending</td>
</tr>
<tr>
<td>Evanston Lighthouse Rotary</td>
<td>$50,000</td>
<td>Applied / pending</td>
</tr>
<tr>
<td>Evanston Community Foundation</td>
<td>$11,025</td>
<td>Applied / pending</td>
</tr>
<tr>
<td>First Bank and Trust</td>
<td>$50,000</td>
<td>Confirmed / pending matching funds from</td>
</tr>
<tr>
<td>other banks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>US Small Business Administration</td>
<td>$250,000</td>
<td>application in process / pending matching</td>
</tr>
<tr>
<td>funds from banks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>US Department of Energy</td>
<td></td>
<td>application in process</td>
</tr>
</tbody>
</table>
The Evanston Community Development Corporation (ECDC) serves as a catalyst for positive change on the Westside of Evanston. Its programs and services are designed to assist residents and businesses to build personal assets, grow, and expand. ECDC is dedicated to the revitalization of the Westside physically, economically and in spirit. Highlights from ECDC’s first five years are noted below.

Three initial developments secured the Westside and created initial partnerships that have endured to create jobs and bring lasting investment to the Westside.

- ECDC was the key impetus to establishing a Tax Increment Financing district. This action ensures twenty years of focused public infrastructure investment to benefit local residents and businesses on the Westside.
- ECDC facilitated a partnership between developer Cyrus Homes and Community Builders of Evanston LLC to develop 40 townhomes representing a total of $14 million invested in the Westside, creating 10 new jobs in the building trades for Westside residents.
- ECDC supported the development of BooCoo at Church and Dodge, providing space for music and dance classes, a recording studio, and a café, as well as meeting space. ECDC supported the development with grant applications and technical assistance creating 11 new jobs.

After laying a strong foundation, ECDC turned its attention to rebuilding the local business community long isolated from the larger business community and with little access to capital and business support.
In May 2007, ECDC brought together local businesses to create the Church Dodge Merchant Association. ECDC helped them secure $10,000 from the Economic Development Committee for signage and beautification in the commercial corridor.

In late 2007, ECDC developed a strategic alliance with Northwestern University and Kellogg School of Management. ECDC engaged Kellogg Neighborhood Business Initiative to conduct an in-depth analysis of local businesses. In early 2008, working with Northwestern University Campus Catalyst, ECDC developed and initiated a business mentoring program for Westside businesses.

In August of this year, ECDC launched its Pilot Business Grant Program that allows ECDC to provide small grants, paired with technical support, to help secure and sustain businesses on the Westside leading to new and more substantial business investments.

With funds from the Economic Development Committee, ECDC developed a website that has just been expanded to include Business Connect, a searchable tool for finding Westside businesses, and creating a direct link to Westside business websites.

ECDC has now extended its work to economic opportunity for local residents by building skills and leveraging local businesses with services to create new opportunities for entrepreneurs.

With a grant from the Evanston Community Foundation, ECDC developed curriculum and purchased computers to provide free computer training in Word, Internet, and Internet based job search skills.

In May of this year, ECDC adopted the West End Market as an ECDC project. WEM provides 20 Saturdays of fresh produce, entertainment, craft and natural product vendors from 7:00 am – 2:00 pm at the corner of Church and Dodge. ECDC staffs the market and provides business assistance to individual vendors.

In July ECDC received a $50,000 grant from the State of Illinois to train twelve Westside residents in construction skills with partner Community Builders. All twelve are currently receiving training.

In August, ECDC organized its 3rd annual National Night Out celebration against drugs and violence. It featured Chiefs of Police and Fire Department, 5th and 2nd Ward Aldermen, Mayor Morton, local choirs and individual entertainers, kids activities, and a candlelight vigil. More than 350 residents attended.

In November ECDC launched a series of free GED classes with partners Oakton Community College and BooCoo.
Five Years at Church and Dodge
December 2008

Community Builders at work at BooCoo.

ECDC
Evanston West End Market

ECDC
Evanston Community Development Corporation
Mission Statement
ECDC is dedicated to the revitalization of the Westside: physically, economically, and in spirit.

Focus Areas
ECDC focuses its programming in three mission areas: business assistance, workforce development, and affordable housing.

Priorities for 2008-2010
➢ Create and retain jobs
➢ Support area businesses
➢ Build the capacity of individuals

Goals and Strategic Actions:
Goal #1: Create 8 new jobs annually.
Working in partnership with Community Builders, Cyrus Homes, and other businesses and developers on the Westside, ECDC will support area businesses in the creation of new permanent jobs.

Strategic Actions include:
▪ Assist businesses in accessing training funds and other financial incentives;
▪ Support businesses in gaining new contracts and expanded business opportunities;
▪ Provide mentoring, training, and technical support to advance and expand business operations; and
▪ Advocate for businesses with various government agencies and service providers.

Goal #2: Provide technical support to advance and sustain 12 area businesses retaining 24 jobs annually.
Working in partnership with the Kellogg School of Management, ECDC Business Mentors, the SBDC, and others to direct one-on-one technical assistance to area businesses.

Strategic Actions include:
▪ Identify business mentors among experienced business owners and managers, finance professionals, and others;
▪ Match mentors with appropriate area businesses;
▪ Assist businesses to access financing; and
▪ Refer businesses to advanced or specialized technical support.

Goal #3: Expand Access to Capital for Westside Businesses
Working in partnership with area bankers and other funders, ECDC will fill gaps in the availability of capital, from business start-up through maturity, for businesses located on the Westside and minority and women owned businesses throughout Evanston.

Strategic Actions include:
▪ Capitalize a $35,000 grant fund for equipment, new employees, and other capital investments to strengthen business balance sheets and increase their ability to secure bank financing.
▪ Capitalize a $250,000 loan fund for equipment, new employees, and other capital investments.
- Develop program materials, overview narrative, application, scoring sheet, checklist, and supporting documentation for grant and loan applications.
- Establish grant and loan review committee.

Goal #4: Build the Capacity of Residents on the Westside to Seek and Secure Family-Sustaining Incomes and Lifestyles
Working in partnership with area institutions, organizations, and businesses, develop programming that builds individual assets and capacities for long term wealth creation.

Strategic Actions include:
- Work with Oakton Community College to provide GED classes at Booco.
- Provide beginning and intermediate computer classes, tutoring, and a drop-in center for computer use.
- Work with Community Builders to provide construction skills training in green building technologies.
- Work with area businesses to develop food service training and catering space.
- Establish entrepreneurship and self-employment as viable alternatives to traditional employment and provide training and support to youth and adults to start-up and develop businesses.

Goal #5: Advocate for the Public and Private Support and Advancement of the Westside
Working in partnership with other Westside organizations, support events, programming, and development that direct positive attention to the Westside and supports Westside businesses and residents. Facilitate relationships, alliances, and partnerships among businesses, institutions, and organizations throughout the city and beyond that further such aims.

Strategic Actions include:
- Join with police and fire departments and area organizations to celebrate National Night Out against crime and violence.
- Work with area funders to establish the Westside Resource and Technology Center.
- Support actions to increase access to fresh food, health education, and urban farming.
- Advocate for affordable housing development and support affordable housing developers.
- Provide opportunities to engage the community in policy discussions about the advancement of the Westside, such as, Town Hall and Candidate Forum.
V. ENCLOSURE: LSL Industries, INC. Request for TIF Assistance
March 20, 2009

To: Roland Russell, Interim City Manager  
   Chair and Members-Economic Development Committee

From: Dennis Marino, Interim Director, Community Development Department  
       Morris Robinson, Economic Development Planner

Subj.: LSL Industries, Division of PRL Industries, LLC. Request for Financial Assistance

Mr. Ash Luthra is the owner of LSL Industries, Inc. a certified minority owned company that assembles and distributes disposable hospital devises. The company is headquartered at 5535 N. Wolcott in Chicago and operates out of a 40,000 square foot facility. Business has been good and Mr. Luthra needed to expand to meet the demand of new customers. Mr. Luthra decided to expand in Evanston and in 2008 he purchased the long vacant, deteriorating and contaminated 30,000 square feet industrial building located at 2025 Dempster. Aside from the environmental cleanup of the site, the structure required extensive rehab work both inside and out. This new branch will provide approximately 20 new jobs and Mr. Luthra has pledged to work with the high school to train students for employment opportunities.

To successfully accommodate the transaction and meet the costs for the expansion, Mr. Luthra appeared before the Economic Development Committee at the March 26, 2008 meeting, seeking support from the City to participate in a Class 6b real estate tax abatement program. At that meeting the EDC voted unanimously to recommend approval for the Class 6b support and in May 2008, the City Council adopted Resolution 33-R-08 supporting the application for the Class 6b status, and the action will significantly reduce future real estate taxes.

Although Mr. Luthra knew there were asbestos in the walls and that the two fuel tanks buried inside the site had environmental contamination problems, he was prepared to spend an estimated $230,000 for environmental remediation. However, Mr. Luthra was unprepared for the extent of the leakage from the tanks and the additional, extraordinary costs required for removal of contaminated material. As indicated in Mr. Luthra’s attached letter, the estimated extraordinary environmental remediation cost is $70,837. Of this amount, Mr. Luthra will contribute $20,837 and is asking the city to provide the gap amount of $50,000. The itemized cost ($252,274.37) for the entire rehabilitation of the site is also attached.

Staff has reviewed the request in conjunction with the previous 6b status support from the City and recommends assistance in the amount not to exceed $35,000, which is approximately 50% of the estimated extra cost, to be reimbursed after the remediation work is completed and when the doors open for business at the 2025 Dempster site. The funds will be provided from the TIF District # 6 increment balance.
February 4, 2009

City of Evanston  
Planning Department  
2100 Ridge  
Evanston, IL 60201

Attention:  Mr. Dennis Marino, Interim Community Development Director  
Mr. Morris Robinson, Economic Development Planner

RE: 2025 Dempster, Evanston Building

Dear Mr. Marino & Mr. Robinson,

I am writing to you with the hope that you can assist me in our endeavors to move into the 2025 Dempster Building and consequently start conducting our business in Evanston. The sooner we do that the sooner we can start employing people locally from the City of Evanston.

As you know we have spent considerable time effort & money in cleaning up the environmental problems associated with the subject building. Specifically, the asbestos was cleaned out of the building through an outside licensed contractor. Similarly, several tanks were removed from the building including the 2 tanks containing Naphtha and Cellusol. These 2 tanks had leaked and the IL Fire Marshall was informed and incident recorded. The cost to remove those tanks was contracted at $ 28,450.

As a result of the leak, we now have to dig up additional dirt in that specific area and backfill the hole. As a result of this unforeseen LUST (leaking Under Storage Tank) we have to spend an additional $18,237.35 + $ 44,600 + $8,000 repairs & backfill for a total of $70,837.35.

Due to the unforeseen expenses, we are respectfully requesting that if we can get some help in defraying some of these additional costs. We are proposing that if we can get $50,000 in help through the City of Evanston we will spend the additional $20,837.35 ourselves.

Your kind consideration of this request would be greatly appreciated and allow us to move quickly to get into the building and commence our operations.

I have attached the estimates for the additional work involved, for your review.

Best Regards,  
PRL Industries, LLC

[Signature]
Ash Luthra  
Managing partner
January 6, 2009

Mr. Ash Luthra
PRL Industries, Inc.
5535 N. Wolcott Avenue
Chicago, Illinois  60640

INVOICE 08018T01.101
for
Underground Storage Tank Removal
2025 Dempster Street, Evanston, Illinois
Conducted in Accordance with AEC Proposal 08018P2

Base Price for Tank Removal $ 28,450.00

Surcharge for increased size of naphtha UST from 300g to 600g and cellosolve UST from 100g to 600g requiring additional machine and operator, and hand cutting tank in the ground and removing by pieces due to size too large to remove intact as bid 3,780.00

Surcharge for removal of steel-reinforced concrete in excess of 6" (actual thickness 8") and removal of 19' x 30' slab of 15" thick concrete over UST 3,780.00

Credit for not cutting/cleaning/backfilling absent 1000g heating oil UST (1,300.00)

Laboratory Analysis (per Contract) where 1,188.00

TOTAL DUE THIS INVOICE $ 35,898.00

1. Costs for removal and disposal of liquid and solid waste generated during UST removal will be invoiced separately in a subsequent and final invoice for this Contract 08018T01 once all waste removal activities have been completed.

2. Engineering and Remediation of the naphtha and cellosolve LUST pursuant to receipt of an NFR letter will be conducted separately under Project Number 08087T01, in accordance with the terms of Proposal 08018P2 and understanding of Agreement 08087P.

-due upon receipt-

---------- PO BOX 8292 ♦ BARTLETT,IL. 60103-8292 ----------
26 January 2009

Mr. Ash Luthra
PRL Industries, LLC
5535 Wolcott Avenue
Chicago, IL 60640

Re: Revised Proposal for Environmental Consulting Services for the
2025 Dempster, Evanston, IL Project

Dear Ash:

Van Allen Consulting, Inc. (VCI) is pleased to submit this revised letter proposal for
providing professional environmental consulting services regarding the 2025 Dempster,
Evanston, IL property. This proposal outlines our technical approach and professional
consultation cost estimate to obtain a Focused No Further Remediation (NFR) letter with
the Illinois Environmental Protection Agency (IEPA). Project technical direction and
oversight will be conducted by a Professional VCI geologist. Axis Response Group
services will be used in providing all equipment and labor necessary to conduct the
Corrective Action work at the property. As a courtesy, VCI is providing their cost
estimate as a pass-through expense for this project.

Background

VCI was provided with an Underground Storage Tank (UST) Removal Report (prepared
by Advanced Environmental Corporation, dated December 2008) and a Phase II
Environmental Site Assessment Report (prepared by Gabriel Environmental Services,
dated February 2008). Based on our review of these reports, it is VCI understands that a
release was declared by the Illinois Office of the State Fire Marshal (OSFM) for the two
600-gallon solvent (naphtha, cellosolve) USTs located in the utility room. The incident
number (20081763) was obtained on 16 December 2008 from Illinois Emergency
Management Agency (IEMA).

The prior Gabriel Phase II ESA report indicates that the solvent impact is limited, since
only one of the four soil borings shows presence of volatile organic compounds (VOCs)
to be present. The VOCs were detected at low levels for B-4, located to the adjacent
northwest of the excavation. The VOC levels at this boring were below the IEPA Tiered
VCI

Approach to Corrective Objectives (TACO) Tier I Soil Remediation Objectives (SROs). No VOCs were detected in the other three borings (B-1 through B-3), located to the immediate east (dock) and southwest.

Two grab soil samples collected at the base of each removed solvent UST show significant VOC levels in the sandy backfill soils. These VOC levels are likely the worst-case impact values that far exceed the IEPA TACO Tier I SROs.

Understanding for Obtaining IEPA NFR Letter

It is our understanding that a focused No Further Remediation (NFR) letter is desired to address the solvent UST release for this property. The NFR letter can be pursued under the IEPA Leaking Underground Storage Tank (LUST) Program (Part 734) or the Illinois Site Remediation Program (SRP). Both approaches are fairly identical in approach in obtaining the NFR letter, and soil cleanup objectives are same for either program. Since the 20-Day and 45-Day Reports have reportedly been prepared for this release, VCI recommends proceeding ahead for participation within the LUST Program (Part 734). To help expedite the process of obtaining the NFR letter, VCI recommends Corrective Action efforts at the area of the documented UST release. The following section provides a summary on how to best approach this project in obtaining the Focused NFR letter.

Technical Approach for Corrective Action

Initial efforts by VCI will involve collection of a representative soil sample from the existing fill material within the excavation. According to the representative from the Onyx Landfill in Zion, IL, an additional soil sample needs to be taken from this sandy soil and analyzed for more laboratory analyses (TCLP RCRA Metals, PCBs, Flash Point, Paint Filter). This data is necessary for landfill permit acceptance at their Zion facility. VCI will be coordinating this effort and permitting process with the Onyx Landfill representative. Soil excavation efforts cannot be started until the landfill permits are in place. However, preparation work can be started in anticipation of the landfill permit that includes the removal of the east cinder block wall and concrete floor saw cutting. The drums disposal will be handled by R3 Environmental, a licensed waste handling firm. All necessary paperwork will be prepared by R3 Environmental for the drum offsite recycling/disposal.

VCI recommends that the impacted sandy backfill soils and possibly adjacent natural silty clay soils be removed at the solvent UST excavation area. The Gabriel Phase II ESA report indicates that the solvent impact may be limited. Based on this information, VCI is under the assumption that soil impact has not occurred beyond the east wall into the dock area, and to the west of the existing excavation. However, no data is available for soils to the adjacent north or south of the former USTs.

It is recommended that an opening be made at the adjacent east cinder block wall that separates the utility room and dock area. This is a load-bearing wall, and will require
VCI

bracing for structural support until its repair. An opening of approximately 6 by 15 feet is needed for facilitating the soil removal efforts. The cinder block rubble will be temporarily staged in the dock area for offsite recycling. A combination of a mini-excavator and Bobcat will be utilized to remove and place the impacted soils into a 20-yard roll off box that will also be staged in the dock area.

Initially, VCI will have the concrete floor removed an additional 3 feet to the south and west of the existing excavation opening. Limited removal of the sandy fill soil or silty clay soil is anticipated along the north wall and along the east footing. Further disturbance of soil along these walls may cause structural problems. The existing sandy fill material will be first removed from the excavation. Reasonable attempts shall be made to segregate the concrete rubble from the sandy fill material. The excavation depth is currently at 5.5 feet below floor grade. VCI will initially extend the excavation depth to 7.5 feet. A MinnieRae 2000 photoionization detector (PID) will be used to help facilitate the soil removal efforts. Field readings will be taken continuously of the excavation soils to determine the final extent of the soil corrective action work. Based on our initial approach outlined above, VCI estimates that 40 cubic yards or 65 to 75 tons of impacted soils will be removed from the former solvent UST excavation area. These soils will be stored in 20-yard boxes and taken directly to Onyx Landfill in Zion, IL. One roll off box will be used at a time during this effort.

After our initial corrective action efforts, VCI will collect up to six (6) soil samples along the excavation sidewalls and bottom to document any residual solvent contaminants in the natural silty clay soils. Samples will be tested for total VOCs and semi-VOCs (SVOCs) on a standard 5-day turnaround basis. It is our goal that the Tier I SROs be achieved during this corrective action process to expedite the process for obtaining a Focused NFR letter. Any exceedance of the Tier I SROs will involve further evaluation through possible investigation and determination of site specific Tier II SROs.

After receipt of the laboratory results and hopefully meeting the desired Tier I SROs, VCI will direct the placement of recycled concrete aggregate backfill into the excavation. Graded CA-6 aggregate will be placed in the upper 1 foot, serving as proper backfill for concrete floor replacement. Any excess of CA-6 aggregate from the former heating oil UST area will be used. In the event that the Tier I SROs are not met from the initial corrective action measures, VCI will provide recommendations on how to best proceed on the corrective action efforts.

For cost savings, VCI recommends that qualified concrete restoration and masonry companies be used for the final repair work on the east cinder block wall and flooring. VCI or Axis Response Group will be happy to provide references as necessary for this work.
VCI

Anticipated Schedule & Manpower

Approximately two weeks is anticipated for obtaining landfill acceptance of the soils and drums, once laboratory data is known for these wastestreams. Laboratory turnaround for all testing is expected to be 5 days, unless otherwise directed. Expedited test results involve additional costs between 50 to 100% above standard rates.

The preparation work involving the wall and concrete floor removal will require approximately three work days. Excavation work will be slow due to access restrictions and possible manual work involved. VCI expects that this effort will be 3 to 4 work days. Backfill work will be completed in 1 work day. Two laborers and one operator will be provided by Axis Response Group for the entire corrective action efforts. One professional consultant will be present from VCI during the entire efforts.

Cost Proposal for VCI Efforts

A summarized breakdown of anticipated costs for VCI professional consultation, Axis Response Group labor and equipment costs, & external costs including landfilling and waste disposal costs are provided below:

VCI Professional Labor -- $12,000
Axis Response Group -- $18,600
External Expenses -- $14,000

Total Estimated Probable Cost of ............... $44,600.00

This is an estimated probable cost which we feel will be sufficient to accomplish the work tasks and project objectives described herein. The estimated probable cost amount shall not be exceeded without the expressed written consent of PRL Industries, LLC.

VCI labor effort includes environmental consultation, project planning, corrective action oversight, report development and agency correspondence efforts in obtaining the Focused NFR letter. VCI will prepare a Corrective Action Completion Report as part of this proposal. Axis Response Group expenses include all necessary labor, operator, equipment and supplies. The external expenses include storage, transport and disposal of contaminated soils (up to 75 tons), four 55-gallon drums of solvent product, concrete and cinder block rubble (up to 10 tons), soil analytical (eight soils for VOCs/SVOCs and one sample for landfill permit), PID rental (4 days), vehicle mileage and miscellaneous supplies.

VCI is confident that the budgetary amount noted above is satisfactory to achieve our objective, assuming that the initially planned corrective action efforts meet the IEPA TACO Tier I SROs at the former solvent UST area. Again, this assumes removal of existing fill soils and surrounding soils 3 feet beyond the south and west excavation
VCI

walls, and to 7.5 feet below floor grade. Any exceedance of the Tier I SROs will likely require additional corrective action or site investigation work.

Listed below are our standard professional hourly rates whom will be involved in this project. In the event that additional oversight efforts are needed for corrective action, the Professional Geologist rate shall apply. Costs for any Site Investigation work or preparation of a Site Investigation Report, if required, would be conducted under a separate proposal.

- Professional Licensed Engineer -- $150 per hour
- Professional Geologist -- $90 per hour
- Senior Toxicologist -- $90 per hour

Finally, we recommend that the wall repair and concrete floor restoration be conducted by outside companies whom specialize in this work.

During this process, VCI will submit monthly invoices detailing our labor efforts and direct project expenses. Anticipated expenses would include rental of the MinnieRae 2000 PID, analytical, company vehicle mileage, and office related expenses involved with document preparation and mailing. Payments are to be made within 30 net days upon submittal of the VCI invoices.

Finally, VCI will consider endorsement of this proposal as acceptance and commencement to proceed on this project assignment.

Please call me if you have any questions regarding this revised letter proposal. I can be reached at (773) 562-6672. Thank you for the opportunity to provide environmental consulting services to PRL Industries, LLC on this very important project assignment.

Sincerely,

Kerry W. Van Allen
President
VCI

This revised letter proposal to provide the services outlined herein as part of corrective actions in support of obtaining the Focused NFR letter for the 2025 Dempster, Evanston, IL property (dated 26 January 2009) is hereby accepted and the terms agreed to.

__________________________________________
Authorized Printed Name

__________________________________________
Authorized Signature

__________________________________________
Date
<table>
<thead>
<tr>
<th>ITEM</th>
<th>$ SPENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alarm System</td>
<td>$ 450.00</td>
</tr>
<tr>
<td>Abestos Remediation - Axis</td>
<td>$ 42,700.00</td>
</tr>
<tr>
<td>Abestos Remediation - Arcos - Checking for Final Clearence</td>
<td>$ 1,226.00</td>
</tr>
<tr>
<td>LUST Remediation Advanced Ray</td>
<td>$ 52,999.70</td>
</tr>
<tr>
<td>LUST further remediation - VCI</td>
<td>$ 44,600.00</td>
</tr>
<tr>
<td>Roof Repairs YH Roofing</td>
<td>$ 9,000.00</td>
</tr>
<tr>
<td>Roof - Metal Decking - A. Steel fabricator</td>
<td>$ 4,700.00</td>
</tr>
<tr>
<td>Roof Elevation to accomadate Roll up door - Don Stalter</td>
<td>$ 11,126.00</td>
</tr>
<tr>
<td>Roof - Structural Shop</td>
<td>$ 1,275.00</td>
</tr>
<tr>
<td>Dock - Garage Doors - 2/Menards - Installation - Makuch</td>
<td>$ 2,389.00</td>
</tr>
<tr>
<td>Dock - Main Roll Up door - Overhead Doors</td>
<td>$ 950.00</td>
</tr>
<tr>
<td>Dock - Main Roll Up door - Overhead Doors</td>
<td>$ 2,750.00</td>
</tr>
<tr>
<td>Heating - Heater Ray #1</td>
<td>$ 990.00</td>
</tr>
<tr>
<td>Heating - Heater Ray #2</td>
<td>$ 1,043.08</td>
</tr>
<tr>
<td>Pest Control Aplications</td>
<td>$ 990.00</td>
</tr>
<tr>
<td>RPZ valve</td>
<td>$ 1,685.00</td>
</tr>
<tr>
<td>RPZ valve</td>
<td>$ 17,000.00</td>
</tr>
<tr>
<td>Concrete Work</td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td>Tuckpointing</td>
<td>$ 4,500.00</td>
</tr>
<tr>
<td>Landscaping</td>
<td>ongoing</td>
</tr>
<tr>
<td>Dock - Realign Lights/Sprinkler system</td>
<td>$ 594.00</td>
</tr>
<tr>
<td>Sump Pump - Twice</td>
<td>$ 750.00</td>
</tr>
<tr>
<td>Attorney fees Rob Sterberg</td>
<td>As necessary</td>
</tr>
<tr>
<td>Security System - Camera</td>
<td>$8,000</td>
</tr>
<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Date</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Misc Repairs - Electrical/Drywall/Carpeting/Offices</td>
<td></td>
</tr>
<tr>
<td>Heating - Richard GRZYBOWSKI</td>
<td></td>
</tr>
<tr>
<td>1/6/2009</td>
<td></td>
</tr>
<tr>
<td>1/13/2009</td>
<td></td>
</tr>
<tr>
<td>1/15/2009</td>
<td></td>
</tr>
<tr>
<td>1/19/2009</td>
<td></td>
</tr>
<tr>
<td>1/20/2009</td>
<td></td>
</tr>
<tr>
<td>1/22/2009</td>
<td></td>
</tr>
<tr>
<td>1/27/2009</td>
<td></td>
</tr>
<tr>
<td>1/29/2009</td>
<td></td>
</tr>
<tr>
<td>2/2/2009</td>
<td></td>
</tr>
<tr>
<td>2/6/2009</td>
<td></td>
</tr>
<tr>
<td>2/6/2009</td>
<td></td>
</tr>
<tr>
<td>2/11/2009</td>
<td></td>
</tr>
<tr>
<td>2/19/2009</td>
<td></td>
</tr>
<tr>
<td>3/3/2009</td>
<td></td>
</tr>
<tr>
<td>3/4/2009</td>
<td></td>
</tr>
<tr>
<td>3/9/2009</td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td></td>
</tr>
</tbody>
</table>
VI. ENCLOSURE: Carroll Properties Request for TIF Assistance
Interdepartmental Memorandum

To: Rolanda Russell, Interim City Manager
Chair and Members of the Economic Development Committee

From: Dennis Marino, Interim Director, Community Development Dept. 
Morris Robinson, Economic Development Planner

Subject: Carroll Properties, Inc. Request for Financial Assistance to Construct a Mixed Use, Multi-Dwelling Rental Development Project at 1890 Maple

Date: March 20, 2009

Carroll Properties, Inc, a development company, has decided to continue with its plan to construct a mixed use development project at 1890 Maple, even though Trader Joe’s, the prospective anchor tenant has decided to opt out of the project. Carroll Properties intends to attract an acceptable retail grocer to replace Trader Joe’s and is currently in discussions with a potential prospect.

Carroll Properties contends that the development project requires financial assistance from the City. The attached documents serve as an official request from the developer for assistance in the amount of $1.5 million to be funded with increment derived from the Downtown II TIF District and placed in reserve until such time as an acceptable specialty grocery store is recruited for the project. Additionally, at a future date, the developer will seek more financial assistance from the City, in an amount to be determined and funded through a sales tax revenue sharing agreement.

The developer and his representatives recently made a presentation to the Interim City Manager and appropriate City staff and they were advised by staff that the Downtown II TIF District has been terminated and the remaining funds have been obligated. Legal counsel and Kane McKenna have also indicated that all remaining TIF funds must be expended by December 31, 2009 and that reserving funds for expenditure after a TIF district has been formally closed is not permitted.

The developer’s request to obtain reimbursement of TIF eligible expenses would generate unacceptable risk to the City from the perspective of staff because there is not any documentation that this project is financeable at this time. There are no financing commitments, no commercial leases and no pre leasing of residential units. In addition, City TIF funds historically are not disbursed until a project is financed and under construction, with payments occurring at different phases of construction, with the majority of funds paid upon project completion as evidenced by a TCO or CO.

Although staff cannot recommend using TIF funds for this proposed project, staff is willing to explore federal stimulus resources to help finance proposed and approved new development projects like this project which has been stymied by frozen capital markets.

The developer and his representatives have asked for the opportunity to present their request to the members of the Economic Development Committee.
March 19, 2009

Chairman Elizabeth Tisdahl
and Members of the Economic Development Committee
2100 Ridge Avenue
Evanston, Illinois 60201

Re: 1890 Maple Avenue

Ladies and Gentlemen:

We represent Carroll Properties, Inc. (the “Developer”), the owner and developer of the captioned property. On October 1, 2007, the City Council approved Ordinance No. 45-O-07, as amended by Ordinance No. 90-O-08 (as amended, the “PD Ordinance”) for a planned development to allow, among other things, the redevelopment of the site with a mixed use project that will contain approximately 154 dwelling units, 249 enclosed on-site parking spaces and approximately 15,500 square feet of commercial space (collectively, the “Project”).

Since adopting the PD Ordinance and in furtherance of the City Council’s desire to locate a grocery store use in the first floor commercial space, the Developer has expended significant resources to find an acceptable grocery store tenant. As you may be aware, despite it having fully negotiated a lease with the Developer, Trader Joe’s is not moving forward at this time. At the time the Developer was finalizing its lease with Trader Joe’s, the Developer was in discussions with City staff and the City’s financial consultant, Kane McKenna, concerning the possibility of receiving approximately $1,900,000 of City assistance (approximately $400,000 in sales tax reimbursement and $1,500,000 in TIF assistance). The City assistance is necessary to enhance the Project’s financial and underwriting feasibility by (i) narrowing the Developer’s $5,500,000 financial “gap”; and (ii) providing the Developer with a rate of return that would be closer to market standards. (You should note that even with the requested City assistance, the Developer anticipated a 7.14% rate of return on its investment which is still well-below current market rates of return of 13-15% on an unleveraged basis.)

While news of Trader Joe’s is unfortunate and certainly a step back for the Project, the Developer is still determined to lease the first floor commercial space to a grocery store tenant and is committed to continuing to expend resources to this end. The Project still requires City assistance to be a success. Accordingly, the Developer requests that the City provide (i) $1,500,000 from the expiring Research Park TIF District, subject to the conditions for the City’s benefit and protection stated below; and (ii) a commitment to provide the Developer with a sales tax reimbursement in an amount to be determined once a new grocery store tenant for the first floor commercial space is identified. This assistance would allow the Developer to pursue an appropriate grocery tenant at a competitive and attractive rental rate.

As retailers command a certain degree of leverage in these difficult economic times, it is especially important to maintain a competitive advantage. In addition to helping to fill the Developer’s financial gap, the requested assistance would allow the Developer to continue to market the first floor commercial space to grocery store tenants with certainty about being able to offer attractive rental rates.

With respect to the request TIF assistance, all funds in the Research Park TIF must be spent by the City by the end of 2009. Therefore, we are requesting that the $1,500,000 of TIF funds be paid to the Developer now as a reimbursement for a portion of the costs previously incurred by the Developer to acquire the property (acquisition costs are eligible for reimbursement under the TIF statute).
March 19, 2009
Page Two

Such TIF funds would not be used by the Developer unless and until the Developer has a signed lease with a grocery store user and is ready to commence construction of the Project. In order to provide the City appropriate security in this regard, the Developer would place the TIF funds into an escrow account with the ability to withdraw the funds only when the Developer has entered into a grocery store lease and closed on a construction loan. If the Developer has not satisfied these conditions by October 1, 2013 (the date under the PD Ordinance by which the Developer must begin construction of the Project), then the Developer would return the TIF funds being held in escrow to the City. This approach both provides the Developer with a level of certainty that is needed to attract potential tenants and also provides the City with the needed assurance that the TIF funds will not be used by the Developer unless and until the Project will actually be built with a grocery store.

By providing the Developer with the requested TIF funds and a commitment to a sales tax reimbursement in the future, the City is making a long-term investment in Downtown that has the potential to reap numerous public benefits, including: (i) increased sales taxes; (ii) new annual real estate taxes for the City initially estimated at $120,000; (iii) $375,000 in building permit fees; (iv) new job opportunities; and (v) redeveloping an underutilized parcel with a new grocery store and an apartment building that will be a catalyst for additional retail/commercial opportunities and which will also help to strengthen overall the vitality of Downtown, the City’s primary economic engine.

Thank you for taking this matter under advisement and we look forward to discussing our request with you at the March 25th Economic Development Committee meeting.

Very truly yours,

D L A Piper US LLP

David L. Reifman

cc: Rolanda Russell
    Morris Robinson
    Dennis Marino
    Elke Tober Purze
    Robert Rychlicki
    Robert C. King
    Mike Laube
    Gregg Graines

CENTRAL\31202838.2
VII. ENCLOSURE: Communications

1.) 2\textsuperscript{nd} Quarter Available Properties Report
2.) Interim City Manager Support Letter for CMSA Expo
3.) February 2009 RETT Report
4.) TIF District Article: Evanston Review
Available Facilities Report - Evanston

3/5/2009

PREPARED BY:

ComEd
Commonwealth Edison Co.,
440 S LaSalle St, 3300
Chicago, IL 60605

Ed Sitar
Economic Development Manager
312-394-2571 (phone)
312-394-5737 (fax)
edward.sitar@comed.com
## ComEd Economic Development

### 1. 2814 Central St, Evanston, IL 60201
- **Building Type:** Flex
- **Status:** Built 1955
- **Building Size:** 11,000 SF
- **Land Area:** 0.40 AC
- **Stories:** 1
- **Parking:** Ratio of 1.36/1,000 SF
- **Space Avail.:** 5,000 SF (5,000 SF)
- **Rent/SF/Yr.:** $14.00
- **% Leased:** 54.6%
- **Landlord Rep.:** P-Mor Engineering Company / David Klutzky 847-671-2530 / David Klutzky 847-671-2530 -- 5,000 SF
- **Notes:**
  - * 5,000 sf training room
  - * New HVAC
  - * 8-year old roof
  - * Retail potential

### 2. 2022-2100 Dempster Plz, Evanston, IL 60202
- **Building Type:** Class C Flex/R&D
- **Status:** Built 1970, Renov 1985
- **Building Size:** 220,000 SF
- **Land Area:** 0.0
- **Stories:** 1
- **Space Avail.:** 20,000 SF (20,000 SF)
- **Rent/SF/Yr.:** $13.75
- **% Leased:** 90.9%
- **Landlord Rep.:** Lark Management / Reed Beldier 847-866-8055 -- 20,000 SF

### 3. 2300-2312 Main St, Evanston, IL 60202
- **Building Type:** Flex
- **Status:** Built 1966
- **Building Size:** 30,720 SF
- **Land Area:** 0.80 AC
- **Stories:** 1
- **Parking:** Ratio of 1.00/1,000 SF
- **Space Avail.:** 9,620 SF (4,004-5,616 SF)
- **Rent/SF/Yr.:** $8.00-$11.00
- **% Leased:** 68.7%
- **Landlord Rep.:** Brown Commercial Group / Dan Brown 847-758-9200
- **Leasing Company:** Metro Resource Investments & Mgmt / Stephen P. Schostok 847-775-2525

---

For tracking purposes, please notify Ed Star @ ComEd - 312-364-2571 if you select one of the listed facilities.
This copyrighted report contains research licensed to Commonwealth Edison Co., 79549.
1316-1320 Sherman Ave
Evanston, IL 60201
Cook County

Building Type: Class C Flex
Status: Existing
Building Size: 16,493 SF
Land Area: -
Stories: 2
Parking: 7 Surface Spaces are available
For Sale: Not For Sale

Space Avail: 6,027 SF
Max Config: 3,100 SF
Smallest Space: 140 SF
Rent/SF/Yr: $19.00-$25.71
% Leased: 63.5%

Landlord Rep: Allied Realty Corporation / Micah Keffitz 773-334-1100 – 6,027 SF /200 ofc (140-3,100 SF)

Steps from the CTA Purple line and Metra trains. Newly renovated bathrooms and common areas. Near downtown Evanston and Dempster/Chicago shopping area.
Office rent includes electricity.
### 2116-2120 Ashland Ave
**Evanson, IL 60201**
**Cook County**

**Building Type:** Class C Warehouse  
**Status:** Existing  
**Building Size:** 20,400 SF  
**Land Area:** 0.47 AC  
**Stories:** 1  
**Space Avail:** 1,857 SF  
**Max Contig:** 1,857 SF  
**Smallest Space:** 1,857 SF  
**Rent/SF/Yr:** $12.00  
**% Leased:** 91.9%  
**Parking:** 10 free Surface Spaces are available  
**For Sale:** Not For Sale

**Landlord Rep:** Robinson Rentals -- 1,857 SF (1,857 SF)

February 1999: The building sold. Millennium Properties, Inc. was the selling company, and all other information is undisclosed.

* Building recently upgraded

### 1715 N Church St
**Strange Lofts**  
**Evanson, IL 60201**  
**Cook County**  
N/E/C

**Building Type:** Class B Industrial  
**Status:** Existing  
**Building Size:** 20,000 SF  
**Land Area:** 0.33 AC  
**Stories:** 1  
**Space Avail:** 5,200 SF  
**Max Contig:** 2,600 SF  
**Smallest Space:** 2,600 SF  
**Rent/SF/Yr:** $12.00  
**% Leased:** 74.9%  
**Parking:** Free Surface Spaces  
**For Sale:** Not For Sale

**Landlord Rep:** Renaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 -- 5,200 SF (2,600 SF)

Incredible two story space with custom mosaic tile work and decorative metal railings, the Strange Loft unit has an executive office built in to the bow truss structure, with wood burning fireplace and hardwood floors. Completely renovated in 2004, the property has all new mechanicals and fixtures, 200 amp 3 phase electric service and is wired for high speed internet. Located .5 miles from central downtown Evanston it is in the heart of a quickly developing new business district.

### 537 Custer Ave
**Custer Street Lofts**  
**Evanson, IL 60202**  
**Cook County**

**Building Type:** Class B Industrial  
**Status:** Built 1940, Renov 1996  
**Building Size:** 9,450 SF  
**Land Area:** 1.50 AC  
**Stories:** 1  
**Space Avail:** 1,900 SF  
**Max Contig:** 1,900 SF  
**Smallest Space:** 1,900 SF  
**Rent/SF/Yr:** $11.35  
**% Leased:** 79.9%  
**Parking:** Free Surface Spaces; Ratio of 1.00/1,000 SF  
**For Sale:** Not For Sale

**Landlord Rep:** Renaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 -- 1,900 SF (1,900 SF)
2117 Greenleaf St
International Refining
Evanston, IL 60202
Cook County

Building Type: Class C Industrial
Status: Built 1934
Building Size: 50,000 SF
Land Area: 3 AC
Stories: 
Parking: Ratio of 1.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: Colliers Bennett & Kahnweiler / Steve Kohn 847-698-8224 -- 3,180 SF (3,180 SF)

1900 Greenwood St
Evanston, IL 60201
Cook County
Greenwood St & Dodge Ave

Building Type: Class B Manufacturing
Status: Built 1960, Renov 2007
Building Size: 30,000 SF
Land Area: 1.00 AC
Stories: 1
Parking: 30 free Surface Spaces are available; Ratio of 1.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: Metropolitan Realty & Development Corp. / Snezana Krunic 773-583-1116x102 -- 5,000 SF (5,000 SF)

* Recently renovated in 2007: new roof and paint, electrical, plumbing, & sewer!
* Secure zoned industrial/office park
* Near Edens/Dempster 4-way interchange
* Major National Tenant, two strong local tenants

600 Hartrey Ave
Evanston, IL 60202
Cook County

Building Type: Class C Warehouse
Status: Built 1950
Building Size: 14,538 SF
Land Area: 0.54 AC
Stories: 2
Parking: 10 Surface Spaces are available; Ratio of 0.69/1,000 SF
For Sale: Not For Sale

Landlord Rep: American Eagle Services Co / Rudy Peters 847-866-8666 -- 1,000 SF (200-500 SF)

Property Description: Single Tenant Industrial Building

Property Use Description: Single Tenant Industrial Building

For tracking purposes, please notify Ed Sitar @ ComEd - 312-394-2571 if you select one of the listed facilities. This copyrighted report contains research licensed to Commonwealth Edison Co., 79549.
## ComEd Economic Development

### 1731 Howard St
**King David Bakery**  
**Evanston, IL 60202**  
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class C Food Processing</th>
<th>Space Avail: 5,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built 1956, Renov 1996</td>
<td>Max Contig: 5,000 SF</td>
</tr>
<tr>
<td>Building Size: 5,000 SF</td>
<td>Smallest Space: 5,000 SF</td>
</tr>
<tr>
<td>Land Area: 0.15 AC</td>
<td>Rent/SF/Yr: $12.00</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>% Leased: 0%</td>
</tr>
</tbody>
</table>

Parking: 7 Surface Spaces are available; Ratio of 1.40/1,000 SF  
For Sale: For Sale at $795,000 ($159.00/SF) - Active

Sales Company: RE/MAX North Realtors: Stewart A. Shiman  
Landlord Rep: Weichert Goodchild Homes / Stewart A. Shiman 847-366-6166  
Leasing Company: RE/MAX North Realtors / -- 5,000 SF (5,000 SF)

### 1625 Payne St
**Evanston, IL 60201**  
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class B Warehouse</th>
<th>Space Avail: 1,800 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built 1956</td>
<td>Max Contig: 1,800 SF</td>
</tr>
<tr>
<td>Building Size: 14,494 SF</td>
<td>Smallest Space: 1,800 SF</td>
</tr>
<tr>
<td>Land Area: 0.36 AC</td>
<td>Rent/SF/Yr: $12.00</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>% Leased: 87.8%</td>
</tr>
</tbody>
</table>

Parking: Free Surface Spaces  
For Sale: Not For Sale

Landlord Rep: Robinson Rentals / Barbara Lovette / Steve Seilberg 847-866-1966 -- 1,800 SF (1,800 SF)

---

For tracking purposes, please notify Ed Stil @ ComEd: 312-364-2571 if you select one of the listed facilities.  
This copyrighted report contains research licensed to Commonwealth Edison Co., - 79549.
ComEd Economic Development

2144 Ashland Dr
Peacock Lofts
Evanston, IL 60201
Cook County

Building Type: Class B Office/Office
Live/Work Unit
Space Avail: 1,800 SF
Max Contig: 1,800 SF
Status: Renov 2000
Smallest Space: 1,800 SF
Building Size: 10,050 SF
Rent/SF/Yr: $16.00
Typical Floor Size: 5,082 SF
% Leased: 82.1%
Stories: 2
Parking: 3 Surface Spaces are available
For Sale: Not For Sale

Landlord Rep: Renaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 -- 1,800 SF
(1,800 SF)

Enter the building into an open air garden walkway which access each of the seven two story lofts. Equipped with private kitchens, baths, and exterior 2nd floor decks, the spaces are fully wired with multiple phone pairs, cable, internet and security. Zoned and designed for creative business or unique live/work.

1831 Benson Ave
Optima Horizons
Evanston, IL 60201
Cook County

Building Type: Class B
Office/Office/Residential
Space Avail: 583 SF
Max Contig: 583 SF
Status: Renov 2004
Smallest Space: 583 SF
Building Size: 2,976 SF
Rent/SF/Yr: $25.00
Typical Floor Size: 21,528 SF
% Leased: 80.4%
Stories: 16
Parking: 200 free Surface Spaces are available
For Sale: Not For Sale

Landlord Rep: Optima Real Estate Inc. / Justin Silva 847-583-4700 -- 583 SF (583 SF)

This is a mixed property entire 1st floor is commercial and floors 2-16 are residential.
8 Parking Spaces are available For Sale @ 35,000$. Street Parking and Garage Parking.

There are approximately 200+ residential condos and 3 commercial units.

2733 Central St
Evanston, IL 60201
Cook County

Building Type: Class B Office
Space Avail: 570 SF
Status: Existing
Max Contig: 210 SF
Building Size: 10,088 SF
Smallest Space: 180 SF
Typical Floor Size: 5,044 SF
Rent/SF/Yr: $33.00
Stories: 2
% Leased: 94.4%
For Sale: Not For Sale

(180-210 SF)

Retail building with apartment units on upper floor.

For tracking purposes, please notify Ed Sitar @ ComEd - 312-364-2571 if you select one of the listed facilities.
This copyrighted report contains research licensed to Commonwealth Edison Co., - 78549.
ComEd Economic Development

2934 Central St
Evanston, IL 60201
Cook County

Building Type: Class C Office
Status: Existing
Building Size: 30,000 SF
Typical Floor Size: 10,000 SF
Stories: 3
Expenses: 2001 Tax @ $0.20/sf
For Sale: Not For Sale

Space Avail: 5,000 SF
Max Contig: 5,000 SF
Smallest Space: 1,000 SF
Rent/SF/Yr: $25.00
% Leased: 83.3%

Landlord Rep: The Kathryn Brown Group / Kathryn Brown 847-676-1855 – 5,000 SF (1,000-5,000 SF)

Office condos with apartments above.

505 Chicago Ave
Evanston, IL 60202
Cook County

Building Type: Class C
Office/Office/Residential
Status: Built 1977, Renov 1996
Building Size: 4,500 SF
Typical Floor Size: 2,250 SF
Stories: 2

For Sale: For Sale at $419,000 ($93.11/SF) - Active

Sales Company: Re/Max Distinctive: Ned Leuchter (847) 853-1923
Landlord Rep: Coldwell Banker Residential Brokerage / Susan Cooney 847-886-8200
Leasing Company: Re/Max Distinctive / Ned Leuchter 847-853-1923 – 2,250 SF (2,250 SF)

* Superior location across from "L" station
* Completely rehabbed in 1996
* Security system
* Newer features include: sundeck, windows, roof, shower and skylights

For tracking purposes, please notify Ed Star @ ComEd - 312-394-2571 if you select one of the listed facilities.
This copyrighted report contains research licensed to Commonwealth Edison Co., - 79549.
ComEd Economic Development

636 Church St
Carlson Bldg
Evanston, IL 60201
Cook County

Building Type: Class A Office
Status: Built 1925, Renov 1984
Building Size: 108,000 SF
Typical Floor Size: 12,000 SF
Stories: 9
For Sale: Not For Sale

Space Avail: 2,050 SF
Max Contig: 1,100 SF
Smallest Space: 150 SF
Rent/SF/Yr: $27.50
% Leased: 98.1%

Landlord Rep: Wilmette Real Estate & Management Co / Justin Heinz 847-570-0107 -- 2,050 SF (150-1,100 SF)

Building has a pharmacy, retail shops, 2 restaurants, and an ice cream shop

1007 Church St
Church Street Office Center
Evanston, IL 60201
Cook County

Building Type: Class A Office
Status: Built 1994, Renov 2005
Building Size: 153,389 SF
Typical Floor Size: 19,174 SF
Stories: 8

Expenses: 2007 Tax @ $4.05/sf, 2008 Est Tax @ $6.91/sf; 2007 Ops @ $10.44/sf, 2008 Est Ops @ $10.75/sf
Parking: 335 Covered Spaces are available
For Sale: Not For Sale

Space Avail: 20,616 SF
Max Contig: 7,351 SF
Smallest Space: 642 SF
Rent/SF/Yr: $13.50-$17.00
% Leased: 92.2%

Landlord Rep: HSA Commercial Real Estate / Roger L. Knigge 312-458-4416 -- 19,367 SF (642-7,351 SF)
Sublet Contact: HSA Commercial Real Estate / Roger L. Knigge 312-458-4416 -- 1,249 SF (1,249 SF)

The 1007 Church Street Building is a landmark building designed by Heimit Jahn, which is conveniently located in downtown Evanston at Oak Avenue and Church Street. Its features include 24-hour manned security, adjacent heated parking, outdoor plaza with warm weather seating, state-of-the-art fire, life and safety system, dramatic first floor space with high ceilings, a tenant lounge with vending machines and microwave oven, accessible transportation (metro at door, one block to CTA) and a truck-level loading dock. Free conferencing facility.

1819 Church St
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Renov 1986
Building Size: 1,800 SF
Typical Floor Size: 1,500 SF
Stories: 1
Parking: 8 Surface Spaces are available
For Sale: Not For Sale

Space Avail: 1,800 SF
Max Contig: 1,800 SF
Smallest Space: 1,800 SF
Rent/SF/Yr: $15.00
% Leased: 0%

Landlord Rep: Dr. Salem Najjar / Salem Najjar 847-275-3037 -- 1,800 SF (1,800 SF)
### 500 Davis St
500 Davis Center
Evanston, IL 60201
Cook County

- **Building Type:** Class A Office
- **Status:** Built 1978
- **Building Size:** 119,242 SF
- **Typical Floor Size:** 11,924 SF
- **Stories:** 10
- **Space Avail:** 30,668 SF
- **Max Contig:** 16,671 SF
- **Smallest Space:** 957 SF
- **Rent/SF/Yr:** $30.00
- **% Leased:** 80.7%
- **Expenses:** 2007 Tax @ $4.30/sf, 2009 Est Tax @ $6.79/sf; 2007 Ops @ $7.38/sf, 2009 Est Ops @ $8.33/sf
- **Parking:** Ratio of 2.10/1,000 SF
- **For Sale:** Not For Sale

Landlord Rep: Colliers Bennett & Kahnweller / Francis R. Prock 847-688-8257 / Chris Cummins 847-688-8255 -- 30,668 SF (G57-16,671 SF)

500 Davis is located in downtown Evanston with views of Lake Michigan and easy access to public transportation. 33,000 square-feet of covered parking is available, and the building has card-key access. There are also vending machines on the premises. Newly upgraded HVAC and lighting.

### 618 Davis St
Evanston, IL 60201
Cook County

- **Building Type:** Class C Office
- **Status:** Built 1956
- **Building Size:** 12,786 SF
- **Typical Floor Size:** 6,285 SF
- **Stories:** 2
- **For Sale:** Not For Sale

Landlord Rep: Bradford Allen Realty Services / Ed Schwartz 312-994-5779 -- 6,285 SF (2,000-6,285 SF)

Mixed-use, masonry-constructed building with retail on the 1st floor and offices on the 2nd floor. Located in the heart of bustling downtown Evanston.

### 630 Davis St
The Chandler’s Building
Evanston, IL 60201
Cook County

- **Building Type:** Class B Office
- **Status:** Built 1910, Renov Aug 1999
- **Building Size:** 26,000 SF
- **Typical Floor Size:** 5,200 SF
- **Stories:** 5
- **Space Avail:** 15,763 SF
- **Max Contig:** 15,763 SF
- **Smallest Space:** 5,254 SF
- **Rent/SF/Yr:** Negotiable
- **% Leased:** 100%
- **Expenses:** 2007 Ops @ $9.54/sf
- **For Sale:** Not For Sale


Office building
ComEd Economic Development

24
820 Davis St
Evanston, IL 60201
Cook County

Building Type: Class A Office/Medical
Status: Built 1975, Renov 1985
Building Size: 61,044 SF
Typical Floor Size: 16,740 SF
Stories: 5
Parking: 109 free Surface Spaces are available; Ratio of 1.36/1,000 SF
For Sale: Not For Sale

Landlord Rep: Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 2,000 SF (850-2,000 SF)
The property's features include on-site maintenance, janitorial service, handicap accessibility, proximity to public transporation, and an adjacent hotel. It is conveniently located downtown.

25
828 Davis St
Evanston, IL 60201
Cook County

Building Type: Class C Office
Status: Built 1930, Renov 1993
Building Size: 31,500 SF
Typical Floor Size: 11,666 SF
Stories: 3
For Sale: Not For Sale

Landlord Rep: Imperial Realty Company / Richard McCarty 773-736-4100x20 -- 5,719 SF (243-1,067 SF)
The property is ideally situated in the heart of Downtown Evanston. Its features include public transporation to the door (CTA bus stop), close proximity to dozens of stores and restaurants, and partitioning to suit the needs of tenants.

26
909 Davis St
The 909 Davis Bldg
Evanston, IL 60201
Cook County

Building Type: Class A Office/Office with street-level Retail (Lifestyle Ctr)
Status: Built Feb 2002
Building Size: 195,245 SF
Typical Floor Size: 32,540 SF
Stories: 6
Expenses: 2008 Tax @ $8.80/sf, 2004 Est Tax @ $6.57/sf; 2008 Ops @ $6.60/sf, 2004 Est Ops @ $5.11/sf
Parking: 57 Surface Spaces are available; Ratio of 0.29/1,000 SF

Landlord Rep: Company information unavailable at this time
Sublet Contact: Cushman & Wakefield, Inc. / Marilyn L. Lissner 847-518-3223 -- 43,022 SF (6,000-37,022 SF)
June 2002: Building sold from developer, Maslow Stein Real Estate, to Church Street Plaza LLC, an affiliate of Arthur Hill & Co.
ComEd Economic Development

27
1123-1131 Emerson St
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Existing
Building Size: 20,311 SF
Typical Floor Size: 12,942 SF
Stories: 2
For Sale: Not For Sale

Space Avail: 6,650 SF
Max Contig: 2,700 SF
Smallest Space: 586 SF
Rent/SF/Yr: $16.00-$25.00
% Leased: 67.3%

Landlord Rep: Mars Equities / Matt Barry 630-230-2022
Leasing Company: Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 6,650 SF (586-2,700 SF)

The property is a loft building.

28
1319-1321 Emerson St
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Existing
Building Size: 10,000 SF
Typical Floor Size: 1,508 SF
Stories: 2
For Sale: Not For Sale

Space Avail: 700 SF
Max Contig: 700 SF
Smallest Space: 700 SF
Rent/SF/Yr: $24.00
% Leased: 93.0%

Landlord Rep: Trois Fontaines, LLC / David Roberts 847-491-6195 -- 700 SF (700 SF)

29
960-990 Grove St
Century Bldgs
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Built 1964
Building Size: 46,078 SF
Typical Floor Size: 20,000 SF
Stories: 5
For Sale: Not For Sale

Space Avail: 10,045 SF
Max Contig: 8,340 SF
Smallest Space: 162 SF
Rent/SF/Yr: $16.00-$22.07
% Leased: 78.2%
Expenses: 1997 Combined Tax/Ops @ $8.50/sf; 1998 Est Ops @ $3.50/sf
Parking: Ratio of 0.99/1,000 SF

Landlord Rep: Imperial Realty Company / Richard McCarty 773-736-4100x20 -- 10,045 SF (162-8,340 SF)

January 1996: Buildings purchased by Imperial Realty Company for an undislosed price. Both the seller, Century Publishing, and buyer were represented by CB Commercial.
### 625 Madison St
**Evanston, IL 60202**  
**Cook County**

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Class B Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built 1960</td>
</tr>
<tr>
<td>Building Size:</td>
<td>1,680 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>1,680 SF</td>
</tr>
<tr>
<td>Stories:</td>
<td>1</td>
</tr>
</tbody>
</table>

**Space Avail:** 1,680 SF  
**Max Config:** 2,428 SF  
**Smallest Size:** 1,680 SF  
**Rent/SF/Yr:** $27.70  
**% Leased:** 0%

**Landlord Rep:** Turley Architects / Alison Janes 847-492-1617  
**Leasing Company:** Coldwell Banker Residential Brokerage / Donna Agnew 847-316-8523 – 2,428 SF (2,428 SF)

Perfect location for storefront business. Owner is open to shared office.

### 1890 Maple Ave
**Evanston, IL 60201**  
**Cook County**

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Class B Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built 1989</td>
</tr>
<tr>
<td>Building Size:</td>
<td>40,521 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>14,333 SF</td>
</tr>
<tr>
<td>Stories:</td>
<td>3</td>
</tr>
</tbody>
</table>

**Space Avail:** 40,000 SF  
**Max Config:** 40,000 SF  
**Smallest Size:** 40,000 SF  
**Rent/SF/Yr:** Negotiable  
**% Leased:** 1.3%

**Expenses:** 2002 Combined Tax/Ops @ $14.15/sf; 2004 Est Ops @ $6.65/sf  
**Parking:** Surface Spaces @ $75.00/mo; Ratio of 10.00/1,000 SF  
**For Sale:** Not For Sale

**Landlord Rep:** Company information unavailable at this time

The building, on a cornerstone location inside Northwestern University/Evanston Research Park, is designed for office and laboratories; each floor suits dry lab or office configurations and can accommodate wet lab operations. It has a complete grounding system and bolstered electrical service, Central, built-in neutralizing basin for laboratory waste. Its features include expanded wet lab capabilities (3rd floor, with 9.5' ceiling height and increased load bearing capacity), a graceful arched entrance (divides the building into two wings), a two-story circular atrium, lounges on the 2nd and 3rd floors, floor plans based on 30' x 30' structural bays and 5 foot office planning modules, the use of bays and L-shaped building design (reduces the need for interior columns), operable casement windows, a 24-hour card access security system, truck access loading docks (in rear), and paid parking. From one of the two formal gateways to the 24-acre Research Park, the building is a short walking distance to Northwestern's main campus, shopping, commercial services and dining in downtown Evanston, and the Basic Industry Research Laboratory.
ComEd Economic Development

1840 Oak Ave
Evanston Enterprise Bldg
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Built 1945, Renov 1990
Building Size: 51,071 SF
Typical Floor Size: 11,477 SF
Stories: 4
Space Avail: 6,130 SF
Max Contig: 3,660 SF
Smallest Space: 375 SF
Rent/SF/Yr: $17.60-24.00
% Leased: 95.2%

Expenses: 2002 Tax @ $4.83/sf; 2003 Est Tax @ $4.04/sf; 2002 Ops @ $4.70/sf; 2003 Est Ops @ $5.30/sf

For Sale: Not For Sale

Landlord Rep: Real Estate Investment & Solutions / Jeffrey Bernard 312-464-0100x2 -- 2,470 SF (375-870 SF)
Sublet Contact: Real Estate Investment & Solutions / Jeffrey Bernard 312-464-0100x2 -- 3,660 SF (3,660 SF)

Located within the Northwestern University/Evanston Research Park

Amenities Include: First floor café/deli, high speed internet connection thru Northwestern University’s Network, convenient parking with in/out privileges, easy access to nearby public transportation, restaurants, commercial services and hotel/conference facilities, interior loading dock and security system with electronic card-key building access and cameras.

Rent includes heat, air-conditioning and office cleaning.

This building is a former lumber warehouse and has 18 inch thick walls. The mezzanine is fully enclosed.

1880 Oak Ave
Phase I
Evanston, IL 60201
Cook County
S/W/C

Building Type: Class B Office
Status: Built Nov 1999
Building Size: 36,346 SF
Typical Floor Size: 12,116 SF
Stories: 3
Space Avail: 13,591 SF
Max Contig: 8,084 SF
Smallest Space: 1,710 SF
Rent/SF/Yr: $17.00
% Leased: 62.6%

Expenses: 2009 Est Tax @ $4.22/sf; 2009 Est Ops @ $7.70/sf
Parking: Surface Spaces @ $80.00/mo; Ratio of 10.00/1,000 SF

For Sale: Not For Sale

Landlord Rep: CB Richard Ellis / Daniel E. Graham 847-706-4032 -- 13,591 SF (1,710-8,084 SF)

Available as a 5 year lease at $17.00 NNN and also with a 2 year lease option for $29.00 G. Includes vanilla box build-out. Ample parking

* Building constructed by Valenti Builders, Inc. Building will have an electrical and telecommunications raceway around the perimeter wall of the building. The building is a part of Northwestern University’s connection to the Internet. Loft-style office building with 12” ceilings with an exposed metal truss, on-site executive parking and adjacent cafeteria and copy center. Roof top units located above the central core provide heat and cool air to zones within each floor of the building.

For tracking purposes, please notify Ed Star @ ComEd - 312-394-2971 if you select one of the listed facilities.
This copyrighted report contains research licensed to Commonwealth Edison Co., - 79549.

3/5/2009
Page 14
ComEd Economic Development

1603 Orrington Ave  
1603 Orrington Blvd 
Evanston, IL 60201  
Cook County

Building Type: Class A Office  
Space Avail: 104,963 SF  
Status: Built 1969, Renov 1999  
Max Contig: 55,730 SF  
Building Size: 308,695 SF  
Smallest Space: 1,134 SF  
Typical Floor Size: 14,000 SF  
Rent/SF/Yr: $23.00  
Stories: 20  
% Leased: 67.5%  
Expenses: 2009 Tax @ $7.49/sf, 2005 Est Tax @ $7.42/sf, 2009 Ops @ $8.58/sf, 2005 Est Ops @ $8.39/sf  
Parking: 300 Covered Spaces are available  
For Sale: Not For Sale

Landlord Rep: Golub & Company / Steve Degody 847-952-7730 -- 95,587 SF (1,134-13,964 SF)  
Leasing Company: Metro Commercial Real Estate / Steven K. Baar 847-412-9898x5002 Meredith Oliver 847-412-9898x5003 -- 4,725 SF (4,725 SF)

Sublet Contact: Studley Inc / Jon Azulay 312-595-2942 Robert Sevin 312-595-2952 -- 4,851 SF (4,851 SF)

Tallest office building between Chicago and Milwaukee with Downtown location in Evanston with great views of Lake Michigan, Northwestern University, and Chicago skyline. Fiber optics, global communications capabilities and in-floor ducts on floors 12-16, ideal for flexible layout and cabling for voice, data and power. Two blocks from Davis Street CTA station and Metro Station. In-building heated parking garage and Individual tenant HVAC is available. Adjacent hotel, restaurants, and shops within walking distance. 24-hour access and manned security.

930 N Plum 
Evanston, IL 60202  
Cook County

Building Type: Class B Office/Office Live/Work Unit  
Space Avail: 1,723 SF  
Status: Existing  
Max Contig: 1,723 SF  
Building Size: 1,723 SF  
Smallest Space: 1,723 SF  
Typical Floor Size:  
Rent/SF/Yr: $15.90  
Stories:  
% Leased: 0%

For Sale: This property has one 1,723 condo for sale.

Landlord Rep: Prudential Preferred Properties / Dennis P. Dooley 312-264-1274 / Kathleen Cordes 312-604-9002 -- 1,723 SF (1,723 SF)


1822 Ridge Ave  
White Iris Yoga  
Evanston, IL 60201  
Cook County

Building Type: Class C Office  
Space Avail: 16,283 SF  
Status: Built 1928, Renov 1990  
Max Contig: 16,283 SF  
Building Size: 16,283 SF  
Smallest Space: 1,100 SF  
Typical Floor Size: 16,283 SF  
Rent/SF/Yr: $13.64-$15.56  
% Leased: 0%

Expenses: 1998 Tax @ $2.82/sf; 1993 Ops @ $4.93/sf  
Parking: Ratio of 2.24/1,000 SF  
For Sale: For Sale at $1,975,000 ($121.29/SF) - Active

Sales Company: Hallmark & Johnson Properties, Ltd.: Alan Goldberg (847) 982-3211  
Landlord Rep: Real Estate Investment & Solutions / Jeffrey Bernard 312-464-0100x2 -- 2,450 SF (1,100-1,350 SF)

Outstanding value in this excellent location. Recently renovated offices available for immediate occupancy. Convenient to public transportation, restaurants, Northwestern University and Downtown Evanston. Indoor reserved parking available. Tenant controlled heat and air conditioning. Tenant pays for their own utilities unless noted.

For tracking purposes, please notify Ed Star @ ComEd - 312-364-2571 if you select one of the listed facilities.  
This copyrighted report contains research licensed to Commonwealth Edison Co. - 79549.

3/5/2009  
Page 15
## ComEd Economic Development

<table>
<thead>
<tr>
<th>Building</th>
<th>Type and Details</th>
<th>For Sale</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1415 Sherman Ave</td>
<td>Class B Office, Existing, 1,600 SF</td>
<td>For Sale at $550,000 ($343.75/SF)</td>
<td>The Lord Companies, LLC: Keith Lord (312) 944-6270</td>
</tr>
<tr>
<td>Evanston, IL 60201</td>
<td>Typical Floor Size:</td>
<td></td>
<td>Landlord Rep: The Lord Companies, LLC / Keith Lord 312-944-6270 -- 1,600 SF (1,600 SF)</td>
</tr>
<tr>
<td>Cook County</td>
<td>Stories:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>Type and Details</th>
<th>For Sale</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1560 Sherman Ave</td>
<td>Class A Office/Office Live/Work Unit, Built 1978, 369,500 SF, 20,527 SF, 18 Stories</td>
<td>For Sale: Not For Sale</td>
<td>Cushman &amp; Wakefield, Inc. / Howard R. Perino 312-470-1827 -- 23,318 SF (1,702-13,518 SF)</td>
</tr>
<tr>
<td>One Rotary Center</td>
<td>Space Avail: 23,318 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evanston, IL 60201</td>
<td>Max Contig: 13,518 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cook County</td>
<td>Smallest Space: 1,702 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NW/NC</td>
<td>Rent/SF/Yr: $34.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>% Leased: 99.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expenses: 2008 Tax @ $5.14/sf, 2005 Est Tax @ $4.70/sf, 2008 Ops @ $8.36/sf, 2005 Est Ops @ $6.92/sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking: 383 Covered Spaces are available; Ratio of 1.00/1,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>* Building has a 186-seat auditorium and 383-car covered parking. * On-site duplicating service, teleconference center, cigar store, and lower level * Separate freight elevator and dock * 24-hour security * Cafeteria serving breakfast and lunch.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>There is a sunken plaza in front of a low rise atrium wing at the north end of the building.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>Type and Details</th>
<th>For Sale</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1801 Sherman Ave</td>
<td>Class B Office/Office with street-level Retail, Built 1946, Renov 1985, 52,398 SF, 6,800 SF, 6 Stories</td>
<td>For Sale: Not For Sale</td>
<td>Mavrakis Management / Theodore Mavrakis 847-657-1010 -- 4,250 SF (400-1,750 SF)</td>
</tr>
<tr>
<td>Fountain Square Bldg</td>
<td>Space Avail: 4,250 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evanston, IL 60201</td>
<td>Max Contig: 1,750 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cook County</td>
<td>Smallest Space: 400 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rent/SF/Yr: $15.00-$22.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>% Leased: 91.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expenses: 2003 Tax @ $2.10/sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Located at the heart of the Evanston Town Centre. 600 car city parking garage located across the street. 1 Block to the &quot;L&quot;, CTA and Northwestern trains. Public Transportation and located near hotels, restaurants, &amp; banks. Mini-Suites available</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For tracking purposes, please notify Ed Star @ ComEd - 312-364-2671 if you select one of the listed facilities. This copyrighted report contains research licensed to Commonwealth Edison Co., 76549.
## ComEd Economic Development

### 1718 Sherman Ave
**Evanston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Class B Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Built 1928, Renov 2004</td>
</tr>
<tr>
<td>Building Size</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>Typical Floor Size</td>
<td>5,000 SF</td>
</tr>
<tr>
<td>Stories</td>
<td>3</td>
</tr>
<tr>
<td>For Sale</td>
<td>Not For Sale</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Space Avail</th>
<th>1,150 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Contig</td>
<td>750 SF</td>
</tr>
<tr>
<td>Smallest Space</td>
<td>400 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr</td>
<td>$19.20-$19.90</td>
</tr>
<tr>
<td>% Leased</td>
<td>92.3%</td>
</tr>
</tbody>
</table>

Landlord Rep: Schermerhorn & Co. / Jim Schermerhorn 847-869-4200 – 1,150 SF (400-750 SF)

### 1724-1726 Sherman Ave
**Evanston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Class C Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Built 1955, Renov 1993</td>
</tr>
<tr>
<td>Building Size</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>Typical Floor Size</td>
<td>3,000 SF</td>
</tr>
<tr>
<td>Stories</td>
<td>2</td>
</tr>
<tr>
<td>For Sale</td>
<td>Not For Sale</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Space Avail</th>
<th>600 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Contig</td>
<td>600 SF</td>
</tr>
<tr>
<td>Smallest Space</td>
<td>600 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr</td>
<td>$15.00</td>
</tr>
<tr>
<td>% Leased</td>
<td>90.0%</td>
</tr>
</tbody>
</table>

Landlord Rep: Imperial Realty Company / Richard McCarty 773-736-4100x20 – 600 SF (600 SF)

The building has skydomes and stained glass windows.

### 1611 Simpson St
**Excel Lofts**
**Evanston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Class B Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Built 1928, Renov Oct 2007</td>
</tr>
<tr>
<td>Building Size</td>
<td>7,800 SF</td>
</tr>
<tr>
<td>Typical Floor Size</td>
<td>3,435 SF</td>
</tr>
<tr>
<td>Stories</td>
<td>2</td>
</tr>
<tr>
<td>Parking</td>
<td>1 Covered Spaces are available; 1 Surface Spaces are available</td>
</tr>
<tr>
<td>For Sale</td>
<td>Not For Sale</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Space Avail</th>
<th>1,900 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Contig</td>
<td>1,900 SF</td>
</tr>
<tr>
<td>Smallest Space</td>
<td>1,900 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr</td>
<td>$11.00</td>
</tr>
<tr>
<td>% Leased</td>
<td>100%</td>
</tr>
</tbody>
</table>

Landlord Rep: Renaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 – 1,900 SF (1,900 SF)

2007 complete renovation of landmark building less than 1 mile from downtown Evanston. Highly designed spaces with mosaic tiling and art nouveau ironwork throughout. 100 - 200 amp 3 phase 208 capacity & individual HVAC; all units equipped with private bath & kitchen. Rear & upper units may accommodate live/work.

For tracking purposes, please notify Ed Sitar @ ComEd - 312-364-2571 if you select one of the listed facilities. This copyrighted report contains research licensed to Commonwealth Edison Co. - 79540.
ComEd Economic Development

1033 University Pl
University Place
Evanston, IL 60201
Cook County

Building Type: Class A Office
Status: Built 1991
Building Size: 55,685 SF
Typical Floor Size: 15,890 SF
Stories: 4

Space Avail: 4,293 SF
Max Config: 2,835 SF
Smallest Size: 1,455 SF

Rent/SF/Yr: $17.00-$18.00
% Leased: 92.3%

Expenses: 2009 Est Tax @ $0.28/sf; 2009 Est Ops @ $7.39/sf
Parking: Surface Spaces @ $80.00/mo; Ratio of 10.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: CB Richard Ellis / Daniel E. Graham 847-706-4032 -- 4,293 SF (1,458-2,835 SF)

1033 University Place enjoys a convenient location within the Northwestern University/Evanston Research Park. The 24-acre Research Park is ideally located adjacent to downtown Evanston and the campus of Northwestern University, on the highly desirable North Shore. Just 30 minutes from O’Hare International Airport, 25 minutes from downtown Chicago, and a ten-minute walk from the beaches of Lake Michigan. Its features include a marble-clad lobby with rich wood paneling and a vaulted cove ceiling, limestone-like base with earth-tone brick, 2 wings on each floor, computerized energy management system, coded access card system for after hours entry, 3,000 lb capacity elevators, ample adjacent parking, proximity to major forms of public transportation, handsomely landscaped court yard that is shared with 1890 Maple Avenue, common vending lounge, proximity to area commerce, affiliation with Northwestern University (where tenants have access to a wide array of University facilities and services including an extensive library system, computing services, specialized research facilities, cultural events, and recreational sports facilities), and parking that is $75/month.
### 44 180 W Asbury
**Evanston, IL 60202**  
**Cook County**  
**SWC of Oakton and Asbury**

**Building Type:** Retail/General Freestanding  
**Status:** Built 1999  
**Building Size:** 14,664 SF  
**Land Area:** 1.18 AC  
**Stories:** 1  
**Parking:** 44 Surface Spaces are available; Ratio of 3.00/1,000 SF  
**For Sale:** Not For Sale

**Landlord Rep:** Zifkin Realty & Development / 312-575-8650  
**Sublet Contact:** Zifkin Realty & Development / -- 14,664 SF (14,664 SF)

Highly visible free-standing building with large parking field.  
Lighted intersection with heavy commuter and neighborhood traffic.  
Drive-thru opportunity.

### 45 1707 Benson Ave
**Evanston, IL 60201**  
**Cook County**

**Building Type:** Retail/General Freestanding  
**Status:** Existing  
**Building Size:** 16,854 SF  
**Land Area:** 0.43 AC  
**Stories:** 2  
**For Sale:** Not For Sale

**Landlord Rep:** Hallmark & Johnson Properties, Ltd. / Alan Goldberg 847-982-3211 -- 3,490 SF (3,490 SF)

### 46 2114 Central St
**Evanston, IL 60201**  
**Cook County**

**Building Type:** Retail/Storefront  
**Status:** Existing  
**Building Size:** 8,500 SF  
**Land Area:** 0.18 AC  
**Stories:** 2  
**Expenses:** 2008 Est Tax @ $1.91/sf  
**For Sale:** Not For Sale

**Landlord Rep:** Troy Realty / Brian J. Barrett 773-792-3000 x303 -- 2,200 SF (2,200 SF)

---

For tracking purposes, please notify Ed Stier @ ComEd - 312-364-3571 if you select one of the listed facilities.  
This copyrighted report contains research licensed to Commonwealth Edison Co., - 76548.
### 2906 Central St
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail
- **Status:** Built 1933
- **Building Size:** 6,300 SF
- **Land Area:** 0.16 AC
- **Stories:** 2
- **Parking:** 2 Surface Spaces are available; Ratio of 0.27/1,000 SF

**For Sale:** Not For Sale

**Landlord Rep:** Schermerhorn & Co. / Jim Schermerhorn 847-869-4200 -- 1,010 SF (1,010 SF)

### 2935 Central St
**Villa Centrale**
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront
- **Status:** Built Dec 2006
- **Building Size:** 30,000 SF
- **Land Area:** 0.53 AC
- **Stories:** 3

**Expenses:** 2006 Tax @ $0.15/sf

**For Sale:** This property has 2 condos that are for sale. The size of the for sale condos range from 2,100 SF to 2,600 SF.

**Landlord Rep:** Edward Willer / Edward Willer 847-551-1929 -- 4,700 SF (2,100-2,600 SF)

* Owner Motivated!! Will consider all offers! *

Brand new retail condominiums. Located on high traffic Central Street. Located in newly constructed Italianate design mixed-use building. Parking in rear and underground.

### 3006 Central St
**Evanston, IL 60202**
**Cook County**

- **Building Type:** Retail/General Freestanding
- **Status:** Existing
- **Building Size:** 15,000 SF
- **Land Area:** 0.19 AC
- **Stories:** 2

**For Sale:** For Sale - Active

**Sales Company:** The Kathryn Brown Group: Kathryn Brown (847) 676-1855

**Landlord Rep:** The Kathryn Brown Group / Kathryn Brown 847-676-1855 -- 15,000 SF (15,000 SF)
### ComEd Economic Development

#### 1001 Chicago Ave
**Evanston, IL 60202**
**Cook County**

- **Building Type:** Retail/General Freestanding
- **Status:** Existing
- **Building Size:** 27,250 SF
- **Land Area:** 0.58 AC
- **Stories:** 2
- **Expenses:** 2008 Combined Est Tax/Ops @ $3.71/sf

**Space Avail:** 27,250 SF
**Max Contig:** 28,421 SF
**Smallest Space:** 13,437 SF
**Rent/SF/Yr:** $6.00-$20.00
**% Leased:** 100%

**For Sale:** Not For Sale

**Landlord Rep:** CB Richard Ellis / Daniel Jacobson 312-861-7820 / Kim McGuire 312-935-1974 -- 28,421 SF (13,437-14,984 SF)

Free standing identity; High income urban density; Adjacent dedicated parking lot; 1st and 2nd floors can be leased separately. Size: 27,250 SF Total, 14,984 SF 1st Floor, 13,437 SF 2nd Floor; Rent: $20.00 PSF Net 1st Floor; $5.00 PSF Net 2nd Floor; Taxes, CAM, Insurance: Estimated to be $4.00 PSF; Availability: On 30 days notice; IMMEDIATE CO-TENANTS INCLUDE: Whole Foods, Union Restaurant/ Space Theater, Jewel Foods, Blockbuster, The Autobarn, Oscar Isberian Rugs.

---

#### 1239-1241 Chicago Ave
**Noodle Garden**
**Evanston, IL 60202**
**Cook County**
**Corner of Dempster & Chicago**

- **Building Type:** Retail/Restaurant
- **Status:** Built 1970
- **Building Size:** 5,000 SF
- **Land Area:** 0.08 AC
- **Stories:** 1
- **Expenses:** 2007 Tax @ $6.00/sf
- **Parking:** 12 Surface Spaces are available; Ratio of 1.20/1,000 SF

**For Sale:** Not For Sale

**Landlord Rep:** OGI Development / Rick Johnstone 847-452-8289 -- 5,000 SF (2,500 SF)

40 car free (2-hr) public parking across the street. Property located across from train. 200 amp power. Pass-thru: 2007 taxes estimated at $5.00/SF, plus insurance.

This space is currently being used as 2500 sf of storefront office space. Seven private offices, reception, and conference room. Features seven parking spaces. The property is in the Chicago Ave/ Dempster Corridor and is across the street from free public parking. Additional information available upon request.

---

#### 816 Church St
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront
- **Status:** Built 1930
- **Building Size:** 7,286 SF
- **Land Area:** 0.16 AC
- **Stories:** 2
- **Expenses:** 1997 Tax @ $7.41/sf
- **Parking:** 10 Surface Spaces are available; Ratio of 1.37/1,000 SF

**For Sale:** Not For Sale

**Landlord Rep:** Behles and Behles / Ken Behles 847-864-0440 -- 2,000 SF (2,000 SF)

Property Description: MULTI-TENANT RETAIL BUILDING

---

For tracking purposes, please notify Ed Sitar @ ComEd - 312-394-2571 if you select one of the listed facilities.

This copyrighted report contains research licensed to Commonwealth Edison Co., 79549.
### 1012-1014 Church St
Evanston, IL 60201
Cook County

- **Building Type:** Retail/Restaurant
- **Status:** Existing
- **Building Size:** 15,468 SF
- **Land Area:** 1.49 AC
- **Stories:** 2
- **For Sale:** Not For Sale

- **Space Avail:** 15,468 SF
- **Max Contig:** 7,734 SF
- **Smallest Space:** 3,867 SF
- **Rent/SF/Yr:** Negotiable
- **% Leased:** 0%

- **Landlord Rep:** Sierra Realty Advisors/The Sierra Group, Inc. / Kevin Bryant 312-254-0729 / Joe Sauer 312-422-7744x703 / Luke Sauer 312-422-7744x704 -- 15,468 SF (3,867 SF)

### 1016 Church St
Evanston, IL 60201
Cook County

- **Building Type:** Retail/Storefront
- **Status:** Existing
- **Building Size:** 23,568 SF
- **Land Area:** 0.49 AC
- **Stories:** 3
- **For Sale:** Not For Sale

- **Space Avail:** 15,712 SF
- **Max Contig:** 15,712 SF
- **Smallest Space:** 7,856 SF
- **Rent/SF/Yr:** $27.50
- **% Leased:** 33.3%

- **Landlord Rep:** Millennium Properties R/E, Inc. / Dan J. Hyman 312-338-3003 -- 15,712 SF (7,856 SF)

General retail building.

### 518 Davis St
Evanston, IL 60201
Cook County

- **Building Type:** Retail/Storefront
- **Status:** Built 1926
- **Building Size:** 13,705 SF
- **Land Area:** 0.32 AC
- **Stories:** 2
- **Parking:** 8 Surface Spaces are available
- **For Sale:** Not For Sale

- **Space Avail:** 3,000 SF
- **Max Contig:** 3,000 SF
- **Smallest Space:** 500 SF
- **Rent/SF/Yr:** Negotiable
- **% Leased:** 78.1%

- **Landlord Rep:** Ted Pirpiris / Ted Pirpiris 847-657-1010 -- 3,000 SF (500-3,000 SF)

### 602 Davis St
Evanston, IL 60201
Cook County

- **Building Type:** Retail
- **Status:** Built 1990
- **Building Size:** 2,200 SF
- **Land Area:** -
- **Stories:** 1
- **For Sale:** Not For Sale

- **Space Avail:** 2,200 SF
- **Max Contig:** 2,200 SF
- **Smallest Space:** 2,200 SF
- **Rent/SF/Yr:** $25.64
- **% Leased:** 0%

- **Landlord Rep:** Wesley Realty Group / William Melody 847-674-1416x13 -- 2,200 SF (2,200 SF)
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Building Type</th>
<th>Status</th>
<th>Availability</th>
<th>Space Avail.</th>
<th>Max Contig.</th>
<th>Smallest Space</th>
<th>Rent/SF/Yr</th>
<th>% Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>607 Davis St, Evanston, IL 60201, Cook County</td>
<td>Retail/Storefront</td>
<td>Proposed</td>
<td>-</td>
<td>5,400 SF</td>
<td>5,400 SF</td>
<td>1,800 SF</td>
<td>$35.00</td>
<td>0%</td>
</tr>
<tr>
<td>612 Davis St, Evanston, IL 60201, Cook County</td>
<td>Retail/Storefront Office</td>
<td>Existing</td>
<td>-</td>
<td>4,800 SF</td>
<td>1,800 SF</td>
<td>1,800 SF</td>
<td>$28.00</td>
<td>62.5%</td>
</tr>
<tr>
<td>1908-1916 Dempster Ave, Building 2, Evanston, IL 60202, Cook County</td>
<td>Retail/General Freestanding (Community Ctr)</td>
<td>Built 1987</td>
<td>-</td>
<td>101,948 SF</td>
<td>2,669 SF</td>
<td>1,000 SF</td>
<td>Negotiable</td>
<td>93.4%</td>
</tr>
</tbody>
</table>

Landlord Rep: Bradford Allen Realty Services, Ed Schwartz 312-994-5779 -- 5,400 SF (1,800 SF)
Landlord Rep: Wesley Realty Group / William Melody 847-874-1416x13 -- 1,800 SF (1,800 SF)
Landlord Rep: Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704 -- 6,703 SF (1,000-2,609 SF)
# ComEd Economic Development

## 1920-1968 Dempster Ave
**Building 1**  
**Evanston, IL 60202**  
**Cook County**  
**NWC of Dodge Ave and Dempster St**

- **Building Type:** Retail/General Freestanding (Community Ctr)  
- **Status:** Built 1987, Renov 2002  
- **Building Size:** 93,779 SF  
- **Land Area:** 15 AC  
- **Stories:** 1  
- **Parking:** 892 Surface Spaces are available  
- **For Sale:** Not For Sale  

**Space Avail:** 57,846 SF  
**Max Contig:** 38,575 SF  
**Smallest Space:** 1,212 SF  
**Rent/SF/Yr:** Negotiable  
**% Leased:** 38.3%

**Landlord Rep:** Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704 -- 57,846 SF (1, 212-38,575 SF)

## 2400-2410 Dempster St
**Evanston Auto Care Center**  
**Evanston, IL 60202**  
**Cook County**  
**S/NWC**

- **Building Type:** Retail/Auto Repair (Strip Ctr)  
- **Status:** Built 1990  
- **Building Size:** 8,506 SF  
- **Land Area:** -  
- **Stories:** 1  
- **Expenses:** 2003 Combined Tax/Ops @ $0.46/sf  
- **Parking:** 21 Surface Spaces are available; Ratio of 2.10/1,000 SF  
- **For Sale:** Not For Sale  

**Space Avail:** 1,300 SF  
**Max Contig:** 1,300 SF  
**Smallest Space:** 1,300 SF  
**Rent/SF/Yr:** $16.00  
**% Leased:** 84.7%

**Landlord Rep:** Company information unavailable at this time

Automotive Center anchored by Midas Muffler, Independent Transmission Shop, and Pit Pros.

Near Dominix Anchored Food Shopping Center

High Density Population

Daytime-Work Population

## 1160-1178 Dodge Ave
**Building 3**  
**Evanston, IL 60202**  
**Cook County**  
**Evanston Plaza**

- **Building Type:** Retail/General Freestanding (Community Ctr)  
- **Status:** Built 1987, Renov 2002  
- **Building Size:** 19,210 SF  
- **Land Area:** 15 AC  
- **Stories:** 1  
- **Parking:** 892 Surface Spaces are available  
- **For Sale:** Not For Sale  

**Space Avail:** 7,849 SF  
**Max Contig:** 6,047 SF  
**Smallest Space:** 1,802 SF  
**Rent/SF/Yr:** Negotiable  
**% Leased:** 59.1%

**Landlord Rep:** Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704 -- 7,849 SF (1,802-6,047 SF)
### ComEd Economic Development

#### 1300-1338 Dodge Ave
**Auto Fitness Center**
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Auto Dealership
- **Status:** Built 1988
- **Building Size:** 11,500 SF
- **Land Area:** 3.67 AC
- **Stories:** 1
- **Parking:** 79 Surface Spaces are available; Ratio of 3.00/1,000 SF
  - **For Sale:** Not For Sale

- **Space Avail:** 2,800 SF
- **Max Config:** 2,800 SF
- **Smallest Space:** 2,800 SF
- **Rent/SF/Yr:** $17.00
- **% Leased:** 75.7%

- **Landlord Rep:** Company information unavailable at this time

- **Six bays and a service desk.**

#### 1459-1463 Elmwood Ave
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail (Strip Ctr)
- **Status:** Renov 1986
- **Building Size:** 3,800 SF
- **Land Area:** 0.35 AC
- **Stories:** 1
- **Expenses:** 2006 Tax @ $7.29/sf
  - **Parking:** 8 Surface Spaces are available; Ratio of 2.67/1,000 SF
  - **For Sale:** Not For Sale

- **Space Avail:** 1,064 SF
- **Max Config:** 1,064 SF
- **Smallest Space:** 1,064 SF
- **Rent/SF/Yr:** $19.00
- **% Leased:** 72.0%

- **Landlord Rep:** Smith Commercial Real Estate / Lynn. E. Smith 847-295-2800 -- 1,064 SF (1,064 SF)

- **Property Description:** Strip Center

#### 911 Foster
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront
- **Status:** Existing
- **Building Size:** 4,000 SF
- **Land Area:** 0.26 AC
- **Stories:** 1
- **Parking:** 10 Surface Spaces are available
  - **For Sale:** Not For Sale

- **Space Avail:** 4,000 SF
- **Max Config:** 4,000 SF
- **Smallest Space:** 4,000 SF
- **Rent/SF/Yr:** $12.00
- **% Leased:** 0%

- **Landlord Rep:** Lakeshore Partners / John Adamson 847-570-9911 -- 4,000 SF (4,000 SF)

- **Property Description:** Storefront
ComEd Economic Development

66

2510 Green Bay Rd
Domicile Furniture Building
Evanston, IL 60201
Cook County

Building Type: Retail/General Freestanding
Status: Built 1928
Building Size: 16,000 SF
Land Area: 0.46 AC
Stories: 1

Space Avail: 16,000 SF
Max Contig: 16,000 SF
Smallest Space: 16,000 SF
Rent/SF/yr: $7.00
% Leased: 0%

Expenses: 2005 Tax @ $3.45/sf; 2006 Ops @ $4.88/sf
Parking: 13 Surface Tandem Spaces are available; Ratio of 0.80/1,000 SF
For Sale: For Sale at $2,300,000 ($143.75/SF) - Active

Sales Company: Laurence Bowman; Larry Bowman (847) 361-8172
Law Offices Of Caniarelli & Galasek: John N. Galasek (773) 889-5800
Landlord Rep: Coldwell Banker Residential Brokerage / Donna Agnew 847-316-8523
Leasing Company: Laurence Bowman / Larry Bowman 847-351-6172 -- 16,000 SF (16,000 SF)

On northwest side of Evanston along high-traffic Green Bay Road, just south of Central Street (just north of Lincoln St), directly across the street from one of the largest Northwestern Metra train stations on the North Shore. Next door to small strip center with FedEx/Kinkos, Gino’s East Pizzeria and music store. Close to Northwestern University, Dominick’s and Jewel grocery stores, Office Depot, etc. On primary traffic route from NW Evanston to Chicago and North Shore suburbs.

4% owner financing available.

Can subdivide to 1,000SF. Seller will give a $10,000 gift certificate to Domicile Furniture to anyone who rents or sells the property by Feb 1, 2009.

67

309-321 Howard St
Evanston, IL 60202
Cook County

Building Type: Retail/Storefront
Retail/Residential
Status: Existing
Building Size: 5,000 SF
Land Area: -
Stories: 2

Space Avail: 1,980 SF
Max Contig: 1,150 SF
Smallest Space: 830 SF
Rent/SF/yr: $14.00-$15.00
% Leased: 60.4%

For Sale: Not For Sale

Landlord Rep: Universal Realty Group, Inc. / Ben Fonte 773-338-2222 -- 1,980 SF (830-1,150 SF)

68

519 Howard St
Evanston, IL 60202
Cook County

Building Type: Retail/Auto Repair
Status: Existing
Building Size: 7,600 SF
Land Area: 0.68 AC
Stories: 1

Space Avail: 7,000 SF
Max Contig: 7,000 SF
Smallest Space: 7,000 SF
Rent/SF/yr: Negotiable
% Leased: 100%

For Sale: Not For Sale

Landlord Rep: Company information unavailable at this time

The property is made up of a 3,640 square foot auto repair shop and a 3,500 square foot lower level that has an accessible alley/ramp. Its additional features include a drive in door.
619-621 Howard St
Evanston, IL 60202
Cook County

- Building Type: Retail/Storefront
- Status: Existing
- Building Size: 10,000 SF
- Land Area: -
- Stories: 1
- Parking: 17 Surface Spaces are available
- For Sale: Not For Sale

Landlord Rep: Company information unavailable at this time

711 Howard St
Evanston, IL 60202
Cook County

- Building Type: Retail/Storefront
- Status: Existing
- Building Size: 2,500 SF
- Land Area: -
- Stories: 1
- For Sale: Not For Sale

Landlord Rep: Company information unavailable at this time

1805 Howard St
Evanston, IL 60202
Cook County

- Building Type: Retail/General Freestanding
- Status: Existing
- Building Size: 2,400 SF
- Land Area: 0.23 AC
- Stories: 1
- For Sale: For Sale at $849,000 ($353.75/SF) - Active

Sales Company: Koenig & Strey GMAC: Vicki Harrison (312) 204-5000
Landlord Rep: Koenig & Strey GMAC / Vicki Harrison 312-204-5000 -- 2,400 SF (2,400 SF)
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Retail/Storefront</th>
<th>Space Avail: 1,980 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Existing</td>
<td>Max Contig: 1,150 SF</td>
</tr>
<tr>
<td>Building Size</td>
<td>17,000 SF</td>
<td>Smallest Space: 830 SF</td>
</tr>
<tr>
<td>Land Area</td>
<td></td>
<td>Rent/SF/Yr: $12.00</td>
</tr>
<tr>
<td>Stories</td>
<td>2</td>
<td>% Leased: 88.4%</td>
</tr>
</tbody>
</table>

**For Sale: Not For Sale**

Landlord Rep: Universal Realty Group, Inc. / Andrew Patras 773-290-6815 / John Argianas 773-338-2222 -- 1,980 SF (830-1,150 SF)

---

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Retail/Community Ctr</th>
<th>Space Avail: 17,064 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Built 1985, Renov 2005</td>
<td>Max Contig: 10,990 SF</td>
</tr>
<tr>
<td>Building Size</td>
<td>126,294 SF</td>
<td>Smallest Space: 2,139 SF</td>
</tr>
<tr>
<td>Land Area</td>
<td>10.54 AC</td>
<td>Rent/SF/Yr: $27.00-$28.00</td>
</tr>
<tr>
<td>Stories</td>
<td>1</td>
<td>% Leased: 86.5%</td>
</tr>
<tr>
<td>Parking</td>
<td>820 Surface Spaces are available; Ratio of 3.68/1,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

**For Sale: Not For Sale**

Landlord Rep: Metro Commercial Real Estate / Steven K. Baer 847-412-9998x5002
Leasing Company: Mid-America Real Estate Corporation / Margret Graham 630-954-7307 -- 17,004 SF (2,139-10,990 SF)

Large shopping center located in a densely populated area right on Main Street.
| Building Type: Retail/Storefront | Space Avail: 1,697 SF  
| Status: Under Construction, delivers May 2009 | Max Contig: 1,697 SF  
| Size: 4,572 SF | Smallest Space: 1,292 SF  
| Land Area: 0.53 AC | Rent/SF/Yr: $33.00-$38.00  
| Stories: 15 | % Leased: 62.9%  
| Parking: 329 Covered Spaces are available; Ratio of 1.97/1,000 SF | For Sale: This property has one 1,697 condo for sale.  
| Landlord Rep: The Lord Companies, LLC / Keith Lord 312-944-6270 -- 1,697 SF (1,292-1,697 SF) |  
| Building Type: Retail/Storefront | Space Avail: 1,200 SF  
| Status: Built 1950 | Max Contig: 1,200 SF  
| Building Size: 4,341 SF | Smallest Space: 1,200 SF  
| Land Area: - | Rent/SF/Yr: $18.00  
| Stories: 1 | % Leased: 72.4%  
| For Sale: Not For Sale |  
| Landlord Rep: Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 1,200 SF (1,200 SF) |  
| Building Type: Retail/Storefront (Strip Ctr) | Space Avail: 1,995 SF  
| Status: Existing | Max Contig: 1,995 SF  
| Building Size: 17,000 SF | Smallest Space: 1,995 SF  
| Land Area: - | Rent/SF/Yr: $27.00  
| Stories: 16 | % Leased: 88.3%  
| For Sale: Not For Sale |  
| Landlord Rep: Horizon Realty Services, Inc. / Stuart B. Lenhoff 847-870-8585x213 / Barry Millman 847-870-8585x214 -- 1,995 SF (1,995 SF) |  
| Building Type: Retail/General Freestanding | Space Avail: 20,798 SF  
| Status: Built 2003 | Max Contig: 20,798 SF  
| Building Size: 20,798 SF | Smallest Space: 9,167 SF  
| Land Area: - | Rent/SF/Yr: Negotiable  
| Stories: 2 | % Leased: 100%  
| For Sale: Not For Sale |  
| Landlord Rep: Mid-America Real Estate Corporation / Michael Mason 630-954-7240 -- 20,798 SF (9,167-11,631 SF) |
78

1701 Maple Ave
Church Street Plaza
Evanston, IL 60201
Cook County

Building Type: Retail (Lifestyle Ctr)
Status: Built 2001
Building Size: 417,000 SF
Land Area: 2.16 AC
Stories: 2

Space Avail: 11,500 SF
Max Contig: 4,500 SF
Smallest Space: 2,500 SF
Rent/SF/yr: $25.00-$32.00
% Leased: 93.3%
Expenses: 2005 Combined Tax/Ops @ $5.10/sf
Parking: 1400 Covered Spaces are available; Ratio of 3.38/1,000 SF
For Sale: Not For Sale

Landlord Rep: Mid-America Real Estate Corporation / Elizabeth H. Krebs 630-954-7362 -- 11,500 SF (2,500-4,500 SF)

Church Street Plaza is a mixed-use urban development located in the heart of historic downtown Evanston, Illinois. The main pavilion will house distinct art and first run cinemas, as well as approximately 80,000 square feet of retail and restaurant tenants.

Other components include a 1,400-car municipal parking garage, a first-class hotel, and a high-end rental apartment building consisting of 250-units. The Plaza is within walking distance of Northwestern University and Lake Michigan.

79

1740-1744 Oak Ave
Evanston, IL 60201
Cook County

Building Type: Retail
Status: Existing
Building Size: 9,763 SF
Land Area: -
Stories: -

Space Avail: 5,645 SF
Max Contig: 5,645 SF
Smallest Space: 1,397 SF
Rent/SF/yr: $29.00
% Leased: 42.2%
For Sale: For Sale at $1,834,625 ($187.92/SF) - Active

Sales Company: The Lord Companies, LLC: Keith Lord (312) 944-6270, Heide Schulz (312) 944-6270 x14
Landlord Rep: The Lord Companies, LLC / Keith Lord 312-944-6270 / Heide Schulz 312-944-6270x14 -- 5,645 SF (1,397-5,645 SF)

80

1629 Orrington Ave
Evanston, IL 60201
Cook County

Building Type: Retail/General Freestanding
Status: Built 1969
Building Size: 31,357 SF
Land Area: -
Stories: 2

Space Avail: 31,357 SF
Max Contig: 31,357 SF
Smallest Space: 3,385 SF
Rent/SF/yr: Negotiable
% Leased: 0%
Expenses: 1996 Combined Tax/Ops @ $0.41/sf
For Sale: Not For Sale

Leasing Company: Metro Commercial Real Estate / Steven K. Baer 847-412-9898x5002 Meredith Oliver 847-412-9898x5003 -- 17,648 SF (3,385-17,645 SF)
### ComEd Economic Development

#### Orrington Ave
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/General Freestanding
- **Status:** Under Renovation
- **Building Size:** 50,000 SF
- **Land Area:** -
- **Stories:** -
- **Space Avail:** 50,000 SF
- **Max Contig:** 50,000 SF
- **Smallest Space:** 50,000 SF
- **Rent/SF/Yr:** Negotiable
- **% Leased:** 0%
- **For Sale:** Not For Sale

**Landlord Rep:** Metro Commercial Real Estate / Steven K. Baer 847-412-9898x5002 / Meredith Oliver 847-412-9898x5003 -- 50,000 SF (50,000 SF)

Located in downtown Evanston - a unique mix of retail space, restaurants, high-rise residential, office space, and Northwestern University. Nearly 300,000 SF of new retail space located in immediate area, including Sherman Plaza & Church St. Plaza - with more retail planned.

#### 1701 Sherman Ave
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront
- **Status:** Existing
- **Building Size:** 34,560 SF
- **Land Area:** 0.11 AC
- **Stories:** 2
- **Space Avail:** 23,000 SF
- **Max Contig:** 23,000 SF
- **Smallest Space:** 5,000 SF
- **Rent/SF/Yr:** Negotiable
- **% Leased:** 33.5%
- **Expenses:** 2008 Combined Est Tax/Ops @ $8.25/sf
- **For Sale:** Not For Sale

**Landlord Rep:** CB Richard Ellis / Sharon Kahan 312-297-7679 / Daniel Jacobson 312-861-7820 -- 23,000 SF (5,000-16,000 SF)

Rare opportunity located at the most prominent corner in Downtown Evanston; the hub of the North Shore. The space is directly across the street from the newly constructed 150,000 SF Sherman Plaza, as well as the new parking deck for Downtown Evanston; Evanston is home to Northwestern University which has 7,828 undergraduates, 6,282 postgraduates and 2,563 faculty members; Evanston also boasts over 100 restaurants including the nearby: Le Peep, Flat Top Grill, Merle's Barbeque, Panera Bread, Iulu's, Narra Restaurant, Stained Glass and Blu Coral Japanese Restaurant; Other area tenants include: The North Face, Levi's, Urban Outfitters, American Apparel, Borders, Whole Foods, Design Within Reach, The Gap and Hanigs Shoes, as well as a slew of local retailers; The Century Movie Theaters, with the highest volumes on the North Shore, are located just two blocks west at Church and Maple; Located two blocks east of the CTA and Metra Station, which serve over 1.2 million riders per year.

#### 1702 Sherman Ave
**Evanston Galleria Bldg**
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront
- **Status:** Built 1920
- **Building Size:** 47,203 SF
- **Land Area:** 0.79 AC
- **Stories:** 4
- **Space Avail:** 10,000 SF
- **Max Contig:** 10,000 SF
- **Smallest Space:** 10,000 SF
- **Rent/SF/Yr:** $15.00
- **% Leased:** 0%
- **For Sale:** Not For Sale

**Landlord Rep:** Company information unavailable at this time

**Location Corner:** NW

**Property Description:** Multi Family - 55 Units
### 1734 Sherman Ave
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront  
- **Status:** Built 1951  
- **Building Size:** 4,600 SF  
- **Land Area:** 0.12 AC  
- **Stories:** 1  
- **For Sale:** Not For Sale

- **Space Avail:** 3,000 SF  
- **Max Config:** 3,000 SF  
- **Smallest Space:** 3,000 SF  
- **Rent/SF/Yr:** $38.00  
- **% Leased:** 34.8%

**Landlord Rep:** Grubb & Ellis / Brad Teitelbaum 312-224-3136 -- 3,000 SF (3,000 SF)

This rare street level retail opportunity at 1734 N. Sherman Avenue is located in the heart of vibrant downtown Evanston. This site is steps away from Northwestern University, numerous new condominium developments, and a strong daytime population.

### 1737-1745 Sherman Ave
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/Storefront  
- **Status:** Existing  
- **Building Size:** 30,000 SF  
- **Land Area:** -  
- **Stories:** 4  
- **For Sale:** Not For Sale

- **Space Avail:** 730 SF  
- **Max Config:** 730 SF  
- **Smallest Space:** 730 SF  
- **Rent/SF/Yr:** Negotiable  
- **% Leased:** 97.6%

**Landlord Rep:** Edgemark Commercial Real Estate Services LLC / AI Rodenbostel 630-572-5604 / Michael R. Wesley 630-572-5510 -- 730 SF (730 SF)

### 1713-1715 Simpson St
**Evanston, IL 60201**
**Cook County**

- **Building Type:** Retail/General Freestanding  
- **Status:** Built 1950  
- **Building Size:** 1,650 SF  
- **Land Area:** 0.08 AC  
- **Stories:** 1

- **Parking:** 4 free Surface Spaces are available  
- **For Sale:** For Sale at $189,000 ($114.55/SF) - Active

- **Space Avail:** 1,650 SF  
- **Max Config:** 1,650 SF  
- **Smallest Space:** 1,650 SF  
- **Rent/SF/Yr:** Negotiable  
- **% Leased:** 0%

**Sales Company:** Adas/Spatz Properties: Andrew Spatz (847) 864-3100

**Landlord Rep:** Hallmark & Johnson Properties, Ltd. / 847-933-9000

**Leasing Company:** Adas/Spatz Properties / Andrew Spatz 847-864-3100 -- 1,650 SF (1,650 SF)

November 2001: Building sold to Steve Armstrong from Peter Fowler. The buyer and seller were represented by Hallmark & Johnson.

Ideal for business or artist studio.
## Report Criteria

### Location
- **Location method**: City
- **Cities**: Evanston (IL)

### Space
- **Available Space**: from 100 SF config in building
- **Space Options**: Exclude if Not For Lease

### Property
- **Type**: Industrial, Flex, Office, Retail
- **Status**: Existing, Under Construction, Under Renovation, Proposed
March 18, 2009

Mr. and Mrs. John Coonen
CMS Association, Inc.
Post Office Box 2067
Crystal Lake, IL 60039

Dear Mr. and Mrs. Coonen:

I want you to know how delighted I am that you have chosen our city to host your annual CMS Expo, scheduled for April 30, through May 1, 2009. Staff informed me that there may be approximately 350 attendees arriving from all over the world to network and participate in highly valuable open source technical training.

Evanston is a world class city providing many wonderful amenities. We take pride in our highly educated entrepreneurial and creative business community; our first rate university; and our competitive schools, all of which could benefit from the type of training and networking your Expo provides. I trust there will also be outreach initiatives for their involvement.

Conferences such as yours reinforce our objective of becoming a leading information technology city. Our city staff and local business organizations will continue to work with you, with the goal of making this Expo the most successful to date. The prospect that you may be considering the City of Evanston as a permanent location to host future Expos is exciting. The potential synergies from such a relationship can create beneficial opportunities for your firm and our city.

The elected officials serving on the Economic Development Committee and I support and encourage participation in your Expo. We all wish you much success.

Sincerely,

Rolanda B. Russell
Interim City Manager

RBR.kt
# MONTHLY RETT REPORT FOR FEBRUARY 2009

**DATE:** March 3, 2009  
**TO:** Mayor and Aldermen  
**FROM:** Rodney Greene, City Clerk  
**SUBJECT:** RETT Report--February 2009

**Budget 2008-09**  
$3,700,000

<table>
<thead>
<tr>
<th>FY 2007-08</th>
<th>FY 2008-09</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Month</strong></td>
<td><strong>Amount</strong></td>
</tr>
<tr>
<td>March</td>
<td>355,601</td>
</tr>
<tr>
<td>April</td>
<td>288,094</td>
</tr>
<tr>
<td>May</td>
<td>309,905</td>
</tr>
<tr>
<td>June</td>
<td>484,904</td>
</tr>
<tr>
<td>July</td>
<td>473,696</td>
</tr>
<tr>
<td>Aug</td>
<td>537,988</td>
</tr>
<tr>
<td>Sept</td>
<td>265,878</td>
</tr>
<tr>
<td>Oct</td>
<td>194,723</td>
</tr>
<tr>
<td>Nov</td>
<td>139,087</td>
</tr>
<tr>
<td>Dec</td>
<td>132,491</td>
</tr>
<tr>
<td>Jan</td>
<td>655,076</td>
</tr>
<tr>
<td>Feb</td>
<td>103,263</td>
</tr>
</tbody>
</table>

*February 2009 revenues were reduced to reflect these expenditures: FedEx $44, Elaine Jacobson, $300, Refunds $935 = Total <$1,279>*

- Monthly average needed to meet Budget $308,333
- FY 2008-09 Monthly Average $172,300
- 33 exempts @ $100 ea = $3,300; CUMULATIVE $61,000

**There was one $1 million sale in February 2009.**

02-27-09--2405 Colfax St., $1,387,000; Tax $6,935; Seller-West; Buyer-Nord
Property values soar in one downtown TIF

By KAREN BERKOWITZ
berkowitz@pioneerlocal.com

Property values in the re-blooming Downtown Tax Increment Financing District have catapulted by more than 7,500 percent since the tax incentive district was created 23 years ago.

City officials didn’t have an extension of its downtown in mind but rather a search for incubator businesses that would main in Evanston, create jobs and eventually ease a high tax burden borne by the community.

While that concept was abandoned in the late 1980s, the reincarnated Downtown TIF took flight in 1990s with Century Theater, retail stores, condominiums, hotels and office buildings.

As happens with TIF districts, the resulting tax unity has been an off limits Evanston school district and other governments. But that soon will change.

The city’s first TIF is nearing the end of its life and is set to expire once property taxes from the 2006 tax levy are paid in 2012.

$135 million bonanza

That means schools and other governments will be able to tap about $135 million in “incremental” property tax revenue at the tax rate otherwise in effect when the TIF expires. At current rates, the elementary and high school districts stand to reap about $1.1 and $2.2 million, respectively — a stream that will continue year after year.

The value of the Downtown TIF is 76 times the $1.8 million that was frozen back in 1985 — a sign the city did the right thing, say city officials.

“This has opened doors that never would have been possible,” said Mayor Lori Lightfoot. H. Morton, during a joint review board meeting Dec. 11 with representatives of the taxing districts.

Another TIF does well

During the past year alone, the tax value of the expanded Washington National TIF district jumped $63.8 million to $92 million.

Nearby a decade remains on the life of the TIF district.

Martin Lyons, the City’s new chief financial officer, termed the growth of the city’s established TIF districts “truly exceptional.”

“Yea could have limped along (with a doubling or tripling of the assessed valuation) and been able to deem it a success,” said Lyons, who is new to his Evanston post. “I applaud the folks who were here over the last two decades and had the vision to cultivate these developments.”

During the 23-year span of a TIF district, any additional property taxes generated by new developments are withheld from schools and other governments and directed to the city of Evanston to pay expenses related to the project.

Reduce garage debt

Before Downtown II expires, the city plans to use $17.8 million of TIF funds to buy down debt associated with the Sherman Plaza parking garage.

Two other established TIF districts in southwest Evanston also have multi-

City: Downtown TIFs a roaring success

Property values in the late-blooming Downtown II TIF Increment Financing District have catapulted by more than 7,500 percent since the incentive district was created in 1985. Set to expire with the 2009 tax year, the Downtown II TIF could add about $35 million in value to the tax base of schools and other governments, based on the most reassessment. An adjacent TIF that includes Sherman Plaza soared to $92 million in value this year.

+7,522%
Downtown II
Runs: 1985 to 2009
Anchors: Century Theater, Optima condos, Hilton Garden Inn
Taxable value: $12.2 million
Base value: $1.8 million
Taxes diverted*: $9.2 million

+258%
Washington National
Anchors: Park Evanston, Whole Foods, Sherman Plaza
Runs: 1994 to 2009
Taxable value: $12.7 million
Base value: $25.7 million
Taxes diverted*: $4.6 million

+990%
Southwest
Anchors: Sam’s Club
Runs: 1990 to 2013
Taxable value: $3.5 million
Base value: $3.5 million
Taxes diverted*: $3.5 million

+270%
Howard Hartley
Anchors: Jewel, Target, Best Buy
Runs: 1992 to 2015
Taxable value: $25.9 million
Base value: $3.9 million
Taxes diverted*: $18 million

*taxes applied to TIF uses life year

JASON BROWN/STAFF PHOTOGRAPHER
TIF

Continued from PAGE 5

...plied in value. One known as the Southwest TIF includes Sam's Club, Ward's Manufacturing and several automobile junkyards. Though the city had briefly considered retiring the TIF early, the city is now eyeing the junkyard sites as logical places to relocate some automotive businesses on Dodge Avenue that are seen as incompatible with a new vision for west Evanston.

Another TIF district on Howard Street was created in 2005 to assist the developer of a rental high-rise near the Howard Street el station. City officials hope that TIF districts will spur improvements along Howard Street to Ridge Avenue.