ECONOMIC DEVELOPMENT COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 23, 2009
ROOM 2404-7:30 P.M.
LORRAINE MORTON CIVIC CENTER
2100 RIDGE AVENUE, EVANSTON, IL 60201

AGENDA

I. CALL TO ORDER

II. CONSIDERATION OF THE EDC MEETING MINUTES OF JULY 22, 2009 (DOCUMENT ENCLOSED)

III. EVMARK ‘S FY2010 INTERIM REPORT (DOCUMENT ENCLOSED)

IV. ESTABLISHING ECONOMIC DEVELOPMENT PRIORITIES

V. THE MECHANICAL GROUP INC., REQUEST FOR FAÇADE IMPROVEMENT FINANCIAL ASSISTANCE (DOCUMENT ENCLOSED)

VI. EVANSTON PLAZA STATUS UPDATE

VII. UPDATE ON ECONOMIC DEVELOPMENT WEB PAGE/CITY WEB SITE

VIII. COMMUNICATIONS

1.) MONTHLY REAL ESTATE REPORT
2.) COMED AVAILABLE FACILITIES REPORT, SEPTEMBER 2009
3.) RECENT BUSINESS RETENTION & ATTRACTION VISITS
4.) RECENT NEW BUSINESS STATUS REPORTS
5.) TECHNOLOGY INOVATION CENTER BUSINESS GRADUATES IN COE
6.) EVANSTONNOW.COM ARTICLE RE: JULY EDC MEETING
7.) FAVORABLE TRIBUNE ARTICLE RE: COE WEB SITE COMPARED TO OTHER MUNICIPALITIES
8.) EVANSTONNOW.COM ARTICLE RE: DEDICATION OF SCULPTURE FOR THE DR. HILL COMMUNITY ASSOC.
9.) SCT WEEK ARTICLES OF INTEREST (2)

IX. ADJOURNMENT

NEXT SCHEDULED EDC MEETING: OCTOBER 21, 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 (TDD).

La ciudad de Evanston esta obligada a hacer accesibles todas las reuniones publicas a las personas minusvalidas o las quines no hablan ingles. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administracion del Centro a 847/448-2916 (voz) o 847/448-8052 (TDD).
II. ENCLOSURE: Economic Development Committee Meeting Minutes of July 22, 2009
ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
OF WEDNESDAY, JULY 22, 2009
LIGHTHOUSE LOFTS-7:30 P.M.
1607 SIMPSON STREET
EVANSTON, IL 60201


MEMBERS ABSENT: Ald. Jean-Baptiste, Robert Creamer, Seth Freeman, Dan Mennemeyer

PRESIDING OFFICIAL: Ald. Rainey, Chair

OTHERS PRESENT: Ald. Holmes

STAFF PRESENT: Morris Robinson- Economic Development Planner, Susan Guderley-Interim Asst. Director of Planning, Craig Sklenar-General Planner

OTHERS PRESENT: Jon Leineweber & Muffy McCauley- Developers and Hosts, Carolyn Delliutri-Executive Director, EVMARK Jeff Coney-Director, Economic Development, Northwestern University, the Press and Interested Citizens

SUMMARY OF THE MEETING:
I. Chair Rainey called the EDC Meeting to order at approximately 7:50 P.M. and thanked the hosts, Jon Leineweber and Muffy McCauley (husband and wife) for their generosity in providing the Light Lofts venue for the meeting and for the delicious refreshments.

Staff member Morris Robinson asked to be recognized to share information provided by Committee member Mennemeyer who was unable to attend the meeting. “The Fountain Square Art Festival was considered a success. A total of $27,000 in sales was achieved compared to $18,000 last year. The art that sold was primarily in the $100 range. The more expensive items, $500 and above hardly moved at all. Member Mennemeyer and Jonathan Perman polled several of the artists selling the more expensive items and learned that they are considering whether or not to return next year”.

Also, Ms. Ann Dienner asked staff member Robinson to share a Wall Street Journal Article by Joseph Epstein, a downtown Evanston resident, disparaging Evanston retail shops in the downtown area. After briefly mentioning the article, Staff member Robinson pledged to email the committee members the article and a well reasoned rebuttal to the Journal submitted by Jonathon Perman.
II. TOUR OF THE LIGHTHOUSE LOFTS

Although a tour of the Lighthouse Lofts was scheduled as the next agenda item, Chair Rainey suggested that the Committee consider the business items on the agenda first and save the tour for last. The EDC concurred.

III. APPROVAL OF THE EDC MEETING MINUTES OF JUNE 24, 2009

Chair Rainey asked for a motion to approve the June 24, 2009 EDC and the committee members voted unanimously to approve the minutes.

IV. EPA CLIMATE SHOWCASE COMMUNITIES RFA & DRAFT GRANT REQUEST

Chair Rainey announced that the next business agenda item concerned an Environmental Protection Agency grant application prepared by staff member Carolyn Collopy, the Sustainable Programs Coordinator with assistance provided by Community Development Department Interim Director and staff. Chair Rainey informed the EDC that the application documents had actually been approved and submitted prior to the EDC Meeting in order to make the deadline and asked staff to comment. Staff member Robinson explained to the EDC that the grant proposal for approximately $500,000 with a city “in kind 50 % matching amount” is for a two year energy audit and revolving interest free loan program that will implement sustainable opportunities to increase energy efficiencies in commercial buildings for small business owners. If the grant is approved it will be administered in conjunction with the ComEd “The Smart Ideas program and the micro loans provided, ranging from $10,000 or less, will be repaid via the recipients water utility bill.

Also, if the grant is approved, the program will provide an additional tool for City Planners to use for assisting the small merchant community. Together with the city’s Neighborhood Business District Improvement Program and the Storefront Improvement Program, staff will enhance its small business assistance outreach in a significant way. Staff member Susan Guderley noted that the program will be administered by Community Development Department staff. The EDC members expressed their support for the grant application and the program concept.

V. ECONOMIC DEVELOPMENT WEB SITE IMPROVEMENT PROCESS UPDATE

Chair Rainey next asked staff member Craig Sklenar to introduce himself to the EDC and provide an update on the Economic Development Planning web page improvement efforts.
Staff member Sklenar informed the EDC that the process to improve the Economic Development web page began with immediate triage remedies. The out dated photo of the pre-construction Sherman Plaza was replaced with a currant aerial view of the city and updated information including the latest vacant properties list and TIF District maps which were also posted. Ald. Burrus asked to speak and stated that she had visited the web site for the municipalities of Des Plaines, Morton Grove and Bartlet and by comparison found Evanston's web site lacking in several ways. Ald. Burrus was persistent in her desire to see a vastly improved web site.

Staff member Sklenar advised the EDC that the efforts made to date to improve the economic development web page is just the beginning of the ongoing improvement process and that suggestions from the EDC will be incorporated over the next few months. Many ideas that had been discussed by planning personnel such as links to Evmark, the Chamber of Commerce and other internal departments were explained to the EDC for their initial reaction or clarification. Staff member Robinson added that the new and improved web page(s) will also have a data collection for inquiries from various departments in the city. Staff member Sklenar suggested that one way to accomplish the capturing of data was to have a sign in section on the page for more detailed information.

In general, the EDC members were enthusiastic about the prospect of an improved economic development web page(s) and offered constructive comments. As for general improvements for the city's web site, staff will confer with BPAT personnel and inform them of the EDC's concerns. The critical needs for the improvements were such that Chair Rainey stated that it should be the lead update agenda item for the next EDC Meeting. In the interim, some committee members offered to contact staff member Sklenar and offer suggestions and advice for consideration in the improvement effort.

**ACTION TAKEN:** No action by vote was required.

**VI. TAX INCREMENT FINANCING DISTRICTS**

Chair Rainey announced the next agenda item concerned the six Tax Increment Financing Districts in the City and decided to hold that agenda item for last.

**VII. ECONOMIC DEVELOPMENT PLANNER UPDATE**

Included in the Economic Development Committee packets were a number of documents pertaining to economic development activities. These documents consisted of: the Business Visitation & Retention operating procedure; Business Retention and Attraction Visits report; Neighborhood Business district Improvement Program procedure; Neighborhood Storefront Improvement Program procedure; Space Availability inquiry report and Recent New Business Status Reports.
Chair Rainey asked staff member Robinson to proceed with the update. Staff member Robinson informed the EDC that he developed the business visitation/retention procedure two years ago to have a working document for all potential city departments that may be impacted by the visitations. Although the document was presented to the former City Manager, Interim City Managers and department heads, it was never officially approved. During the past two years, staff member Robinson has visited most if not all of the major manufacturers and scores of small entrepreneurs, often resolving vexing issues where possible. However, the most important issues the merchants face concern the need for more parking and the relatively high real estate taxes levied in Evanston. In some instances, staff member Robinson was successful in helping with increased parking opportunities but there is little in the way of alleviating high tax issues.

When staff member Robinson advised the EDC that “write-ups” of the visits were made and are on file, Chair Rainey said she was unaware of their existence and asked why the EDC never saw the reports. Staff member Robinson replied that since the procedure was not officially approved he limited distribution to the City Manager and senior staff. When asked if the EDC would like to see some of the reports, chair Rainey replied absolutely and as such they will be included in the next EDC meeting packet.

Ald. Burrus stated that she was aware that when making the calls Staff member Robinson provided the business officials with a packet of useful information and city staff contact lists, but wanted to know what kind of assistance tools or programs staff member Robinson gave the business officials at the initial visits. Staff member Robinson said that he didn’t understand the question and stated that the initial visits to the businesses were primarily for the purpose of listening and to understand what their concerns, if any, were; not to provide a laundry list of possible assistance programs from the city which may or may not be germane to the situation. After listening to the business officials and if it is determined that there were concerns that the city could address, immediate action is then taken utilizing the appropriate process or program.

Staff member Robinson continued, stating that with the current economic downturn, the timing is perfect for re-focusing attention to the many small businesses and retailers in the city and explained the Neighborhood Business District Improvement Program and the Neighborhood Storefront Improvement program and how they benefited the neighborhood business district associations and individual merchants. If the EPA grant is approved, it will provide another tool that can be bundled with those programs.

Ald. Burrus noted the Mr. Kevin O’Connor was in the audience and commented that when he ran for aldermanic office he visited every store on Central Street and she was confident if staff member Robinson contacted Mr. O’Connor he would offer his expertise. Staff member Robinson reminded the EDC that in the recent past a comprehensive master plan was created for Central Street.
Input for the master plan was received from the entire residential and commercial community. Additionally, staff member Robinson has been working with the Central Street Merchants Association for several years. Mr. O’Connor also stated that his visits were brief while yet time consuming and perhaps viewed differently by the merchants since he was not a city official. Mr. O’Connor stated that what ever information he had he would be happy to share and asked for and received a business card from staff member Robinson. Chair Rainey mentioned how the business attraction visit she made with staff member Robinson to an independent grocer took the entire day.

Ald. Burrus stated that she thought the EDC asked for the Economic Development Planner to provide a report listing incoming telephone inquiries regarding available space or establishing a business or in the nature of doing business in the city. After locating her report which contained five such inquiries the impression by Ald. Burrus was that the number was insufficient. Ald. Holmes and other audience members commented that staff member Robinson handled other inquiries, one of which required several follow-ups that they were aware of during the past month. Staff member Robinson concluded the comments by stating the difficulty in clerically tracking all incoming calls when taken in the context of the press of day to day business activities. Ald. Burrus also wanted to know if staff will canvass the city for vacant spaces in addition to the listing report provided by ComEd so that the web page will reflect a report with the City’s name on it. Staff concurred to the extent that it is possible.

With regards to the new business license application reports for restaurants and retail, the EDC members offered suggestions on how the departments issuing the reports can improve the documents. One of the suggestions was to add an applicant contact column with name and phone number on the report. Another suggestion was to define the term “license pending.” Staff member Robinson stated that the suggestions would be passed on to the report issuers. The aldermen on the EDC were most concerned about not being able to know before hand if a new business establishment has applied for a business license to operate a business in their respective wards. Staff commented that they are exploring ways to incorporate all of the entry points for business inquiries, such as the City Managers Office; Zoning Division; the Collectors Office; the Health Department; the Planning Division and any other areas within the Civic Center.

Chair Rainey reintroduced the TIF Increment Financing Districts agenda item and asked staff member Robinson for comments. Staff member Robinson explained that the reason the Annual Joint Review Board Meeting Minutes from December 2008 and maps of the city’s six TIF Districts were included in the EDC packet was to give the new EDC members an opportunity to familiarize themselves with the districts and their general performance history.
The EDC was advised that the Downtown II Research Park TIF District will terminate as of December 31, 2009. Chair Rainey asked if the actual TIF District annual report documents were posted on the city web site.

Staff member Robinson stated that he didn’t believe so but would check with the Finance Department. There were no other inquiries from the EDC members with regard to the TIF Districts documents.

VIII. COMMUNICATIONS

The communication documents contained in the packet were acknowledged without further comment.

IX. ADJOURNMENT:

ACTION TAKEN:
Chair Rainey asked for a motion to cancel the August 26, 2009 EDC Meeting. Ald. Wynne moved to cancel the meeting and the measure received a second and was unanimously approved the motion.

There being no further business, Chair Rainey adjourned the meeting at approximately 9:45 P.M. at which time the property owner hosts provided the EDC and audience with a tour of the Lighthouse Lofts redevelopment project. The EDC was impressed with the quality and value of the project.

The Economic Development Committee Meeting scheduled for Wednesday, August 26, 2009 at 7:30 P.M. at the Civic Center in Room 2404 has been canceled. The next meeting will be in September 2009, date and location to be announced.

Respectfully submitted,

Morris E. Robinson
Economic Development Planner
III. ENCLOSURE: EVMARK’s FY2010 Interim Report
To: Rolanda Russell, City of Evanston  
Marty Lyons, City of Evanston  
Dennis Marino, City of Evanston  
Suzette Eggleston, City of Evanston  

From: Carolyn DellaTutri, Evmark  

Re: Evmark’s FY2010 Interim Report  

Date: July 27, 2009  

The following represents Evmark’s interim report required by our Implementation Agreement for Special Service Area #4 (SSA). This report will provide an update on Evmark’s activities since the beginning of the fiscal year which is March 1, 2009.

This interim report consists of four parts: this cover memo, samples of Evmark’s 2009 marketing materials, Evmark’s FY2009 final audited financial statements, and Evmark’s internal financial statement for the first four months of FY2010 (March through June 2009).

During this current fiscal year, Evmark hired a new full time Marketing and Communications Manager. Laura Fokl joined Evmark on March 23, 2009 and is a graduate of Northwestern University and has extensive experience in hospitality sales and marketing. We are delighted to have Laura join the Evmark team.

With full-time staff now in place, Evmark’s work continues, particularly in the marketing realm. A key component to this year’s marketing plan is the building of a new brand identity for downtown Evanston. Pressley Jacobs, A Design Partnership was hired in March to begin the development process. This process included online surveys, in person surveys, and focus groups with residents (both downtown and outside the district), business owners (both downtown and outside the district), property owners, real estate brokers, students, cultural groups, university staff, city staff, civic leadership, Evanston Chamber of Commerce board, and elected officials. Attached is the listing of brand attributes and new logo with the new tagline Where Chicago and the North Shore Meet. We anticipate a summary report recapping the process in the near future which will be included in a future report to the city.

Marketing highlights for the current fiscal year include:

- In partnership with Chicago’s North Shore Convention and Visitors Bureau (CVB), Evmark can purchase advertising using the CVB’s reduced rates with Chicago Tribune provided the Illinois Tourism tagline is included. These rates have been and will be used for this year’s Tribune-related print and electronic advertising.
- Evmark’s downtown directory was just re-printed. The directory will be printed twice this year with the second printing modified to reflect Evmark’s new brand identity. Each printing will be 60,000, or 120,000 annually. These amounts represent a 20% increase from last year. Demand for the directory from major users continues to increase. Coinciding with the directory reprint, the ‘You Are Here’ boards located in the downtown parking garages will also be updated to reflect current downtown business information and the new brand identity.
• The "It's Thursday!" dance series is successfully underway in its tenth year at 909 Davis Street Plaza (Church and Maple). Evmark is sponsoring a drawing for a $25 gift card (for any downtown Evanston business) each week as part of a new program to capture email addresses, in order to build a consumer database to promote activity in downtown Evanston. In addition to print and online advertising, the dances are being promoted on interior rail posters on the CTA Purple line. Metra is circulating series flyers through the Ogilvie Center (Evmark is the only area downtown organization with event information there. See attached.) and at stations on the Union Pacific (North Shore) Line. Evmark again provided the music segment for the ENH Grand Prix of Cycling on July 19. Information about upcoming downtown events, the It's Thursday dances and the Summer Sidewalk Sale, was distributed at the ENH Grand Prix.

• New this year, Evmark worked with the Chicago/Dempster Street Merchants Association, the Central Street Merchants Association, and the MainStreet Station Merchants Association to organize the Summer Sidewalk Sale in all 4 districts the weekend of July 24-26. This retail promotion was advertised in the Evanston Roundtable, The Pioneer Press, Chicago Tribune (selected circulation zones), and via interior rail cards and platform posters on the CTA's Purple Line. The CVB printed 10,000 two sided flyers with event information on Super Sidewalk Sales and the NorthShore University HealthSystem Grand Prix of Cycling. 5,000 of these two sided flyers are being distributed at stations along Metra's Union Pacific (North Shore) Line and through the Ogilvie Transportation Center.

• Evmark has developed strong partnerships with other business districts in Evanston by hosting monthly meetings. Now that the Citywide Sidewalk Sale has passed, the group will meet again to evaluate the program and continue the discussion on developing a city-wide “buy local” and/or “shop local” marketing campaign. In previous discussions the group is hopeful for an economic development grant to support these efforts.

• Prior to the summer events, Evmark produced advertising supporting shopping and dining for Valentine's Day.

• CMS Expo - From April 29 – May 1, 2009, downtown Evanston hosted the Content Management Systems Expo. The Hotel Orrington was the host hotel although strong attendance drove overflow to several downtown Evanston hotels. A networking event at Tommy Nevin's was co-hosted by Evmark, the Evanston Chamber of Commerce, Technology Innovation Center, Chicago’s North Shore CVB, and the City of Evanston to welcome the attendees of CMS Expo to Evanston and to promote business, technology, the arts and education. Downtown Evanston and the Hotel Orrington have been selected once again to host the upcoming CMS Expo from May 3 – 5, 2010.

• Talking Pictures Film Festival – Evmark sponsored Evanston's first ever film festival, with a full page program ad welcoming attendees to enjoy the shops and restaurants of downtown Evanston. Sponsoring the event also included distribution of downtown directories to attendees as well as a link to downtown businesses on the film festival event website. Over 2000 attendees participated in the weekend event.

• Art Under Glass - In a joint project between The Arts & Business Committee of the Evanston Arts Council and Evmark, "Art Under Glass" showcases the work of local artists, and brings life and energy to unoccupied retail spaces. The first installations were in the 1600 block of Orrington and have been extremely well received by residents and downtown businesses. Future installations are expected.
• Concierge Preferred Trade Show - In partnership with Chicago’s North Shore CVB, Evmark participated in the 8th annual Concierge Preferred Show, April 28, 2009. The Show hosted hundreds of visitor-oriented businesses and over 1,700 hospitality industry professionals. The downtown Evanston directory was distributed.

• Monthly business meetings – Evmark coordinates monthly meetings for downtown businesses the second Thursday of every month. These are designed to share ideas on marketing, cross-marketing among businesses, and creating events that drive traffic and generate business.

• Evmark continues to expand its electronic marketing efforts. Social network pages are being developed on MySpace, Flickr, and Facebook. Additional social networks, such as those specializing in restaurants, are being considered.

• TribLocal is a hyper-local weekly newspaper whose online content is produced by joint participation of Triblocal journalists and community members. The TribLocal editor then decides what stories make it from online to print. In June, 2009, the print edition for Evanston/Skokie launched with an estimated distribution of 15,000. TribLocal is distributed weekly as a “topper” to the Thursday home-delivered Chicago Tribune, and as an insert into single copy papers. Evmark regularly contributes online content and has had several pieces including Sidewalk Sale and Art Under Glass coverage converted to print.

• At the May 21, 2009 public board meeting of Evmark, it was voted on and approved to direct staff to post an RFP for a new website for downtown Evanston. The executive committee is in the process of interviewing firms to take on the project. This effort will be funded through the electronic media and collateral materials portion of the Evmark budget. The goal of this project is to have a new website implementing the new brand identity up and running by November 1, 2009. The new web address that has already been reserved by Evmark will be www.evanstondowntown.com

Within its management functions, the following activities have occurred:

• Evmark, continues to oversee the downtown maintenance contract with The Brickman Group and Just Pots. ED Dellutri continues to work closely with the Brickman Group to maintain areas of concern. Calls from residents have been taken care of and the area on Maple Avenue between Davis and Church has been planted as well as the southeast corner of Chicago & Church. This is the 2nd year of a 3 year contract with The Brickman Group. In 2010 a new RFP will be written and distributed for rebidding starting in March 2011.

• At its February Board meeting, the Evmark Board of Directors approved to hire Pressley Jacobs, A Design Partnership to develop a new brand identity for downtown Evanston. The project is funded with board approval from positive year end budget variance in 2008-2009 annual budget.

• As required by Evmark’s Implementation Agreement with the City, two public Board meetings are held annually (May and November). Evmark hosted its annual meeting on Thursday, May 21, 2009. Over 40 attendees (including our new Mayor) for a presentation by Pressley Jacobs, A Design Partnership presenting four potential new logos based on the focus group information gathered. Attached is the final logo design that was chosen through meetings and an online survey.
• Evmark continues to work with the local real estate community by sending out a monthly blast email to the downtown broker community to update real estate listings on our website. Evmark is also a member of Costar and Loopnet to keep current information on our website.

• Related to the real estate information, current business recruitment package data is included in Evmark’s website. This data is updated annually and has been re-tooled for this fall’s International Council of Shopping Center’s Deal making session.

• Evmark staff along with City staff will be attending the upcoming International Council of Shopping Centers Deal Making Session at the end of October for business recruitment in the retail sector. Evmark also is a member of Real Estate Lease Track, which is an online recruitment tool for retail.

• Starting in July, Evmark has implemented a Request for Information (RFI) microsoft access database program to track incoming calls and calls initiated by staff regarding business recruitment and retention.

• Evmark continues to initiate a monthly meeting between Evmark, The Evanston Chamber of Commerce, Evanston Inventure, Northwestern Economic Development staff, and the City of Evanston Economic Development Planner and Community Development Director to discuss economic development initiatives in the community.

• Executive Director Dellutri has designed a new powerpoint presentation explaining what Evmark is and does. On July 21, 2009 the first presentation was given to the Kiwanis club of Evanston and future dates have been set with both Rotary clubs in Evanston. Anyone wishing to schedule a presentation (approx. ½ hour) should contact Carolyn at cdellutri@evmark.org to get on her calendar.

• Evmark is in the process of setting up a “dba” or “doing business as.” Approval has been given by Acting City Manager Rolanda Russell and legal council of the city. Evmark will soon be “doing business as” Downtown Evanston. This does not alter any city agreements or vendor agreements. It is for marketing purposes only.

With the hiring of a full-time Executive Director in July 2008 and a full-time Marketing & Communications Manager in March 2009, Evmark has become the responsive, professional downtown organization envisioned during the Special Service Area renewal. Maintaining focus on Evanston’s downtown will become even more vital in these challenging economic times. Having a clean, safe commercial district with successful storefronts and restaurants will remain critical to downtown Evanston’s image as a unique place to do business. Evmark plans to continue its role as ‘place’ manager and marketer. As has always been the case, the City of Evanston remains Evmark’s most important partner in sustaining a vibrant downtown, and Evmark Board and staff greatly appreciate your support.

Finally, Evmark’s staff and Executive Committee have started preparations on the FY2011 budget for submission to City Staff, EDC, and the City Council. This budget and its companion levy request will be submitted by September 15 as required. Should any of you have any questions about this report, please do not hesitate to contact me at cdellutri@evmark.org.
EVMARK WEB STATISTICS
March 2009 to July 2009

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<tr>
<td><a href="http://www.bing.com/search">http://www.bing.com/search</a></td>
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<td><a href="http://www.chicagotraveler.com/chicago_shopping.htm">http://www.chicagotraveler.com/chicago_shopping.htm</a></td>
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<td><a href="http://www.evanstonnow.com">http://www.evanstonnow.com</a></td>
<td>15</td>
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Links from Internet Search Engines

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<thead>
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<td>Google</td>
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**Top Pages Viewed July 2008**

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<tbody>
<tr>
<td>Business Directory</td>
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<tr>
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<tr>
<td>Real Estate Directory</td>
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<tr>
<td>Events General</td>
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**Top Pages Viewed Dec 2008**

<table>
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<tr>
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<tr>
<td>Business Directory</td>
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<td>Real Estate Directory</td>
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<tr>
<td>Events/It's Thursday</td>
</tr>
<tr>
<td>Visit North Pole</td>
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<tr>
<td>Contacts Page</td>
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**Top Pages Viewed March 2009**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Real Estate Directory</td>
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<tr>
<td>Business Directory</td>
</tr>
<tr>
<td>Events/It's Thursday</td>
</tr>
<tr>
<td>Contacts Page</td>
</tr>
<tr>
<td>About Evmark</td>
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</tbody>
</table>

**Top Pages Viewed July 2009**

<table>
<thead>
<tr>
<th>Times Viewed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Directory</td>
</tr>
<tr>
<td>Events/It's Thursday</td>
</tr>
<tr>
<td>Real Estate Directory</td>
</tr>
<tr>
<td>Events/General</td>
</tr>
<tr>
<td>Sidewalk Sale Sign up</td>
</tr>
</tbody>
</table>

**Top 10 Key Phrases Sept 08**

evmark
downtown evanston
evanston
downtown evanston shopping
downtown
evmark evanston
www.goco.com
www.evmark.org
evanston office space
1500 chicago evanston

**Top 10 Key Phrases Dec 08**
evmark
downtown evanston
evmark evanston
downtown evanston shopping
www.evmark.org
evanson
jania schoumacher
downtown
evanston il shopping
john evans building evanston

**Top 10 Key Phrases March 09**
evmark
evmark evanston
downtown evanston

**Top 10 Key Phrases July 09**
evmark
evmark evanston
evanston sidewalk sale
evmark.org
downtown evanston
downtown evanston shopping
evanston
evanston office space
downtown evanston apartments
500 davis street evanston il
evanston thursday dance
evanston summer dance
lets dance evanston

Links from Internet Search Engines
Jul-08
Google 691
Windows Live 146
Yahoo 78
AOL 11
MSN Live 11

Links from Internet Search Engines
Jul-09
Google 468
Yahoo 29
Google Images 29
Windows Live 17
AOL 7
Evanston Downtown
Target Brand Attributes
Lakefront
Outdoor environmental beauty

Core/Heart of Evanston
The center of Evanston, all other districts spill out from the downtown area

Gathering Place
A natural gathering spot offering rich entertainment, cuisine and shopping
diverse
Ethnically, economically, culturally, educationally.

urban neighborhood
An intimate “little city”, the best of old and new, charm + progress guided by individual spirit.

exciting
An active place. Energetic and hip, busy and alive with people and events, stimulating, not dull or expected.

cultural
A rich cultural environment supported by excellent restaurants, theater /music experiences, an appreciation of the arts and the University.
City and suburban lifestyles.

A strong and committed community, inspired and driven in part by advanced education, socially responsible. The Connector between eclectic, striving for individualism. A place of independent thinkers offering less expected ideas.

Unique, friendly and welcoming, respectful and tolerant. Easy living.

Accessible, walkable, convenient, built around two major mass transit lines and CTA/suburban bus routes, as well as open to every.
SM
DOWNTOWN
Evanston
Indulge Yourself
IN DOWNTOWN EVANSTON

- decadent dining
- romantic hotel getaways
- one-of-a-kind boutiques
- Valentine’s Day is on a Saturday
WWW.EVMARK.ORG

• Valentine’s Day Marketing & Advertising

Romantic Downtown Hotel packages were featured on the Evmark website and Chicago’s North Shore CVB site.
Event co-hosted by Evmark and Chicago’s North Shore CVB

Special Networking Event for CNS CVB Members and Evmark Partners!

Join us under the stars on the only live dance floor north of Chicago. Make new business contacts and learn to swing!

It’s Thursday - Let’s Dance!

Chef’s Station at Davis Street Plaza
Church St. at Maple Ave. - Evanston

Thursday, July 30

5:30pm  Networking & Hors D’oeuvres Begin

6:30pm  Swing Dance Lesson Begins

7:30pm  Dance and enjoy The Flat Cats performing vintage to modern jazz & blues

Complimentary for members and partners. Reservations Required. Reply to this message or contact Jennifer Williams at jwilliams@cnschicago.com or 847-563-6011 ext. 22
Evanston Super Sidewalk SALE
FRIDAY, JULY 24 • SATURDAY, JULY 25 • SUNDAY, JULY 26

Evanston Super Sidewalk SALE
FRIDAY, JULY 24 • SATURDAY, JULY 25 • SUNDAY, JULY 26

Evanston Super Sidewalk
THE IDEAL SHOPPING EVENT OF THE SUMMER!
Shop the best stores and vendors in Evanston, all in one place.

Two Sheet Platform Poster at CTA Stops

Posters for storefronts in Evanston

CTA/Purple Line Interior Rail Cards
Two sided flier in partnership with Chicago’s North Shore CVB, Metra, Grand Prix of Cycling and Evmark. 5,000 distributed throughout Evanston and 5,000 through Ogilvie Transportation Center and on Union Pacific (North Shore) Line.
It's Thursday!
Let's DANCE!

Evanstonnow.com rotating banner

CTA/Purple Line Poster

Two Sided color “Board & Boogie” card
Distributed at Ogilvie Transportation Center
and stations on Union Pacific Line

Posters distributed throughout Evanston
3 x 30 banner at Event

Sign Board at the intersection of Davis/Sherman/Orrington

Black and White Roundtable Ad
Same ad ran in color in Review
Partnership with first annual Evanston Film Festival

THE:
TALKING PICTURES
FESTIVAL
May 1 - 3, 2009

www.talkingpicturesfestival.org

EVMARK PRESENTS
DOWNTOWN EVANSTON

We encourage film buffs to explore the fabulous shops and restaurants in downtown Evanston during the festival. Our 85 restaurants will give you the ideal forum for lively post film discussions over distinctive world cuisines. EVMARK is a proud sponsor of Evanston's first ever Film Festival. Two thumbs up for downtown Evanston: It's an urban explorer's dream! 

DOWNTOWN EVANSTON
WWW.EVMARK.ORG
Art Under Glass
A partnership between the Arts & Business Committee and Evmark

Please join us for an Opening Night Reception Wednesday, June 17th at 5:30 pm 708 Church Street lobby and an evening walk through the several windows beautified with our local Evanston artists

evanston fills its spaces with art evanstonartsbuzz.com a guide to arts and cultural events in evanston
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent Auditor's Report</td>
<td>1</td>
</tr>
<tr>
<td>Statement of Financial Position</td>
<td>2</td>
</tr>
<tr>
<td>Statement of Activities</td>
<td>3</td>
</tr>
<tr>
<td>Statement of Cash Flows</td>
<td>4</td>
</tr>
<tr>
<td>Notes to Financial Statements</td>
<td>5 - 6</td>
</tr>
</tbody>
</table>
INDEPENDENT AUDITOR'S REPORT

May 20, 2009

Board of Directors
EVMARK
Evanston, Illinois

We have audited the accompanying statement of financial position of EVMARK (a nonprofit corporation) as of February 28, 2009, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of EVMARK as of February 28, 2009, and its changes in net assets and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Brown Kaplan & Lieff LLP
Certified Public Accountants
### ASSETS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
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<tr>
<td>Cash - checking and money market</td>
<td>$72,794</td>
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<tr>
<td>Prepaid insurance</td>
<td>1,233</td>
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<tr>
<td>Equity in Special Services Area #4</td>
<td>188,014</td>
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<tr>
<td><strong>Total current assets</strong></td>
<td><strong>262,041</strong></td>
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**Property and equipment**

<table>
<thead>
<tr>
<th>Description</th>
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</tr>
</thead>
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<tr>
<td>Holiday decorations under equipment lease</td>
<td>221,968</td>
</tr>
<tr>
<td>Maintenance equipment</td>
<td>32,618</td>
</tr>
<tr>
<td>Computer equipment</td>
<td>3,627</td>
</tr>
<tr>
<td>Less accumulated depreciation</td>
<td>(112,690)</td>
</tr>
<tr>
<td><strong>Net property and equipment</strong></td>
<td><strong>145,523</strong></td>
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**Total assets**

<table>
<thead>
<tr>
<th>Amount</th>
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<tr>
<td>407,564</td>
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### LIABILITIES AND NET ASSETS

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<td>Accounts payable</td>
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<td>Accrued payroll and taxes</td>
<td>1,853</td>
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<tr>
<td>Credit card payable</td>
<td>322</td>
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<tr>
<td>Equipment lease, current portion</td>
<td>21,810</td>
</tr>
<tr>
<td><strong>Total current liabilities</strong></td>
<td><strong>42,855</strong></td>
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</table>

**Equipment lease, long-term portion**

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<td>68,667</td>
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**Total liabilities**

<table>
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<th>Amount</th>
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<tr>
<td>111,522</td>
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**Net assets, temporarily restricted**

<table>
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<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>296,042</td>
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</table>

**Total liabilities and net assets**

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>407,564</td>
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See accompanying notes and accountants' report.
EVMARK
Statement of Activities
Year Ended February 28, 2009

### Revenue

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
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<tbody>
<tr>
<td>City of Evanston:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Tax levy, Special Service Area No. 4</td>
<td>$ -</td>
<td>$ 478,197</td>
<td>$ 478,197</td>
</tr>
<tr>
<td>Supplemental contribution to SSA No. 4</td>
<td>-</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Landscaping, maintenance reimbursement</td>
<td>-</td>
<td>97,693</td>
<td>97,693</td>
</tr>
<tr>
<td>Marketing reimbursement from merchants</td>
<td>29,810</td>
<td>-</td>
<td>29,810</td>
</tr>
<tr>
<td>Contribution from Northwestern University</td>
<td>20,000</td>
<td>-</td>
<td>20,000</td>
</tr>
<tr>
<td>Interest</td>
<td>1,087</td>
<td>-</td>
<td>1,087</td>
</tr>
<tr>
<td>Net assets released from restrictions</td>
<td>524,621</td>
<td>(524,621)</td>
<td>-</td>
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<tr>
<td><strong>Total revenue</strong></td>
<td>575,518</td>
<td>81,269</td>
<td>656,787</td>
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### Expenses

#### Program Services

<table>
<thead>
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<th>Expense</th>
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</thead>
<tbody>
<tr>
<td>Advertising, marketing, promotion</td>
<td>172,573</td>
<td>-</td>
<td>172,573</td>
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<tr>
<td>Depreciation</td>
<td>21,372</td>
<td>-</td>
<td>21,372</td>
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<tr>
<td>Dues, subscriptions, licenses</td>
<td>2,021</td>
<td>-</td>
<td>2,021</td>
</tr>
<tr>
<td>Executive director</td>
<td>71,025</td>
<td>-</td>
<td>71,025</td>
</tr>
<tr>
<td>Holiday decorating</td>
<td>16,108</td>
<td>-</td>
<td>16,108</td>
</tr>
<tr>
<td>Insurance:</td>
<td></td>
<td></td>
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<tr>
<td>General</td>
<td>4,569</td>
<td>-</td>
<td>4,569</td>
</tr>
<tr>
<td>Health</td>
<td>5,560</td>
<td>-</td>
<td>5,560</td>
</tr>
<tr>
<td>Maintenance:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equipment and material</td>
<td>13,884</td>
<td>-</td>
<td>13,884</td>
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<tr>
<td>Contracts</td>
<td>160,779</td>
<td>-</td>
<td>160,779</td>
</tr>
<tr>
<td>Labor</td>
<td>1,896</td>
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<td>1,896</td>
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<tr>
<td>Marketing facilitator</td>
<td>37,858</td>
<td>-</td>
<td>37,858</td>
</tr>
<tr>
<td>Payroll taxes</td>
<td>9,209</td>
<td>-</td>
<td>9,209</td>
</tr>
<tr>
<td>Postage</td>
<td>479</td>
<td>-</td>
<td>479</td>
</tr>
<tr>
<td><strong>Total program services</strong></td>
<td>517,333</td>
<td>-</td>
<td>517,333</td>
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</table>

#### Management and General

<table>
<thead>
<tr>
<th>Expense</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Board meetings</td>
<td>966</td>
<td>-</td>
<td>966</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>9,399</td>
<td>-</td>
<td>9,399</td>
</tr>
<tr>
<td>Office supplies and equipment</td>
<td>4,711</td>
<td>-</td>
<td>4,711</td>
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<tr>
<td>Office wages</td>
<td>3,669</td>
<td>-</td>
<td>3,669</td>
</tr>
<tr>
<td>Payroll processing fees</td>
<td>1,203</td>
<td>-</td>
<td>1,203</td>
</tr>
<tr>
<td>Professional education</td>
<td>2,723</td>
<td>-</td>
<td>2,723</td>
</tr>
<tr>
<td>Professional services</td>
<td>21,491</td>
<td>-</td>
<td>21,491</td>
</tr>
<tr>
<td>Rent and parking</td>
<td>10,162</td>
<td>-</td>
<td>10,162</td>
</tr>
<tr>
<td>Telephone and internet</td>
<td>3,861</td>
<td>-</td>
<td>3,861</td>
</tr>
<tr>
<td><strong>Total management and general</strong></td>
<td>58,185</td>
<td>-</td>
<td>58,185</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>575,518</td>
<td>-</td>
<td>575,518</td>
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</table>

### Increase in net assets

<table>
<thead>
<tr>
<th>Increase in net assets</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>-</td>
<td>81,269</td>
<td>81,269</td>
</tr>
</tbody>
</table>

### Net assets, beginning of year

<table>
<thead>
<tr>
<th>Net assets, beginning of year</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ -</td>
<td>$ 214,773</td>
<td>$ 214,773</td>
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<table>
<thead>
<tr>
<th>Net assets, end of year</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ -</td>
<td>$ 296,042</td>
<td>$ 296,042</td>
</tr>
</tbody>
</table>

See accompanying notes and accountants' report.

-3-
Cash Flows from Operating Activities

Increase in net assets $81,269

Adjustments to reconcile increase in net assets to net cash provided by operating activities:

Depreciation 21,372
Increase in prepaid insurance (406)
Increase in equity in Special Services Area #4 (34,493)
Increase in accrued salaries 1,853
Increase in accounts payable 7,210
Decrease in credit card payable (640)

Net cash provided by operating activities 76,165

Cash Flows from Investing Activities

Purchase of property and equipment (94,103)

Cash Flows from Financing Activities

Procurement of equipment lease 90,477
Payments under equipment lease (32,746)

Net cash provided by financing activities 57,731

Net cash provided 39,793

Cash, beginning of year 33,001

Cash, end of year $72,794

See accompanying notes and accountants' report.
Note 1 - Summary of Significant Accounting Policies

The following summary describes the significant accounting policies followed by EVMARK in the presentation of its financial statements.

Organization

EVMARK is an Illinois non-profit organization incorporated May 4, 1987. The Organization has been established for the purpose of marketing, promoting, maintaining and improving the downtown Evanston, Illinois area.

The Organization is exempt from federal income tax as an organization described in Section 501(c) (6) of the Internal Revenue Code.

Basis of Accounting

The financial statements of EVMARK have been prepared on the accrual basis.

Principle Source of Revenue

The Organization is funded by a tax levy each year from the landowners who own property within the boundaries of Special Services Area #4 within downtown Evanston.

Financial Statement Preparation

The Organization has adopted Statement of Accounting Standards (SFAS) No. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows. Due to the tax levy discussed above and in Note 2, the Organization has only temporarily restricted net assets at each year end.
Note 2 - Evanston Special Services Area No. 4

In 1987, the City of Evanston established Evanston Special Services Area No. 4 (the "Territory" or SSA #4) in order to provide certain public services which will supplement services currently or customarily provided by the City to the Territory and to assist the promotion and advertisement of the Territory in order to attract businesses and consumers to the Territory.

The City of Evanston is responsible for collecting the tax levy for the Territory. The City maintains a separate fund to reflect the equity in this account on behalf of EVMARK. At February 28, 2009, EVMARK's equity in the SSA #4 fund held by the City of Evanston was $188,014. The amount shown on the Statement of Activities as Tax levy, Special Service Area No. 4 of $478,197 reflects the property tax revenues recorded by the City of Evanston in this separate fund.

In July 2007 the City of Evanston renewed the agreement extending the Territory through December 31, 2019.

Note 3 - Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Note 4 - Property and Equipment

In general, capital items are recorded at cost, if purchased, or at fair market value, if donated. Holiday Decorations, Maintenance Equipment consisting of sidewalk cleaning machines, and Computer Equipment is recorded at cost. Depreciation is calculated on the straight-line method over a seven year useful life for the Decorations and Maintenance Equipment and a five year life is utilized for the Computer Equipment.

Note 5 – Cash

For purposes of the Statement of Cash Flows the organization defines cash as checking and money market account balances.

Note 6 – Equipment lease

In December 2004 EVMARK purchased Holiday decorations under a lease / purchase agreement. The agreement required four annual payments of $32,745 totaling $130,982. As of February 28, 2009, the December 2004 agreement had been paid in full.

A similar four year lease / purchase agreement was entered into in December 2008 for $90,477. This agreement included new Holiday decorations in addition to a continuation of the storage and maintenance of the existing decorations. The initial invoice for the new agreement had not been received and no payments had been made by EVMARK as of February 28, 2009.
<table>
<thead>
<tr>
<th></th>
<th>YTD</th>
<th>YTD</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Income</strong></td>
<td>$10,000.00</td>
<td>$5,000.00</td>
<td>$5,000.00</td>
</tr>
<tr>
<td><strong>City of Evanston Contributions</strong></td>
<td>$66,000.00</td>
<td>$33,000.00</td>
<td>$33,000.00</td>
</tr>
<tr>
<td><strong>SSA 4</strong></td>
<td>$164,244.00</td>
<td>$82,122.00</td>
<td>$82,122.00</td>
</tr>
<tr>
<td><strong>SSA 5</strong></td>
<td>$9,500.00</td>
<td>$10,000.00</td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Total 4C3O Marketing Reimbursement</strong></td>
<td>$7,300.00</td>
<td>$4,000.00</td>
<td>($3,300.00)</td>
</tr>
<tr>
<td><strong>Maintenance Contract Reimbursement</strong></td>
<td>$38,082.00</td>
<td>$20,729.00</td>
<td>($17,353.00)</td>
</tr>
<tr>
<td><strong>Interest Income</strong></td>
<td>$71.94</td>
<td>$167.00</td>
<td>$95.06</td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>$286,677.94</td>
<td>$155,018.00</td>
<td>($140,659.94)</td>
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</table>

**Expenses**

<table>
<thead>
<tr>
<th><strong>Marketing Expenses</strong></th>
<th><strong>$6,122.48</strong></th>
<th><strong>$11,167.00</strong></th>
<th><strong>$5,044.52</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total 6010 Marketing Shopping</strong></td>
<td>$6,122.48</td>
<td>$11,167.00</td>
<td>$5,044.52</td>
</tr>
<tr>
<td><strong>Total 6020 Marketing Dining</strong></td>
<td>$6,631.50</td>
<td>$8,834.00</td>
<td>$2,202.50</td>
</tr>
<tr>
<td><strong>Total 6030 Marketing Commercial/Re</strong></td>
<td>$1,387.48</td>
<td>$5,375.00</td>
<td>$3,987.52</td>
</tr>
<tr>
<td><strong>Total 6040 Marketing Events</strong></td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td><strong>Directory &amp; Collateral Material</strong></td>
<td><strong>$450.00</strong></td>
<td><strong>$2,500.00</strong></td>
<td><strong>$2,050.00</strong></td>
</tr>
<tr>
<td><strong>Graphic Design</strong></td>
<td>$450.00</td>
<td>$2,500.00</td>
<td>$2,050.00</td>
</tr>
<tr>
<td><strong>Printing</strong></td>
<td>$10,884.84</td>
<td>$20,000.00</td>
<td>$9,115.16</td>
</tr>
<tr>
<td><strong>Image &amp; Brand Development</strong></td>
<td>$29,857.53</td>
<td>$-</td>
<td>($29,857.53)</td>
</tr>
<tr>
<td><strong>Total 6000 Marketing Expenses</strong></td>
<td>$55,813.94</td>
<td>$50,376.00</td>
<td>($5,437.94)</td>
</tr>
</tbody>
</table>

**Maintenance Expenses**

| **Improvements** | **$2,475.00** | **$2,475.00** | **$9,900.00** |
| **Planters** | $3,710.00 | $4,088.00 | $378.00 |
| **Materials** | **$1,000.00** | **$1,000.00** | **$1,000.00** |
| **Equipment** | **$2,500.00** | **$2,500.00** | **$2,500.00** |
| **Contract** | $55,568.26 | $56,224.00 | $667.75 |
| **Total 5100 Maintenance Expense** | $59,278.26 | $66,287.00 | $7,010.75 |

**Total 5000 Holiday Decorations Lease** | $18,970.20 | $30,000.00 | $11,029.80 |

**Administrative**

| **Accounting** | $6,600.00 | $6,600.00 |
| **Internet/DSL** | $168.00 | ($174.00) |
| **Telephone** | $1,478.62 | $1,295.00 | ($223.62) |
| **Rent** | $3,388.00 | $4,333.00 | $945.00 |
| **Office Supplies** | $667.00 | $667.00 | $0.00 |
| **Miscellaneous** | $573.00 | $573.00 | $0.00 |
| **Professional Services** | $15,000.00 | $15,000.00 | $0.00 |
| **Licenses & Fees** | $10,000.00 | $10,000.00 | $0.00 |
| **Dues & Subscriptions** | $400.00 | $400.00 | $0.00 |
| **Business/Professional Development** | $117.00 | $117.00 | $0.00 |
| **Insurance** | $6,000.00 | $6,000.00 | $0.00 |
| **Postage** | $238.90 | $238.90 | $0.00 |
| **Board Meeting** | $400.00 | $400.00 | $0.00 |
| **Total 7100 Admin** | $16,142.41 | $16,142.41 | $857.59 |

**Total 7200 Payroll** | $52,257.02 | $63,577.00 | $11,319.98 |

**Total Expense** | $202,459.82 | $227,220.00 | $24,760.18 |

**Net Income** | $93,218.12 | ($72,202.00) | $164,200.12 |

**Note:**
- **Image and Brand Development Project:** Funded with Board Approval from Positive Year
- **First Budget Variance in 2008-2009 Annual Budget:**
V. ENCLOSURE: The Mechanical Group Inc., Request for Façade Improvement Financial Assistance
Interdepartmental Memorandum

Date: September 18, 2009
To: Chair and Members, Economic Development Committee
From: Dennis Marino-Interim Director, Community Development Department
Morris Robinson, Economic Development Planner
Subject: The Mechanical Group, Inc. Request for Financial Assistance, Funding Provided by the Economic Development Fund

Attached are copies of a letter and repair estimates from Mr. Rudy Peters, the owner of The Mechanical Group, Inc., a plumbing business located at 600 Hartrey. Mr. Peters is requesting financial assistance for façade improvement at this commercial site. As noted in the two estimates, the total cost for the external improvements is estimated to be $95,742. The Property Standards inspector has cited the building for the needed façade work. Mr. Peters is requesting a 33% reimbursement in the amount of $31,914 when the facade work is completed.

Normally requests for façade improvements are channeled through the CDBG funded Neighborhood Storefront Improvement Program. However, this program is restricted to specific target area boundaries and Mr. Peter’s property is literally a few feet outside of the boundary in this case.

Mr. Peter’s plumbing business, which was then known as American Eagle Service Company was initially attracted to Evanston in 1999 from Skokie by Economic Development Planner Morris Robinson. The commercial building located at 600 Hartrey Avenue was in an advanced deteriorated condition when Mr. Peters purchased the property and since then he has invested over $100,000 to improve the property. Real estate taxes for the site are approximately $60,000 per year.

Mr. Peters currently employ six plumbers and plans to hire more as the economy improves. Evanston residents will be given priority with future employment opportunities. The residential community east of the site benefited when this blighted building was purchased and rebbed and will continue to benefit with the anticipated improvement status of the building.

Staff recommends that the EDC favorably consider the proposal to fund 33% of the façade improvement in the amount of $31,914, with a cap of $32,000 with funding provided by the Economic Development Fund account.
Mr. Morris Robinson  
Director of Economic Development  
City of Evanston,  
2100 Ridge Ave.,  
Evanston, Ill. 60201

Dear Mr. Robinson,

As you probably remember that when we outgrew our facility in Skokie you became involved and found us a suitable location in Evanston and 10 years later we are still here.

The building our business is located in needs work on the exterior time and weather have taken their toll.  
An Inspector from the Evanston Property Standards division has been to the building and noted the deteriorated condition of the siding on the south wall.

I wonder if the City of Evanston’s program that provides financial assistance for building façade improvements is still available and if this property would qualify.  
In today’s economic condition your city’s help would be greatly appreciated and it would also make another building in Evanston much more pleasant looking.
Please contact me to let me know what is possible.

Sincerely Rudy Peters.

Information from ESET Smart Security, version of virus signature database 4378 (20090828)

The message was checked by ESET Smart Security.

http://www.eset.com
ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

J & M CONSTRUCTION OF WALWORTH CO., INC.
N7248 Sturtevant Rd.
WHITEWATER, WISCONSIN 53190

(262) 473-5343

To: Ruby Peters
600 Hartrey
Evanston, IL

PROPOSAL

Page No. 1 of 1 Pages

Job No.

Location
EVANSTON

Date: 9-14-09

Fax (847) 266-5667 1299

We hereby submit specifications and estimates for:

- Remove existing entrance door.
- Remove existing windows (in front foyer).
- Frame new entrance door (9’W x 7’H) system with closer.
- Frame in new window.
- Install new 1/2" plywood.
- Furring strips 16’ on center.
- 3/4” foam insulation board.
- 1/4” cement backer board.
- Tyvak insulation wrap.
- Tape seams and corners.
- Stucco walls.
- Foyer ceiling drop to 9’ with 2’ x 2’ tiles.
- Painting – scrape and sand steel, wash, prime and paint.
- Clean, prime and paint awning and windows.

WE PROPOSE hereby to furnish material and labor – complete in accordance with these specifications, for the sum of:

Eighty-nine thousand four hundred 00/00 dollars ($89,400.00).

Payable as follows:

Authorized Signature: Mike Olson

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be quoted only upon written order; and will become an
J & M CONSTRUCTION
OF WALWORTH CO., INC.
N7248 Sturtevant Rd.
WHITEWATER, WISCONSIN 53190

(262) 473-5343

To: Rudy Peters
600 Hartrey
Evanston, IL

PROPOSAL

JOB NAME / NO.

LOCATION

Evanston

PHONE

Date 9-14-09

Fax (647) 366-8607 1302

We hereby submit specifications and estimates for:

Scope of work includes the following:

- Demo south side of building. Remove windows and rotten plywood.
- Frame in windows.
- Frame in steel beams.
- Install new 1/2" plywood.
- Furring strips 16" on center.
- 3/4" foam insulation board.
- 1/2" cement backed board.
- Tyvak insulation wrap.
- Tape seams and corners.
- Stucco walls.
- Scrape, prime, and paint two (2) support beams.

WE PROPOSE hereby to furnish material and labor — complete in accordance with these specifications, for the sum of:

Payable as follows:

Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within ___________ days.
J & M CONSTRUCTION OF WALWORTH CO., INC.  
N7248 Sturtevant Rd.  
WHITEWATER, WISCONSIN 53190

(262) 473-5343

To:  
Rudy Peters  
600 Hartrey  
EVANSTON, IL.

PROPOSAL
Page No. 1 of 1 Pages

JOB NAME / NO.  
LOCATION  
EVANSTON

PHONE  
DATE  9-14-09

Fax (847) 866-8667 1300

We hereby submit specifications and estimates for:

Scope of work includes the following:

- Replace rotten wood on soffit.
- Install aluminum vented soffit.
- Install aluminum facia boards.

WE PROPOSE hereby to furnish material and labor – complete in accordance with these specifications, for the sum of:

Six Thousand, three hundred forty-two dollars 6342.00

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra cost will be executed only upon written order, and will be charged extra charge over and above the estimate. All agreements, warranties, and omissions or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: 

NOTE: This proposal may be withdrawn by us if not accepted within 14 days.

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

Signature

Date
VIII. ENCLOSURE: Communications

1.) July 2009 RETT Report
2.) Available Facilities Report, September 2009
3.) Recent Business Retention & Attraction Visits
4.) Recent New Business Status Reports
5.) Technology Innovation Center Business Graduates in COE
6.) Evanston Now Article: July EDC Meeting
7.) Favorable Tribune Article: COE Website Compared to Other Municipalities
8.) Evanston Now Article: Dedication of Sculpture for the Dr. Hill Community Association
1.) SCT Week Articles of Interest (2)
MONTHLY RETT REPORT FOR JULY 2009

DATE: August 4, 2009
TO: Mayor and Aldermen
FROM: Rodney Greene, City Clerk

SUBJECT: RETT Report--July 2009

Budget 2009-10 $3,000,000

<table>
<thead>
<tr>
<th>FY 2008-09</th>
<th>FY 2009-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Month</td>
<td>Amount</td>
</tr>
<tr>
<td>March</td>
<td>182,925</td>
</tr>
<tr>
<td>April</td>
<td>214,642</td>
</tr>
<tr>
<td>May</td>
<td>204,322</td>
</tr>
<tr>
<td>June</td>
<td>253,960</td>
</tr>
<tr>
<td>July</td>
<td>320,386</td>
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<tr>
<td>Aug</td>
<td>249,726</td>
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<tr>
<td>Sept</td>
<td>220,705</td>
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<tr>
<td>Oct</td>
<td>116,141</td>
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<tr>
<td>Nov</td>
<td>109,891</td>
</tr>
<tr>
<td>Dec</td>
<td>98,511</td>
</tr>
<tr>
<td>Jan</td>
<td>42,408</td>
</tr>
<tr>
<td>Feb</td>
<td>53,981</td>
</tr>
</tbody>
</table>

*July 2009 revenues were reduced to reflect these expenditures: FedEx $98; Elaine Jacobson $580 <$678>

Monthly average needed to meet Budget $250,000
FY 2009-10 Monthly Average $149,986

48 exempts @ $100 ea = $4,800; CUMULATIVE $23,000

There were eight $1 million sales in July 2009.
07-01-09--1517-37 & 1520 Lyons St.; $425,000; Tax $21,250; Seller--1527 Lyons LLC; Buyer--Mayfair Green LLC
07-09-09--2327 Hastings St.; $1,160,000; Tax $5,800; Seller--Polsky; Buyer--Brokowski
07-16-09--Twelve (12) properties on Sheridan, Haven, Orrington and Garrett; $13,334,358; Tax $66,680; Seller--Seabury-Western Theological Seminary; Buyer--Northwestern University
07-17-09--807 Davis St. #2402; $1,925,000; Tax $9,125; Seller--1620 LLC; Buyer--KT Real Estate Holdings LLC
07-24-09--1570 Elmwood Ave #1503; $2,241,146; $11,210; Seller--1567 Maple Development Corp; Buyer--Meyler
07-25-09--1117 Forest Ave; $2,075,000; Tax $10,375; Seller--Maria Wellerstein Trust; Buyer--Glassmeyer
07-29-09--2557 Stewart Ave; $1,086,000; Tax $5,430; Seller--Sinclair; Buyer--Bediz
07-31-09--2519 Park Pl; $1,150,000; Tax $5,750; Seller--Moran; Buyer--Del Carpio
PREPARED FOR:

Metropolitan Mayors Caucus

Available Facilities Report (Evanston)

8/23/2009

PREPARED BY:

ComEd
Commonwealth Edison Co.,
3 Lincoln Ct., 3rd Floor
Oakbrook Terrace, IL 60181

Ed Sitar
Economic Development Manager
630-437-2571 (phone)
630-437-2350 (fax)
edward.sitar@comed.com
ComEd Economic Development

Sort By: Building Type = Flex

1

2814 Central St
Evanston, IL 60201
Cook County

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
Max Contig: 5,000 SF
Smallest Space: 5,000 SF
Rent/SF/Yr: $14.00
% Leased: 54.8%

Landlord Rep: P-Mor Engineering Company / David Klitzky 847-671-2530 / David Klitzky 847-671-2530 -- 5,000 SF (5,000 SF)

* 5,000 sf training room
* New HVAC
* 8-year old roof
* Retail potential

2

2022-2100 Dempster Plz
Evanston, IL 60202
Cook County
S/E/C

Building Type: Class C Flex/R&D
Status: Built 1970, Renov 1985
Building Size: 220,000 SF
Land Area: -
Stories: 1

Space Avail: 20,000 SF
Max Contig: 20,000 SF
Smallest Space: 20,000 SF
Rent/SF/Yr: $13.75
% Leased: 90.9%

Landlord Rep: Lark Management / Reed Beidler 847-866-8055 -- 20,000 SF (20,000 SF)

3

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

Space Avail: 4,385 SF
Max Contig: 3,100 SF
Smallest Space: 158 SF
Rent/SF/Yr: $19.00-$24.68
% Leased: 73.4%

Landlord Rep: Allied Realty Corporation / Micah Kafitz 773-334-1100 -- 4,385 SF /200 ofc (158-3,100 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.

For tracking purposes, please notify Ed Sitar @ ComEd - 312-394-2571 if you select one of the listed facilities.
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8/23/2009
Page 2
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Status</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>Class C Warehouse</td>
<td>Existing</td>
<td>1,657 SF</td>
<td>2,657 SF</td>
<td>2,657 SF</td>
<td>$12.00</td>
<td>91.9%</td>
</tr>
<tr>
<td>Class B Industrial</td>
<td>Existing</td>
<td>5,200 SF</td>
<td>2,600 SF</td>
<td>2,600 SF</td>
<td>$12.00</td>
<td>74.0%</td>
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<tr>
<td>Class B Industrial</td>
<td>Built 1940, Renov 1996</td>
<td>1,900 SF</td>
<td>1,900 SF</td>
<td>1,900 SF</td>
<td>$11.35</td>
<td>79.9%</td>
</tr>
</tbody>
</table>

Landlord Rep: Robinson Rentals - 1,657 SF (1,657 SF)

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

* Building recently upgraded

Landlord Rep: Rennaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 - 5,200 SF (2,800 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.

Landlord Rep: Rennaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 - 1,900 SF (1,900 SF)
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Size</th>
<th>Land Area</th>
<th>Stories</th>
<th>Parking</th>
<th>Max</th>
<th>Rent</th>
<th>% Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>2117 Greenleaf St  International Refining  Evanston, IL 60202  Cook County</td>
<td>Class C Industrial</td>
<td>50,000 SF</td>
<td>3 AC</td>
<td>Ratio of 1.00/1,000 SF</td>
<td>4,000 SF</td>
<td>$10.00 SF/yr</td>
<td>92.0%</td>
</tr>
<tr>
<td>1900 Greenwood St  Evanston, IL 60201  Cook County  Greenwood St &amp; Dodge Ave</td>
<td>Class B Manufacturing</td>
<td>30,000 SF</td>
<td>1.00 AC</td>
<td>Ratio of 1.00/1,000 SF</td>
<td>5,000 SF</td>
<td>$8.40 SF/yr</td>
<td>100%</td>
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<tr>
<td>616 Hartrey Ave  Evanston, IL 60202  Cook County</td>
<td>Class C Warehouse</td>
<td>18,506 SF</td>
<td>0.46 AC</td>
<td></td>
<td>4,000 SF</td>
<td>Negotiable</td>
<td>78.4%</td>
</tr>
</tbody>
</table>

Landlord Rep: Colliers Bennett & Kahnewiler / Steve Kohn 847-698-8224 -- 4,000 SF (4,000 SF)

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

Landlord Rep: Camins Tomasz Kritt / Doreen Korn 312-337-5442 -- 4,000 SF (2,000 SF)
ComEd Economic Development

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

Building Type: Class C Food Processing
Status: Built 1958, Renov 1996
Building Size: 5,000 SF
Land Area: 0.15 AC
Stories: 1
Parking: 7 Surface Spaces are available; Ratio of 1.40/1,000 SF

Sales Company: Weichert Realtors: Stewart A. Shiman (847) 397-4100
Landlord Rep: Weichert Goodchild Homes / Stewart A. Shiman 847-366-6166
Leasing Company: Weichert Realtors / Stewart A. Shiman 847-397-4100 -- 5,000 SF (5,000 SF)

1625 Payne St
Evanston, IL 60201
Cook County

Building Type: Class B Warehouse
Status: Built 1956
Building Size: 14,494 SF
Land Area: 0.36 AC
Stories: 1
Parking: Free Surface Spaces

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

For tracking purposes, please notify Ed Sitar @ ComEd - 312-384-2571 if you select one of the listed facilities.
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ComEd Economic Development

<table>
<thead>
<tr>
<th>Building Type: Class B Office/Office Live/Work Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Renov 2000</td>
</tr>
<tr>
<td>Building Size: 10,050 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 5,682 SF</td>
</tr>
<tr>
<td>Stories: 2</td>
</tr>
<tr>
<td>Parking: 3 Surface Spaces are available</td>
</tr>
</tbody>
</table>

Space Avail: 2,700 SF
Max Contgl: 1,800 SF
Smallest Space: 900 SF
Rent/SF/Yr: $16.00-$18.50
% Leased: 73.1%

Landlord Rep: Renaissance Realty & Renew Management Services / Mary McAuley 847-475-5120 -- 2,700 SF (900-1,800 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.

<table>
<thead>
<tr>
<th>Building Type: Class B Office/Office/Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Renov 2004</td>
</tr>
<tr>
<td>Building Size: 2,976 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 21,528 SF</td>
</tr>
<tr>
<td>Stories: 16</td>
</tr>
<tr>
<td>Parking: 200 free Surface Spaces are available</td>
</tr>
</tbody>
</table>

Space Avail: 583 SF
Max Contgl: 583 SF
Smallest Space: 583 SF
Rent/SF/Yr: $19.00
% Leased: 80.4%

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.
6 Parking Spaces are available For Sale @ 35,000$. Street Parking and Garage Parking.

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

<table>
<thead>
<tr>
<th>Building Type: Class C Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built Dec 2000</td>
</tr>
<tr>
<td>Building Size: 7,800 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 7,800 SF</td>
</tr>
<tr>
<td>Stories: 1</td>
</tr>
<tr>
<td>Expenses: 2001 Est Tax @ $3.23/sf</td>
</tr>
</tbody>
</table>

Space Avail: 2,512 SF
Max Contgl: 2,512 SF
Smallest Space: 2,512 SF
Rent/SF/Yr: $21.00
% Leased: 67.8%

Landlord Rep: Bradford Allen Realty Services / Ed Schwartz 312-994-5779 -- 2,512 SF (2,512 SF)

* Office and retail space is built to suit
* 16' ceilings
* Center skylight
### 2934 Central St
**Evaston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Class C Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Existing</td>
</tr>
<tr>
<td>Building Size:</td>
<td>30,000 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>Stories:</td>
<td>3</td>
</tr>
<tr>
<td>Expenses:</td>
<td>2001 Tax @ $0.20/sf</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>Max Config:</td>
<td>5,000 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>$29.00</td>
</tr>
<tr>
<td>% Leased:</td>
<td>66.7%</td>
</tr>
</tbody>
</table>

**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
**Evaston, IL 60202**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Class C Office/Office/Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built 1977, Renov 1996</td>
</tr>
<tr>
<td>Building Size:</td>
<td>4,500 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>2,250 SF</td>
</tr>
<tr>
<td>Stories:</td>
<td>2</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>2,250 SF</td>
</tr>
<tr>
<td>Max Config:</td>
<td>2,250 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>2,250 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>$8.00</td>
</tr>
<tr>
<td>% Leased:</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Sales Company:** Re/Max Distinctive / Ned Leuchtner (847) 853-1923

**Landlord Rep:** Re/Max Distinctive / Ned Leuchtner 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
ComEd Economic Development

638 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
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

820 Church St
First Bank & Trust Of
Evanston
Evanston, IL 60201
Cook County

Building Type: Class C Office
Status: Built 1920, Renov 1992
Building Size: 22,000 SF
Typical Floor Size: 6,590 SF
Stories: 4
Parking: Ratio of 0.79/1,000 SF
Space Avail: 350 SF
Max Contig: 350 SF
Smallest Space: 350 SF
Rent/SF/Yr: $22.30
% Leased: 98.4%


* Building has a 6,000 sf basement, and the first floor has 9,000 sf
of retail

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

Building Type: Class A Office
Status: Built 1984, Renov 2005
Building Size: 153,388 SF
Typical Floor Size: 19,174 SF
Stories: 8
Space Avail: 22,011 SF
Max Contig: 7,351 SF
Smallest Space: 642 SF
Rent/SF/Yr: $32.00-$35.00
% Leased: 85.7%
Expenses: 2008 Tax @ $6.91/sf, 2008 Est Tax @ $6.49/sf; 2008 Ops @ $10.75/sf, 2009 Est Ops @ $10.54/sf
Parking: 335 Covered Spaces are available

Landlord Rep: Grubb & Ellis / Jason Streepy 847-655-8436 / Linda Garske 847-655-8456 -- 22,011 SF (642-7,351 SF)

The 1007 Church Street Building is a landmark building designed by Helmut 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 (metra at door, one block to CTA) and a truck-level loading dock. Free conferencing facility.

Over 70 covered reserved spaces potentially available
On-site management
Abundant amenities with walking distance
Access to CTA Purple Line and Metra
Conference room, vending and garden patio

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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: 28,985 SF
	Max Contg: 16,671 SF
Smallest Space: 957 SF
Rent/SF/Yr: $15.00
% Leased: 78.3%
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

Landlord Rep: Colliers Bennett & Kahnweiler / Francis R. Prock 847-698-8257 / Chris Cummins 847-698-8255 --
23,777 SF (667-16,671 SF)
Leasing Company: Transwestern / Edie Kessler 312-861-7054 -- 5,208 SF (1,196-1,543 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.

630 Davis St
The Chandler's Building
Evanston, IL 60201
Cook County
S/E/C

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 Contg: 15,763 SF
Smallest Space: 5,254 SF
Rent/SF/Yr: Negotiable
% Leased: 39.4%
Expenses: 2008 Combined Tax/Ops @ $10.53/sf

Landlord Rep: CB Richard Ellis / Adam Showalter 847-572-1442 / Michael Whisler 847-572-1441 -- 15,763 SF
(5,254-5,256 SF)

Office building

820 Davis St
Evanston, IL 60201
Cook County

Building Type: Class A Office/Medical
Status: Built 1975, Renov 1985
Building Size: 81,044 SF
Typical Floor Size: 16,740 SF
Stories: 5
Space Avail: 2,650 SF
Max Contg: 2,300 SF
Smallest Space: 350 SF
Rent/SF/Yr: $24.00
% Leased: 96.7%
Parking: 109 free Surface Spaces are available; Ratio of 1.36/1,000 SF

Landlord Rep: Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 2,650 SF (350-2,300 SF)

The property's features include on-site maintenance, janitorial service, handicap accessibility, proximity to public transportation, and an adjacent hotel. It is conveniently located downtown.
### 828 Davis St
**Evanston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class C Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built 1930, Renov 1993</td>
</tr>
<tr>
<td>Building Size: 31,500 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 11,666 SF</td>
</tr>
<tr>
<td>Stories: 3</td>
</tr>
<tr>
<td>Space Avail: 6,259 SF</td>
</tr>
<tr>
<td>Max Contig: 1,067 SF</td>
</tr>
<tr>
<td>Smallest Space: 160 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr: $6.00-$15.26</td>
</tr>
<tr>
<td>% Leased: 83.5%</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Imperial Realty Company / Richard McCarty 773-736-4100x20 -- 6,259 SF (160,1,067 SF)

The property is ideally situated in the heart of Downtown Evanston. Its features include public transportation to the door (CTA bus stop), close proximity to dozens of stores and restaurants, and partitioning to suit the needs of tenants.

### 909 Davis St
**The 909 Davis Bldg**
**Evanston, IL 60201**
**Cook County**

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

**Landlord Rep:** Grubb & Ellis / Linda Garske 847-655-8456 / Jason Streepy 847-655-8436 -- 9,558 SF (9,558 SF)

**Leasing Company:** Mid-America Real Estate Corporation / Elizabeth H. Krebs 630-954-7362 -- 1,000 SF (1,000 SF)

**Sublet Contact:** Cushman & Wakefield, Inc. / Douglas Shehan 847-518-3203 Norm Murdoch 847-518-3200 -- 43,022 SF (6,000-37,022 SF)

June 2002: Building sold from developer, Mesirow Stein Real Estate, to Church Street Plaza LLC, an affiliate of Arthur Hill & Co.

### 1123-1131 Emerson St
**Evanston, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class B Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Existing</td>
</tr>
<tr>
<td>Building Size: 20,311 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 12,842 SF</td>
</tr>
<tr>
<td>Stories: 2</td>
</tr>
<tr>
<td>Space Avail: 6,650 SF</td>
</tr>
<tr>
<td>Max Contig: 2,700 SF</td>
</tr>
<tr>
<td>Smallest Space: 586 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr: $22.79-$25.11</td>
</tr>
<tr>
<td>% Leased: 67.3%</td>
</tr>
</tbody>
</table>

**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.
### ComEd Economic Development

<table>
<thead>
<tr>
<th>Building</th>
<th>Address/Location</th>
<th>Building Type</th>
<th>Status</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>1219-1321 Emerson St</td>
<td>Evanston, IL 60201</td>
<td>Class B Office</td>
<td>Existing</td>
<td>900 SF</td>
<td>900 SF</td>
<td>900 SF</td>
<td>$20.00</td>
<td>91.0%</td>
</tr>
<tr>
<td>960-990 Grove St</td>
<td>Evanston, IL 60201</td>
<td>Class B Office</td>
<td>Built 1964</td>
<td>22,663 SF</td>
<td>16,418 SF</td>
<td>658 SF</td>
<td>$16.00-$20.51</td>
<td>50.8%</td>
</tr>
<tr>
<td>625 Madison St</td>
<td>Evanston, IL 60202</td>
<td>Class B Office</td>
<td>Built 1960</td>
<td>2,428 SF</td>
<td>2,428 SF</td>
<td>2,428 SF</td>
<td>$27.70</td>
<td>63.6%</td>
</tr>
</tbody>
</table>

**Landlord Rep.**
- Trois Fontaines, LLC / David Roberts 847-491-6195 -- 900 SF (900 SF)
- Imperial Realty Company / Richard McCarty 773-736-4100x20 -- 22,663 SF (656-8,340 SF)
- Turley Architects / Alison Janes 847-492-1617

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ComEd Economic Development

1890 Maple Ave  
Evanston, IL 60201  
Cook County

Building Type: Class B Office  
Status: Built 1989  
Building Size: 40,521 SF  
Typical Floor Size: 14,333 SF  
Stories: 3  
Space Avail: 40,000 SF  
Max Contig: 40,000 SF  
Smallest Space: 40,000 SF  
Rent/SF/Yr: Negotiable  
% Leased: 13%  
Expenses: 2002 Combined Tax/Ops @ $14.15/sf; 2004 Est Ops @ $6.85/sf  
Parking: Surface Spaces @ $75.00/mo; Ratio of 10.00/1,000 SF

Landlord Rep: Zifkin Realty & Development / Robert S. Melsher 312-575-8850x117 -- 40,000 SF (40,000 SF)

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, 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. Fronting 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.

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: 4,839 SF  
Max Contig: 3,614 SF  
Smallest Space: 550 SF  
Rent/SF/Yr: $17.78-$24.00  
% Leased: 80.5%  
Expenses: 2002 Tax @ $4.83/sf, 2003 Est Tax @ $4.04/sf; 2002 Ops @ $4.70/sf, 2003 Est Ops @ $5.30/sf

Landlord Rep: Real Estate Investment & Solutions / Jeffrey Bernard 312-464-0100x2 -- 4,839 SF (550-3,614 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.
ComEd Economic Development

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: $30.00
% Leased: 62.0%
Expenses: 2009 Est Tax @ $.22/sf; 2009 Est Ops @ $7.70/sf
Parking: Surface Spaces @ $90.00/mo; Ratio of 10.00/1,000 SF

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

32

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

Building Type: Class A Office
Status: Built 1969, Renov 1999
Building Size: 358,695 SF
Typical Floor Size: 14,000 SF
Stories: 20
Space Avail: 93,582 SF
Max Contig: 55,738 SF
Smallest Space: 1,134 SF
Rent/SF/Yr: $20.00-$40.00
% Leased: 74.3%
Expenses: 2009 Tax @ $6.45/sf, 2005 Est Tax @ $6.39/sf; 2009 Ops @ $7.38/sf, 2005 Est Ops @ $7.22/sf
Parking: 300 Covered Spaces are available

Landlord Rep: Golub & Company / Steve Degodny 847-952-7730 -- 86,577 SF (1,134-13,904 SF)
Leasing Company: Metro Commercial Real Estate / Steven K. Baer 847-412-9898x5002 Meredith Oliver 847-412-9898x5003 -- 5,000 SF (5,500 SF)
Sublet Contact: Edward Gerstein & Associates / Edward Gerstein 312-575-8652 -- 1,485 SF (1,485 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 12-19, 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

Entire Plaza for Lease

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## ComEd Economic Development

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Status</th>
<th>Size (SF)</th>
<th>Typical Floor Size (SF)</th>
<th>Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>33</strong> 1622-1642 Payne St, Evanston, IL 60201, Cook County</td>
<td><strong>Class B Office</strong></td>
<td><strong>Existing</strong></td>
<td>8,400</td>
<td>2</td>
</tr>
<tr>
<td><strong>Space Avail:</strong> 1,402 SF</td>
<td><strong>Max Contig:</strong> 1,402 SF</td>
<td><strong>Smallest Space:</strong> 1,402 SF</td>
<td><strong>Rent/SF/Yr:</strong> $14.97</td>
<td><strong>% Leased:</strong> 83.3%</td>
</tr>
<tr>
<td>Landlord Rep.: Adas/Spatz Properties / Signe Adas 847-491-1748 / Andrew Spatz 847-884-3100 -- 1,402 SF (1,402 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A new, adaptive re-use loft facility. Open, multi-level work. Live units with 16' ceilings and multiple skylights. A 100% architect-sculpted space with a modern flair. Indoor parking, full kitchen, a complete bathroom, individual heating & cooling, 100amp/32 circuit panel, and hi-speed internet. Close to downtown Evanston, Northwestern University, public transportation, and the expressways.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Status</th>
<th>Size (SF)</th>
<th>Typical Floor Size (SF)</th>
<th>Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>34</strong> 930 N Plittner Ave, Evanston, IL 60202, Cook County</td>
<td><strong>Class B Office/Office Live/Work Unit</strong></td>
<td><strong>Existing</strong></td>
<td>1,723</td>
<td>1</td>
</tr>
<tr>
<td><strong>Space Avail:</strong> 1,723 SF</td>
<td><strong>Max Contig:</strong> 1,723 SF</td>
<td><strong>Smallest Space:</strong> 1,723 SF</td>
<td><strong>Rent/SF/Yr:</strong> $15.90</td>
<td><strong>% Leased:</strong> 0%</td>
</tr>
<tr>
<td>Landlord Rep.: Prudential Preferred Properties / Dennis P. Dooley 312-264-1274 / Kathleen Cordes 312-604-9002 -- 1,723 SF (1,723 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Fabulous live/work space in Cinema Lofts/ 1700 SF of open space with plenty of room for work stations. Wired for computer, network, telephone. Kitchen and full bath. 1st floor has 1400 sq. ft. Loft has 275 sq. ft. Ideal for work/live situation. Seller Financing Available.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Status</th>
<th>Size (SF)</th>
<th>Typical Floor Size (SF)</th>
<th>Stories</th>
<th>Expenses</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>35</strong> 1740 Ridge Ave, Evanston, IL 60201, Cook County</td>
<td><strong>Class B Office</strong></td>
<td><strong>Built 1951, Renov 1980</strong></td>
<td>23,316</td>
<td>3</td>
<td>2000 Combined Tax/Ops @ $9.66/sf</td>
<td>64 free Surface Spaces are available; Ratio of 2.70/1,000 SF</td>
</tr>
<tr>
<td><strong>Space Avail:</strong> 1,543 SF</td>
<td><strong>Max Contig:</strong> 1,070 SF</td>
<td><strong>Smallest Space:</strong> 473 SF</td>
<td><strong>Rent/SF/Yr:</strong> Negotiable</td>
<td><strong>% Leased:</strong> 93.4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landlord Rep.: Fara Group, Inc. / Katrina Michaels 847-570-9700x102 / Joe Carillo 847-570-9700x103 -- 1,543 SF (473-1,070 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Elegant art deco former corporate headquarters conveniently located just west of thriving downtown Evanston's shops, transportation and services. On site management. Parking Included. Available suites from 100 Sq. Ft. to 930 Sq. Ft.

---

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### 1822 Ridge Ave
**Evansville, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class C Office</th>
<th>Space Avail: 2,800 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built 1928, Renov 1990</td>
<td>Max Contig: 1,350 SF</td>
</tr>
<tr>
<td>Building Size: 16,283 SF</td>
<td>Smallest Space: 350 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 16,283 SF</td>
<td>Rent/SF/Yr: $13.64-$19.00</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>% Leased: 82.8%</td>
</tr>
<tr>
<td>Expenses: 1998 Tax @ $2.82/sf; 1993 Ops @ $4.93/sf</td>
<td>Parking: Ratio of 2.24/1,000 SF</td>
</tr>
</tbody>
</table>

Sales Company: Hallmark & Johnson Properties, Ltd.; Alan Goldberg (847) 982-3211
Landlord Rep: Real Estate Investment & Solutions / Jeffrey Bernard 312-464-0100x2 — 2,800 SF (350-1,350 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.

---

### 1330 Sherman Ave
**Evansville, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class C Office</th>
<th>Space Avail: 4,289 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Built 1922, Renov 1982</td>
<td>Max Contig: 4,289 SF</td>
</tr>
<tr>
<td>Building Size: 4,289 SF</td>
<td>Smallest Space: 4,289 SF</td>
</tr>
<tr>
<td>Typical Floor Size: 2,144 SF</td>
<td>Rent/SF/Yr: $16.00</td>
</tr>
<tr>
<td>Stories: 2</td>
<td>% Leased: 0%</td>
</tr>
<tr>
<td>Expenses: 2002 Tax @ $5.82/sf</td>
<td>Parking: 4 Surface Spaces are available; Ratio of 0.93/1,000 SF</td>
</tr>
</tbody>
</table>


---

### 1415 Sherman Ave
**Evansville, IL 60201**
**Cook County**

<table>
<thead>
<tr>
<th>Building Type: Class B Office</th>
<th>Space Avail: 1,600 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status: Existing</td>
<td>Max Contig: 1,600 SF</td>
</tr>
<tr>
<td>Building Size: 1,600 SF</td>
<td>Smallest Space: 1,600 SF</td>
</tr>
<tr>
<td>Typical Floor Size:</td>
<td>Rent/SF/Yr: $28.00</td>
</tr>
<tr>
<td>Stories:</td>
<td>% Leased: 0%</td>
</tr>
</tbody>
</table>

Sales Company: The Lord Companies, LLC: Keith Lord (312) 944-6270
Landlord Rep: The Lord Companies, LLC / Keith Lord 312-944-6270 — 1,600 SF (1,600 SF)
## ComEd Economic Development

### 1560 Sherman Ave
- **Building Type:** Class A Office/Office Live/Work Unit
- **Status:** Built 1978
- **Building Size:** 369,500 SF
- **Typical Floor Size:** 20,527 SF
- **Stories:** 18
- **Expenses:**
  - 2008 Tax @ $5.14/sf, 2005 Est Tax @ $4.70/sf; 2008 Ops @ $8.36/sf, 2005 Est Ops @ $6.92/sf
- **Space Avail:** 17,782 SF
- **Max Contig:** 13,518 SF
- **Smallest Space:** 675 SF
- **Rent/SF/Yr:** $33.00
- **% Leased:** 95.2%

* 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.

There is a sunken plaza in front of a low rise atrium wing at the north end of the building.

### 1601 Sherman Ave
- **Building Type:** Class B Office/Office with street-level Retail
- **Status:** Built 1946, Renov 1985
- **Building Size:** 52,398 SF
- **Typical Floor Size:** 6,800 SF
- **Stories:** 6
- **Expenses:** 2003 Tax @ $2.10/sf

* Landlord Rep: Mavrikis Management / Theodore Mavrikis 847-657-1010 -- 4,250 SF (400-1,750 SF)

Located at the heart of the Evanston Town Centre, 600 car city parking garage located across the street. 1 Block to the "L", CTA and Northwestern trains. Public Transportation and located near hotels, restaurants, & banks. Mini-Suites available

### 1724-1728 Sherman Ave
- **Building Type:** Class C Office
- **Status:** Built 1955, Renov 1993
- **Building Size:** 6,000 SF
- **Typical Floor Size:** 3,000 SF
- **Stories:** 2

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

The building has skylights and stained glass windows.
ComEd Economic Development

1611 Simpson St
Excel Lofts
Evanston, IL 60201
Cook County

Building Type: Class B Office
Status: Built 1926, Renov Oct 2007
Building Size: 7,000 SF
Typical Floor Size: 3,435 SF
Stories: 2
Parking: 1 Covered Spaces are available; 1 Surface Spaces are available

Space Avail: 1,900 SF
Max Config: 1,900 SF
Smallest Space: 1,900 SF
Rent/SF/Yr: $11.00
% Leased: 100%

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 mosaics 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.

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: 3,090 SF
Max Conflg: 1,632 SF
Smallest Space: 1,458 SF
Rent/SF/Yr: $32.00
% Leased: 94.5%

Expenses: 2009 Est Tax @ $8.28/sf; 2009 Est Ops @ $7.39/sf
Parking: Surface Spaces @ $80.00/mo; Ratio of 10.00/1,000 SF

Landlord Rep: CB Richard Ellis / Daniel E. Graham 847-706-4032 -- 3,090 SF (1,458-1,632 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 1950 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.
430 W Asbury  
Oscar Drug W Drive Thru Pharmacy  
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

Landlord Rep: Zilkin Realty & Development / 312-575-8650  
Sublet Contact: Zilkin Realty & Development / Robert S. Melsher 312-575-8650x117 -- 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.

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

Landlord Rep: Hallmark & Johnson Properties, Ltd. / Alan Goldberg 847-882-3211 -- 3,491 SF (3,491 SF)

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

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 (7,500 SF)
ComEd Economic Development

821-825 Chicago Ave
Evanston, IL 60202
Cook County

Building Type: Retail/Storefront Retail/Office
Status: Built 1937
Building Size: 21,773 SF
Land Area: 0.32 AC
Stories: 2
Expenses: 1999 Combined Tax/Ops $3.21/sf

Space Avail: 800 SF
Max Contig: 200 SF
Smallest Space: 200 SF
Rent/SF/Yr: $24.00
% Leased: 96.3%

Landlord Rep: Hallmark & Johnson Properties, Ltd. / 847-933-9000
Leasing Company: Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 800 SF (200 SF)

The property was sold, Hallmark & Johnson represented the buyer.

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: 2009 Combined Est Tax/Ops $4.00/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%


Free standing identity; High income urban density; Adjacent dedicated parking lot; 1st and 2nd floors can be leased separately. Size: 27,250 SF Total, 14,084 SF 1st Floor, 13,437 SF 2nd Floor; Rent: $20.00 PSF Net 1st Floor; $6.00 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 Iberian 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: 0.22 AC
Stories: 1
Expenses: 2007 Tax @ $6.00/sf
Parking: 12 Surface Spaces are available; Ratio of 1.20/1,000 SF

Space Avail: 5,000 SF
Max Contig: 5,000 SF
Smallest Space: 2,500 SF
Rent/SF/Yr: $20.00
% Leased: 0%

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 $6.00 /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.

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8/23/2009
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## ComEd Economic Development

### 708 Church St
**Address:** Evanston, IL 60201  
**County:** Cook  
**Building Type:** Retail  
**Status:** Built 1927  
**Building Size:** 43,954 SF  
**Land Area:** 0.75 AC  
**Stories:** 2  
**Space Avail:** 415 SF  
**Max Contig:** 415 SF  
**Smallest Space:** 415 SF  
**Rent/SF/Yr:** $15.90  
**% Leased:** 99.1%  
**Landlord Rep:** Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 415 SF (415 SF)

### 816 Church St
**Address:** Evanston, IL 60201  
**County:** Cook  
**Building Type:** Retail/Storefront  
**Retail/Residential**  
**Status:** Built 1930  
**Building Size:** 6,250 SF  
**Land Area:** 0.05 AC  
**Stories:** 2  
**Expenses:** 1997 Tax @ $8.64/sf  
**Parking:** 10  
**Surface Spaces are available:**  
**Ratio of 1.37/1,000 SF**  
**Landlord Rep:** Company Information unavailable at this time  
**Sublet Contact:** Sperry Van Ness / Katie Whelan 312-676-1862  
Laurie Ramirez 312-676-1861 -- 2,235 SF (2,235 SF)  
**Property Description:** MULTI-TENANT RETAIL BUILDING

### 1012-1014 Church St
**Address:** Evanston, IL 60201  
**County:** Cook  
**Building Type:** Retail/Restaurant  
**Status:** Existing  
**Building Size:** 15,468 SF  
**Land Area:** 0.49 AC  
**Stories:** 2  
**Space Avail:** 15,468 SF  
**Max Contig:** 7,734 SF  
**Smallest Space:** 3,867 SF  
**Rent/SF/Yr:** Negotiable  
**% Leased:** 0%  
**Sales Company:** Sierra Realty Advisors/The Sierra Group, Inc.: Joe Sauer (312) 422-7744 x703  
**Landlord Rep:** Sierra Realty Advisors/The Sierra Group, Inc. / Kevin Bryant 312-254-0729 / Joe Sauer 312-422-7744x703 -- 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
- **Space Avail:** 15,712 SF
  - **Max Config:** 15,712 SF
  - **Smallest Space:** 7,856 SF
  - **Rent/SF/Yr:** $27.50
  - **% Leased:** 33.3%

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

General retail building.

### 519 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
- **Space Avail:** 3,000 SF
  - **Max Config:** 3,000 SF
  - **Smallest Space:** 500 SF
  - **Rent/SF/Yr:** $18.00
  - **% 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 1890
- **Building Size:** 2,200 SF
- **Land Area:**
- **Stories:** 1
- **Space Avail:** 2,200 SF
  - **Max Config:** 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)
607 Davis St
Evanston, IL 60201
Cook County

Building Type: Retail/Storefront
Status: Proposed
Building Size: 5,400 SF
Land Area: -
Stories: 1
Parking: 3 Surface Spaces are available

Space Avail: 5,400 SF
Max Contig: 5,400 SF
Smallest Space: 1,800 SF
Rent/SF/Yr: $35.00
% Leased: 100%

Landlord Rep: Bradford Allen Realty Services
Ed Schwartz 312-994-5779 -- 5,400 SF (1,800 SF)

Features
- Prime Davis Street Location
- New Construction
- Delivered Ready for New Tenant Installation
- Full Glass Frontage and Skylights
- State of the art HVAC
- 400 Amp Electric
- Heavy Pedestrian Traffic
- 1 1/2 blocks from Metra & CTA stations
- 1 block from city parking garages
- 1 block from Whole Foods

612 Davis St
Evanston, IL 60201
Cook County

Building Type: Retail/Storefront Retail/Office
Status: Existing
Building Size: 4,800 SF
Land Area: -
Stories: 2
Parking: 2 Surface Spaces are available

Space Avail: 1,800 SF
Max Contig: 1,800 SF
Smallest Space: 1,800 SF
Rent/SF/Yr: $28.00
% Leased: 62.5%

Landlord Rep: Wesley Realty Group / William Melody 847-674-1416x13 -- 1,800 SF (1,800 SF)

1900-1916 Dempster St
Building 2
Evanston, IL 60202
Cook County

Building Type: Retail/General Freestanding
Status: Built 1987
Building Size: 101,948 SF
Land Area: 15 AC
Stories: 1
Parking: 892 Surface Spaces are available

Space Avail: 44,278 SF
Max Contig: 38,575 SF
Smallest Space: 1,000 SF
Rent/SF/Yr: $9.00-$32.00
% Leased: 94.4%

Landlord Rep: Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704
Leasing Company: Joseph Freed & Associates, LLC / Jake Daab 312-675-5517 -- 5,703 SF (1,205-2,600 SF)
Matanky Realty Group / Geoffrey von Rentzell 312-337-1001 -- 38,575 SF (1,000-38,575 SF)
ComEd Economic Development

1922-1934 Dempster St
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: 59,659 SF
Land Area: 15 AC
Stories: 1
Parking: 892 Surface Spaces are available

Space Avail: 38,575 SF
Max Contig: 38,575 SF
Smallest Space: 38,575 SF
Rent/SF/Yr: Negotiable
% Leased: 35.3%

Landlord Rep: Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704
Leasing Company: Joseph Freed & Associates, LLC / Jake Daab 312-675-5517 -- 38,575 SF (38,575 SF)

1938-1968 Dempster St
Evanston Plaza
Evanston, IL 60202
Cook County
S/W/C

Building Type: Retail/(Community Ctr)
Status: Built 1987, Renov 2002
Building Size: 230,228 SF
Land Area: 15 AC
Stories: 1
Parking: 300 Surface Spaces are available; Ratio of 4.37/1,000 SF

Space Avail: 13,446 SF
Max Contig: 5,545 SF
Smallest Space: 1,212 SF
Rent/SF/Yr: Negotiable
% Leased: 94.7%

Landlord Rep: Joseph Freed & Associates, LLC / Jake Daab 312-675-5517 -- 13,446 SF (1,212-5,545 SF)

Evanston Plaza is undergoing a remarshandising and repositioning program driven by the addition of Dominicks and A. J. Wright. The center is located at the intersection of Dempster Street and Dodge Avenue just west of the central business district of Evanston. A well established customer base is provided by the densely populated residential area surrounding the center. Nearly one quarter million people reside within three miles of the intersection.

2400-2410 Dempster St
Evanston Auto Care Center
Evanston, IL 60202
Cook County
S/W/C

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

Space Avail: 1,300 SF
Max Contig: 1,300 SF
Smallest Space: 1,300 SF
Rent/SF/Yr: $8.00
% 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

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ComEd Economic Development

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: 200 Surface Spaces are available

Space Avail: 12,813 SF
Max Contig: 6,047 SF
Smallest Space: 1,464 SF
Rent/SF/Yr: Negotiable
% Leased: 33.3%

Landlord Rep: Atlas Partners Commercial Brokerage, LLC / Michael Karpik 312-516-5704
Leasing Company: Joseph Freed & Associates, LLC / Jake Daab 312-675-5517 -- 12,813 SF (1,464-6,047 SF)

911 Foster
Evanston, IL 60201
Cook County

Building Type: Retail/Storefront
Status: Existing
Building Size: 3,500 SF
Land Area: 0.26 AC
Stories: 1
Parking: 10 Surface Spaces are available

Space Avail: 3,500 SF
Max Contig: 3,500 SF
Smallest Space: 3,500 SF
Rent/SF/Yr: $11.66
% Leased: 0%

Landlord Rep: Lakeshore Partners / John Adamson 847-570-9911 -- 3,500 SF (3,500 SF)

Property Description: Storefront

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

Building Type: Retail/General Freestanding
Status: Built 1926
Building Size: 16,000 SF
Land Area: 0.46 AC
Stories: 1

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

Space Avail: 16,000 SF
Max Contig: 16,000 SF
Smallest Space: 16,000 SF
Rent/SF/Yr: $6.00
% Leased: 0%

Sales Company: Laurence Bowman; Larry Bowman (847) 361-6172
Law Offices Of Cantarelli & Galasek: John N. Galasek (773) 889-5800

Landlord Rep: Coldwell Banker Residential Brokerage / Donna Agnew 847-316-8523
Leasing Company: Laurence Bowman / Larry Bowman 847-361-6172 -- 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.
### ComEd Economic Development

#### 65
**519 Howard St**  
**Evanston, IL 60202**  
**Cook County**

- **Building Type:** Retail/Auto Repair  
- **Status:** Existing  
- **Building Size:** 7,000 SF  
- **Land Area:** 0.08 AC  
- **Stories:** 1  
- **Space Avail:** 7,000 SF  
- **Max Config:** 7,000 SF  
- **Smallest Space:** 7,000 SF  
- **Rent/SF/Yr:** Negotiable  
- **% Leased:** 100%

**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.

#### 66
**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  
- **Space Avail:** 4,932 SF  
- **Max Config:** 4,932 SF  
- **Smallest Space:** 4,932 SF  
- **Rent/SF/Yr:** $10.00  
- **% Leased:** 50.7%

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

#### 67
**623-627 1/2 Howard St**  
**Evanston, IL 60202**  
**Cook County**

- **Building Type:** Retail/Storefront  
- **Status:** Built 1928  
- **Building Size:** 4,052 SF  
- **Land Area:** 0.23 AC  
- **Stories:** 1  
- **Space Avail:** 1,500 SF  
- **Max Config:** 1,500 SF  
- **Smallest Space:** 1,500 SF  
- **Rent/SF/Yr:** $16.00  
- **% Leased:** 63.0%

**Landlord Rep:** Universal Realty Group, Inc. / Sam Prassino 847-962-6142 -- 1,500 SF (1,500 SF)

**Location Corner:** NW

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

<table>
<thead>
<tr>
<th>Building Type: Retail/Storefront</th>
<th>Building Type: Retail/General Freestanding</th>
<th>Building Type: Retail/Strip Ctr</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>711 Howard St</strong>&lt;br&gt;Evanston, IL 60202&lt;br&gt;Cook County</td>
<td><strong>1805 Howard St</strong>&lt;br&gt;Evanston, IL 60202&lt;br&gt;Cook County</td>
<td><strong>739-745 W Howard St</strong>&lt;br&gt;Evanston, IL 60201&lt;br&gt;Cook County</td>
</tr>
<tr>
<td>Status: Existing</td>
<td>Status: Existing</td>
<td>Status: Existing</td>
</tr>
<tr>
<td>Building Size: 2,500 SF</td>
<td>Building Size: 2,400 SF</td>
<td>Building Size: 5,191 SF</td>
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<tr>
<td>Land Area: -</td>
<td>Land Area: 0.23 AC</td>
<td>Land Area: 0.54 AC</td>
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<tr>
<td>Stories: 1</td>
<td>Stories: 1</td>
<td>Stories: 1</td>
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<tr>
<td>Space Avail: 2,500 SF</td>
<td>Space Avail: 2,400 SF</td>
<td>Space Avail: 1,700 SF</td>
</tr>
<tr>
<td>Max Contig: 2,500 SF</td>
<td>Max Contig: 2,400 SF</td>
<td>Max Contig: 900 SF</td>
</tr>
<tr>
<td>Smallest Space: 2,500 SF</td>
<td>Smallest Space: 2,400 SF</td>
<td>Smallest Space: 800 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr: Negotiable</td>
<td>Rent/SF/Yr: Negotiable</td>
<td>Rent/SF/Yr: $8.00-$18.75</td>
</tr>
<tr>
<td>% Leased: 100%</td>
<td>% Leased: 0%</td>
<td>% Leased: 67.3%</td>
</tr>
</tbody>
</table>

**Parking:** 35 free Surface Spaces are available

---

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

**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)

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

**Leasing Company:** @properties Commercial / Lee French 312-506-0200 – 800 SF (800 SF)

---

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ComEd Economic Development

2300-2312 Main St
Evanston, IL 60202
Cook County

Building Type: Retail
Status: Built 1966
Building Size: 39,720 SF
Land Area: 0.80 AC
Stories: 1
Parking: Ratio of 1.00/1,000 SF

Space Avail: 9,620 SF
Max Contig: 5,616 SF
Smallest Space: 4,004 SF
Rent/SF/Yr: $8.00-$11.00
% Leased: 68.7%

Landlord Rep: Brown Commercial Group / Dan Brown 847-758-9200 x 1
Leasing Company: Metro Resource Investments & Mgmt / Stephen P. Schostok 847-775-2525 – 9,620 SF (4,004-5,616 SF)

2400-2498 Main St
Evanston, IL 60202
Cook County
SEC of Main St & McCormick Blvd

Building Type: Retail (Community Ctr)
Status: Built 1985, Renov 2005
Building Size: 126,294 SF
Land Area: 10.54 AC
Stories: 1
Parking: 820 Surface Spaces are available; Ratio of 3.66/1,000 SF

Space Avail: 17,004 SF
Max Contig: 10,990 SF
Smallest Space: 2,139 SF
Rent/SF/Yr: $27.00-$28.00
% Leased: 95.2%

Landlord Rep: Metro Commercial Real Estate / Steven K. Baer 847-412-9868 x 5002
Leasing Company: Mid-America Real Estate Corporation / Margot 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.
## ComEd Economic Development

### 1567 Maple Ave
*Winthrop Club Condominiums*
*Evanston, IL 60201*
*Cook County*

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Retail/Storefront Retail/Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built Feb 2009</td>
</tr>
<tr>
<td>Building Size:</td>
<td>4,572 SF</td>
</tr>
<tr>
<td>Land Area:</td>
<td>0.53 AC</td>
</tr>
<tr>
<td>Stories:</td>
<td>15</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>4,572 SF</td>
</tr>
<tr>
<td>Max Contig:</td>
<td>4,572 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>1,292 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>$33.00-$38.00</td>
</tr>
<tr>
<td>% Leased:</td>
<td>0%</td>
</tr>
<tr>
<td>Parking:</td>
<td>329 Covered Spaces are available; Ratio of 1.97/1,000 SF</td>
</tr>
</tbody>
</table>

**Landlord Rep:** The Lord Companies, LLC / Keith Lord 312-944-6270 / Janina Schoumacher 312-944-6270 -- 4,572 SF (1,292-4,572 SF)

### 1580 Maple Ave
*Evanston, IL 60201*
*Cook County*

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Retail/Storefront</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built 1950</td>
</tr>
<tr>
<td>Building Size:</td>
<td>7,257 SF</td>
</tr>
<tr>
<td>Land Area:</td>
<td>0.19 AC</td>
</tr>
<tr>
<td>Stories:</td>
<td>1</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>1,200 SF</td>
</tr>
<tr>
<td>Max Contig:</td>
<td>1,200 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>1,200 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>$18.00</td>
</tr>
<tr>
<td>% Leased:</td>
<td>83.5%</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Farnsworth-Hill, Inc. / James R. Nash 847-328-3330 -- 1,200 SF (1,200 SF)

### 1642 Maple Ave
*Church Street Station*
*Evanston, IL 60201*
*Cook County*

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Retail/Storefront Retail/Residential (Strip Ctr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Existing</td>
</tr>
<tr>
<td>Building Size:</td>
<td>155,688 SF</td>
</tr>
<tr>
<td>Land Area:</td>
<td></td>
</tr>
<tr>
<td>Stories:</td>
<td>17</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>1,995 SF</td>
</tr>
<tr>
<td>Max Contig:</td>
<td>1,995 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>1,995 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>$27.00</td>
</tr>
<tr>
<td>% Leased:</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Horizon Realty Services, Inc. / Stuart B. Lenhoff 847-870-8585x213 / Barry Millman 847-870-8585x214 -- 1,995 SF (1,995 SF)

### 1700 Maple Ave
*Evanston, IL 60201*
*Cook County*

<table>
<thead>
<tr>
<th>Building Type:</th>
<th>Retail/General Freestanding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Built 2003</td>
</tr>
<tr>
<td>Building Size:</td>
<td>20,798 SF</td>
</tr>
<tr>
<td>Land Area:</td>
<td></td>
</tr>
<tr>
<td>Stories:</td>
<td>2</td>
</tr>
<tr>
<td>Space Avail:</td>
<td>20,798 SF</td>
</tr>
<tr>
<td>Max Contig:</td>
<td>20,798 SF</td>
</tr>
<tr>
<td>Smallest Space:</td>
<td>9,167 SF</td>
</tr>
<tr>
<td>Rent/SF/Yr:</td>
<td>Negotiable</td>
</tr>
<tr>
<td>% Leased:</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Mid-America Real Estate Corporation / Michael Mason 630-954-7240 -- 20,798 SF (9,167-11,631 SF)

---

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*8/23/2009*

*Page 28*
**ComEd Economic Development**

<table>
<thead>
<tr>
<th>Address</th>
<th>Building Type</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>1701 Maple Ave, Evanston, IL 60201, Cook County</td>
<td>Retail/(Lifestyle Ctr)</td>
<td>11,500 SF</td>
<td>4,500 SF</td>
<td>2,500 SF</td>
<td>Negotiable</td>
<td>98.3%</td>
</tr>
<tr>
<td></td>
<td>Status: Built 2001</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building Size: 417,000 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land Area: 2.16 AC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stores: 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expenses: 2005 Combined Tax/Ops @ $5.10/sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking: 1400 Covered Spaces are available; Ratio of 3.36/1,000 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landlord Rep:</td>
<td>Mid-America Real Estate Corporation / Elizabeth H. Krebs 630-954-7362 -- 11,500 SF (2,500-4,500 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Building Type</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>1740-1744 Oak Ave, Evanston, IL 60201, Cook County</td>
<td>Retail</td>
<td>2,794 SF</td>
<td>1,397 SF</td>
<td>1,397 SF</td>
<td>$29.00</td>
<td>71.4%</td>
</tr>
<tr>
<td></td>
<td>Status: Existing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building Size: 9,763 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land Area: -</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Stories: 7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sales Company:</td>
<td>The Lord Companies, LLC: Keith Lord (312) 944-6270, Heide Schulz (312) 944-6270 x14</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landlord Rep:</td>
<td>The Lord Companies, LLC / Keith Lord 312-944-6270 / Heide Schulz 312-944-6270x14 -- 2,794 SF (1,397 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Building Type</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>1629 Orrington Ave, Evanston, IL 60201, Cook County</td>
<td>Retail/General Freestanding</td>
<td>31,356 SF</td>
<td>31,356 SF</td>
<td>3,385 SF</td>
<td>$12.00-$30.00</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>Status: Built 1969</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building Size: 31,356 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land Area: -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stories: 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expenses: 1996 Combined Tax/Ops @ $0.41(sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landlord Rep:</td>
<td>Golub &amp; Company / Steve Degodny 847-952-7730</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leasing Company:</td>
<td>Metro Commercial Real Estate / Steven K. Baer 847-412-9898x5002 Meredith Oliver 847-412-9898x5003 -- 31,356 SF (3,385-15,678 SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ComEd Economic Development

1600-1620 Sherman Ave
Evanston, IL 60201
Cook County
Sherman Ave & Church St & Davis St

Building Type: Retail/Storefront
Retail/Residential (Community Ctr)
Status: Built 2006
Building Size: 150,794 SF
Land Area: 7 AC
Stories: 2
Expenses: 2007 Combined Est Tax/Ops @ $13.29/sf

Space Avail: 21,222 SF
Max Contig: 7,849 SF
Smallest Space: 997 SF
Rent/SF/Yr: Negotiable
% Leased: 85.3%

Landlord Rep: Inland American Retail Management, LLC / Doug Leeds 866-271-8700
Leasing Company: Sierra Realty Advisors/The Sierra Group, Inc. / Scott Janos 312-422-7744x723 -- 21,222 SF
(997-7,849 SF)

Sherman Plaza is the latest development in booming downtown Evanston. Located at the corner of Sherman Avenue and Church Street, Sherman Plaza offers an exciting urban street-front environment for today's lifestyle retailers. Surrounded by a unique mix of retail, restaurants and entertainment, high-rise residential and office buildings, and the prestigious Northwestern University, Sherman Plaza will be the heart of this vibrant North Shore community.

Occupying nearly an entire city block, Sherman Plaza is a mixed use development consisting of 152,000 square feet of retail and commercial space on 2 levels, 253 luxury condominiums and a 1,600 car parking structure.

Sherman Plaza has signed leases with a number of major national tenants including Barnes & Noble Booksellers, LA Fitness, Ann Taylor Loft, Elizabeth Arden Red Door Spa, Pier 1 Imports, Jos. A. Bank and Washington Mutual.

Sherman Plaza also offers downtown office space with on-site shopping, an upscale health club and parking. It is conveniently located directly across the street from the Metra, CTA and Pace transportation center.

1609 Sherman Ave
Evanston, IL 60201
Cook County

Building Type: Retail/Storefront
Retail/Residential
Status: Built 1929
Building Size: 15,000 SF
Land Area: 0.28 AC
Stories: 3

Space Avail: 2,109 SF
Max Contig: 1,565 SF
Smallest Space: 544 SF
Rent/SF/Yr: Negotiable
% Leased: 100%

Landlord Rep: Transwestern / Edie Kessler 312-881-7054 -- 2,109 SF (544-1,565 SF)
## ComEd Economic Development

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

**Building Type:** Retail/Storefront  
**Status:** Built 1952  
**Building Size:** 34,560 SF  
**Land Area:** 0.33 AC  
**Stories:** 2  
**Expenses:** 2006 Combined Est Tax/Ops @ $8.25/sf  
**Space Avail:** 22,280 SF  
**Max Contig:** 22,280 SF  
**Smallest Space:** 5,000 SF  
**Rent/SF/yr:** Negotiable  
**% Leased:** 35.5%

**Landlord Rep:** CB Richard Ellis / Sharon Kahan 312-297-7679 / Daniel Jacobson 312-861-7820 -- 22,280 SF (5,000-17,280 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 7,826 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, I lure'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.

### 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  
**Space Avail:** 3,000 SF  
**Max Contig:** 3,000 SF  
**Smallest Space:** 3,000 SF  
**Rent/SF/yr:** $38.00  
**% Leased:** 34.8%

**Landlord Rep:** Grubb & Ellis / Brad Tettelbaum 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 Retail/Residential  
**Status:** Existing  
**Building Size:** 30,000 SF  
**Land Area:**  
**Stories:** 4  
**Space Avail:** 730 SF  
**Max Contig:** 730 SF  
**Smallest Space:** 730 SF  
**Rent/SF/yr:** Negotiable  
**% Leased:** 97.6%

**Landlord Rep:** Edgemark Commercial Real Estate Services LLC / Al Rodenbostel 630-572-5604 / Michael R. Wesley 630-572-5610 -- 730 SF (730 SF)

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8/23/2009  
Page 31
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

Space Avail: 825 SF
Max Config: 825 SF
Smallest Space: 825 SF
Rent/SF/Yr: $9.45
% Leased: 50.0%

Sales Company: Crown Heights Realty: Eric Chaplik (312) 440-7000
Landlord Rep: Hallmark & Johnson Properties, Ltd. / 847-933-9000
Leasing Company: Crown Heights Realty / Eric Chaplik 312-440-7000 -- 825 SF (825 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.
### Location
- Location method: City
- Cities: Evanston (IL)

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

### Property
- Type: Industrial, Flex, Office, Retail
- Status: Existing, Under Construction, Under Renovation, Proposed
Date: September 18, 2009
To: Chair and Members, Economic Development Committee
From: Morris Robinson, Economic Development Planner
Subject: Retention and Attraction Business Visits

During the past month and a half the following business visits were performed by the Economic Development Planner:

Retention Visits

1. Offischl Tees And NovelTees (3 visits)
   Mr. Tom Fischl
   821 Noyes Street
   (847) 905-0311
   (Assistance with formation of a business association)

2. Mechanical Group (Formerly American Eagle Plumbing)
   Mr. Rudy Peters
   600 Hartrey Avenue,
   (847) 866-8666
   (Financial assistance decision pending)

3. Sir Speedy
   Mr. Bill Holloway
   1800 Dempster Street
   (847) 361-6801
   (Façade financial assistance pending)

4. North Suburban Automotive Supply Co. (follow-up visit)
   Mr. Larry Kaufman
   641-43 Howard Street, 60202
   (847) 328-7400
   (Façade assistance provided, work completed)

5. What The Food
   David and Janice Lee
   822 Clark
   (312) 823-3369
   (Financial assistance decision pending)
6. **Classy Closet (2 visits)**  
   Mr. Emanuel Wilder  
   701 Washington Street, 60202  
   (847) 475-0355

7. **Evanston Hospital (introductory visit)**  
   Mr. J. P. Gallagher  
   2650 Ridge Avenue  
   (847) 570-2005

---

**ATTRACTION VISITS**

1. **Unusual Things (3 visits)**  
   Ed Davis & Dee Robinson  
   (773) 526-0915  
   826 Custer, 60204  
   (Location assistance provided, grand opening assistance ongoing)

2. **LSL Industries (4 visits)**  
   Mr. Ash Luthra  
   2025 Dempster Street, 60201  
   (773) 878-1100  
   (Financial assistance approved, ongoing opening support)

3. **Infrastructure Engineering, Inc. (Civic Center)**  
   Mr. Michael Sutton  
   33 West Monroe Street, Suite 1540  
   Chicago, IL 60603  
   (312) 425-9560  
   (Financial assistance request under consideration)
Prepared 9/14/09 by Ann Stuart, Health Licensing Coordinator

Closed, To Open and Licensed Food Establishments for Period 7-1-09 through 9-14-09

<table>
<thead>
<tr>
<th>Establishment</th>
<th>Address</th>
<th>Contact</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1560 Oak Street Building (Museum of Time &amp; Glass)</td>
<td>1560 Oak Ave</td>
<td>Cameel Halim / 847.920.2063</td>
<td>In Review</td>
</tr>
<tr>
<td>Aldi</td>
<td>2201 Oakton St</td>
<td>Aldi Inc. / 630.879.8100</td>
<td>In Review</td>
</tr>
<tr>
<td>Automatic Burger</td>
<td>1571 Sherman Ave</td>
<td>Eddie Lakin / 773.266.0212</td>
<td>In Review</td>
</tr>
<tr>
<td>Bonsai Cafe</td>
<td>2916 Central St</td>
<td>Aeksak Hoarae / 773.750.2607</td>
<td>In Review</td>
</tr>
<tr>
<td>Buffalo Wild Wings</td>
<td>1741 Maple Ave</td>
<td>John Weiler / 847.381.3864</td>
<td>In Review</td>
</tr>
<tr>
<td>Dar-Us-Sunnah Masjid &amp; Community Center</td>
<td>2045 Brown Ave</td>
<td>Muhammad Saiduzzaman / 773.631.0309</td>
<td>In Review</td>
</tr>
<tr>
<td>Fruit Chill</td>
<td>1223 Chicago Ave</td>
<td>Urmish Patel / 847.568.0022</td>
<td>In Review</td>
</tr>
<tr>
<td>Jacky's On Prairie</td>
<td>2545 Prairie Ave</td>
<td>David Lipschutz / 847.507.8444</td>
<td>In Review</td>
</tr>
<tr>
<td>Manghal</td>
<td>1805 Howard St</td>
<td>Eli Mamiya / 224.392.3456</td>
<td>In Review</td>
</tr>
<tr>
<td>Phi Delta Theta</td>
<td>2347 Sheridan Rd</td>
<td>Garrett Taliaferro / 773.372.3795</td>
<td>In Review</td>
</tr>
<tr>
<td>Phoenix Inn Chinese Restaurant</td>
<td>608 Davis St</td>
<td>Zheng Lin / 773.771.2288</td>
<td>In Review</td>
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<tr>
<td>Pop’N Go Nuts</td>
<td>2016 Central St</td>
<td>Carole Etienne / 847.724.9396</td>
<td>In Review</td>
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<td>Shell and Subway</td>
<td>2494 Oakton St</td>
<td>Minhaz Lakhani / 847.226.6682</td>
<td>In Review</td>
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<td>Subway</td>
<td>3330 Central St</td>
<td>Moaz Verani / 847.530.8805</td>
<td>In Review</td>
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<tr>
<td>Subway #46751</td>
<td>1133 Emerson St</td>
<td>Moaz Verani / 847.530.8805</td>
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<tr>
<td>Subway #3020/TCBY #93002-001</td>
<td>1900 &quot;C&quot; Dempster St</td>
<td>Amin Bootwala / 773.412.3107</td>
<td>In Review</td>
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<tr>
<td>The Mather</td>
<td>425 Davis St</td>
<td>Cara Baldwin / 847.226.6124</td>
<td>In Review</td>
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<tr>
<td>Ultimate Chicken Bar</td>
<td>1739 Sherman Ave</td>
<td>Brandon Sartor / 847.307.0735</td>
<td>In Review</td>
</tr>
<tr>
<td>Vinic Wine Company</td>
<td>1509 Chicago Ave</td>
<td>Sandeep Ghaey / 217.721.4162</td>
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<tr>
<td>A J Mini Mart</td>
<td>1901 Church St</td>
<td>(847) 328-4215</td>
<td>Licensed</td>
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<tr>
<td>CJE Senior life</td>
<td>1015 Howard St</td>
<td>(847) 492-1400</td>
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<tr>
<td>Enigma</td>
<td>1620 Orrington Ave</td>
<td>(847) 869-4064</td>
<td>Licensed</td>
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<tr>
<td>Little Wok</td>
<td>2426 Main St</td>
<td>(847) 328-6666</td>
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<tr>
<td>Meca Fresh</td>
<td>1840 Oak St</td>
<td>(847) 491-9390</td>
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<td>Silver Scoop</td>
<td>506 Main St</td>
<td>(847) 859-2663</td>
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<td>Subway</td>
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<td>(847) 864-5424</td>
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<td>Subway #3020/TCBY #93002-001</td>
<td>1551 Sherman Ave</td>
<td>(847) 328-2917</td>
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<tr>
<td>What The Food</td>
<td>822 Clark St</td>
<td>(847) 328-2222</td>
<td>Licensed</td>
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<tr>
<td>Z-Best Bakery</td>
<td>1731 Howard St</td>
<td>(847) 563-8501</td>
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Domino's Pizza                                      | 1168 Dodge Ave    |                             | Out of Business |
Evanston Citgo                                      | 2628 Gross Point Rd |                             | Out of Business |
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<td>Pick A Cup Coffee Club</td>
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<td>Pita Pete's II</td>
<td>1571 Sherman Ave</td>
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<td>Reverence</td>
<td>1840 Oak Ave</td>
<td>Out of Business</td>
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<td>2122 Sheridan Rd</td>
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<td>Yes</td>
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<td>Thriftgeek</td>
<td>522 Davis</td>
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<td>Brothers Upholstery</td>
<td>1625 Payne</td>
<td>Yes</td>
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<td>Atmosphere Communications</td>
<td>820 Davis</td>
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<td>Moser Sewing Studio</td>
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<td>Divine African Hair Braiding</td>
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<td>J &amp; B Transmission Repair</td>
<td>1905 Greenleaf</td>
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<td>Lotus BodyWork</td>
<td>800 Custer #4</td>
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<td>Evanston Nutrition &amp; Health</td>
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<td>Imprint Movement Studio</td>
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<td>Red Circle 2 (Music School)</td>
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<td>Chicago Strings</td>
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<td>Kindred Spirits Healing Arts</td>
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<td>Steppin Out on Faith</td>
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Robinson, Morris

From: Tim Lavengood [t-lavengood@theincubator.com]
Sent: Monday, July 13, 2009 4:10 PM
To: Robinson, Morris; Morris
Subject: Fw: Evanston graduates

Morris,

These are the names of the TIC graduate companies in downtown as of March. I can get addresses and contact information if needed for a presentation.

Tim Lavengood

----- Original Message ----- 
From: Tim Lavengood 
To: John Trevett Allen 
Sent: Thursday, March 05, 2009 12:46 PM 
Subject: Evanston graduates

John,

Here is my "quick and dirty" list of TIC graduates in the immediate downtown Evanston area:

Leapfrog Online
360 Facility
Peel
Geotest
Vista Transport
Arc Technology Group
Pathmedia
Motive Quest
Dispersion
Aginity
1-Imagine Studios
Optime
First Bank and Trust
Center for Independent Futures
MarUSA
Cardiomedix
Aware Records
Apte
Startspot

Elsewhere in Evanston we have:

General Biomass
Brella Productions
Creative Case Management
El Coqui

This includes TIC companies only. A list of Evanston businesses served through our Small Business Development Center would run well into the dozens.

Tim

9/4/2009
Development panel takes road trip

By Bill Smith
Created Jul 23 2009 - 10:50am

Evanston's Economic Development Committee left its usual venue Wednesday night to tour one of the new development projects in town.

They didn't have to go far. Less than a half mile west of the Civic Center, the group met at Lighthouse Lofts, 1607 Simpson St., the third building on the block being redeveloped by the team of John Leineweber and Muffy McCauley.

McCauley praised the help the developers have received from the city over the decade or more they've been working in the west side neighborhood.
Alderman Ann Rainey, Preservation Commissioner Ann Dienner and Alderman Melissa Wynne check out the kitchen of a live-work space in the lofts complex.

"When we started it was an uphill climb. There was vacant property in the area and crime issues," she said.

The city's development planner, Morris Robinson, "was responsive right away," she added.

A neighborhood group, the Dr. Hill Neighborhood Association, applied for grants for beautification and worked to create a public parking lot to relieve parking congestion.

"There have been some really concrete things that the city's economic development efforts have brought to us as a business association," McCauley said.

(Top photo: Courtyard entrance at Lighthouse Lofts.)

Not all municipal Web sites are created equal

Nearly all municipalities have Web sites today, but the amount of information available varies. Below are two Chicago-area municipal sites with two different approaches.

**CITY OF EVANSTON**

The site offers information on government, economic development and leisure activities as well as a local residents guide, which includes everything from parking to trash pickup days.

- Local officials' contact information is readily available.
- City Council agendas and minutes are easy to search and access.
- Trash pickup, voting location and street-cleaning district is available by address.

**VILLAGE OF ROSEMONT**

Government information is available on one page only.

- Site is a link from the village's convention and tourism bureau site.
- The only budget information provided is the village's 2006 general fund.
- Current and past city budgets are available.

SOURCES: Village of Rosemont, City of Evanston

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**Some clicks rule**

Suburbs' home pages range from helpful to hard to find

By Gary Smith

Tribune Reporter

Evanston residents can find a wealth of information on their city's Web site.

They are a click away from budgets and meeting agendas, and they can type in their address and find ward information, trash pickup and street-cleaning days, polling places, and a photo of their house.

Rosemont residents are less fortunate. If they manage to find their village's site, which is a link off the Rosemont Convention and Tourism Bureau's Web site, there is only a single page for local government, with no meeting agendas or minutes and only one budget figure—the village's 2006 general fund.

Such disparity is not uncommon. While some suburbs have turned their Web sites into virtual town halls—where citizens can apply for permits, pay utilities and watch videos of meetings online—others do not offer even basic government information or services and some contain broken links.

In today's digital age, with more citizens choosing to interact with government in cyberspace, municipal sites offer officials a cheap and easy way to become more efficient, responsive and transparent, experts say.

"We are in an unprecedented time of citizen knowledge," said Paul Taylor, chief strategy officer for the California-based Center for Digital Government. "The Internet is showing us what happens when public records are actually public."

A 2003 report by the Pew Internet American Life Project found that a million Americans, or more than three fourths of those using the Internet, frequent municipal Web sites or e-mail government officials, a 50 percent increase from the previous year.

Naperville's Web site (naperville.il.us) averages nearly 3,000 hits per day at about 340,000 unique visits per year, according to city spokeswoman Nadine Lavine. With about 1,400 Twitter followers and 600 Facebook fans, Naperville is one of several municipalities in the Chicago region using social networking to reach residents.
Web sites vary widely by suburb

It's not that suburbs don't want to have their own websites. Quite the opposite. According to a recent study by the National Association of Home Builders, suburban residents are more likely to use the Internet for research before buying a home than their counterparts in urban areas.

But there's a big difference in how those websites are used. Some are merely informational, providing basic information about local schools, restaurants and shopping centers. Others are more interactive, allowing residents to discuss neighborhood issues and connect with their neighbors.

One website, for example, is designed to help residents find upscale homes for sale in the area. Another features a forum where residents can discuss everything from traffic to crime.

The biggest difference, however, is in the quality of the websites. Some are well-designed and easy to navigate, while others are cluttered and confusing. Some are updated regularly, while others are ignored.

For some, the lack of a website is a matter of priorities. "We don't have the time or resources to create and maintain a website," said one resident. "But we do have a Facebook page." Others are more proactive, using websites to improve their neighborhoods.

"We wanted a way for residents to communicate with each other," said another resident. "So we created a website where they can post events and local news."
Dedication set for arts district sculpture

Submitted by Bill Smith on Mon, 08/03/2009 - 6:00am

The Dr. Hill Community Association will hold a formal dedication Thursday of the new sculpture recently installed in its gateway garden at Noyes Street and Green Bay Road.

Three years in the making, the Arts District gateway garden is the product of a collaboration of the City of Evanston’s economic development office headed by Morris Robinson, Alderman Delores Holmes, 5th Ward, and former Mayor Lorraine Morton, who supported the group’s efforts to beautify the Arts District.

In 2005, with the help of a grant made through the Neighborhood Business District Improvement Program, a scruffy triangle of dried grass separating Ashland Avenue and Noyes Street from Green Bay Road was transformed into a landscaped garden, elevated and shaped by large cut stones.

Spearheaded by developer and founding member of the Dr. Hill Group, John Leineweber, the project moved to phase II with a proposal to add a sculpture. Artist Chris Coghlan, who has collaborated with Leineweber to incorporate decorative architectural elements in his loft spaces, was awarded the commission for his design, entitled “Generations.”

Referring to Dr. Elizabeth Hill, an African American doctor who served her patients for many years at the Community Hospital and for whom the Arts District is named, Coghlan said, “I see the sculpture relating to Dr. Hill’s contributions, to the way in which one person’s actions help us all and how one person’s journey through life is interconnected with our families and our communities and generations to come.”

The dedication at 5:30 p.m. on Thursday, Aug. 6, will be followed by a reception in the courtyard of the Lighthouse Lofts at 1607 Simpson St. That in turn will be followed by the city’s starlight concert at 7:30 p.m. in Twiggs Park at Simpson and Bridge Streets featuring Evanston’s own, Ezra Furman and the Harpoons.

Information and photo from Dr. Hill Community Association.
Leases require tenants to build and run 'greener' stores

Though not yet widely adopted, "green" leasing is getting attention in the shopping center industry these days, which some say could eventually have a profound effect on the relationship between retail landlords and tenants. "With the change in the administration and all the impending regulation that everybody foresees — potential energy labeling for buildings, mandatory increased energy efficiency for buildings over a certain size, building codes that would require green elements in new construction and major renovations — both landlords and tenants are recognizing that they really need to be thinking about this," said Ellen Sinreich, a lawyer and the head of Green Edge, a New York City–based consulting firm that helps owners and tenants incorporate sustainability.

There is no single definition of green leasing, but the term generally is used to describe a lease that encourages sustainability in the construction, renovation and operation of a property by better aligning the interests of the owner and the tenant. Put another way, a green lease motivates the parties to cooperate in making a property more environmentally sensitive. "A green lease has a lot to do with how the property is operated, what kinds of materials go into it, how materials are recycled," said Sinreich, who will be moderating a related discussion panel at the ICSC RetailGreen Conference, in Los Angeles, in October. Sinreich suggests that green leases should include conservation goals, the metering of tenant energy usage, and mandatory tenant recycling and use of sustainable materials.

These leases should modify the traditional triple-net structure to reward landlords for capital expenditures that lower electricity and water costs, Sinreich says. This can be done through including those expenses on an
amortized basis in the center’s common-area-maintenance costs, she says.

Stephen L. Spector, senior vice president and general counsel at Macerich, says the economy has hindered green leasing. “There are a lot of things going on in the landlord-tenant relationship to promote sustainability, but there hasn’t been a big movement among retailers to accept the fact that it is going to cost them money to save money,” said Spector, who will also be participating in the RetailGreen panel. “With the economy the way it is, it hasn’t progressed in a way that I would’ve predicted a year ago.”

August retail sales better than anticipated
U.S. same-store sales for August declined 2 percent year on year, the strongest reading since last September, when they declined 1 percent, according to ICSC’s index. “These sales figures reflect a turning point in the retail cycle, as retailers have been describing the month’s sales as better than expected,” said Michael P. Niemira, ICSC’s chief economist and director of research.

Drugstores and wholesale clubs posted the highest gains for the month, while apparel and department stores, which should have been enjoying a lift from tax holidays and back-to-school shopping, performed worst.

Among apparel chains, Abercrombie & Fitch, American Apparel, Saks and Dillard’s saw the biggest declines. The more moderately priced Aeropostale, Cato, Ross, The Buckle and T.J. Maxx were among those posting the strongest results in the sector. ICSC projects that September same-store sales will fall about 2 percent.

Cities in dire need of sales tax revenue
Sales tax revenue is more vital than ever to fiscally strapped municipalities, according to the National League of Cities. The organization reports that 88 percent of U.S. cities are fiscally weaker this year than last year. On average, city governments face budget gaps of 2.9 percent this year, on expectations of an average sale tax decline of 3.8 percent and an income tax shortfall of 1.3 percent. Fallen property values, meanwhile, are hitting too. Cities will be in even worse shape next year, the league says in its report, which draws on data from the finance chiefs of 379 American cities with populations of 10,000 or more.

Typically, there is a lag of at least 18 months before cities begin to feel the effects of economic conditions, specialists say. “Cities face the burden of confronting the effects of the downturn for years after any recession ends,” said Michael A. Pagano, dean of the College of Urban Planning and Public Affairs at the University of Illinois, a co-author of the report.

Text-messaging service offers coupons on demand
Social-networking sites and text messaging have made it easier than ever to market directly to consumers. But these new methods also make it easier than ever to drive them away. Perhaps Inland Western Real Estate Trust has found an antidote to the one-size-fits-all direct marketing that inundates consumers with information they do not want. Last year the firm launched a program at its Gateway lifestyle center, in Salt Lake City, through a subscription-service provider called Frogzog, that text-messages coupons from local retailers at a shopper’s request.
Merchants register their discounts through the Frogzog Web site, where they are made available to consumers. "You merely show your phone and based on the number of the text, the retailer can track your coupon," said Cherilynn McGill, vice president of marketing at Inland Western. "There's all different types of analytics they can get from it, and it's 'green,' because there is no exchange of coupons."

Inland Western researched what shoppers were looking for in a text-based service before collaborating with Frogzog.

"We didn’t want our customer to feel they didn’t have empowerment to decide what they wanted to get," said Heather Nash, the Gateway’s director of marketing. "That consumer has that choice to make, as opposed to us making the choice for them."

If such a text-based service is to be effective for retailers and shopping centers, though, it must also be promoted through traditional marketing channels. "We have heard of all of these text-messaging programs that are now available, but [shoppers] didn’t know who they were," Nash said.

"Frogzog agreed to buy billboards throughout our city, and they kicked off the promotion at a sold-out football game between the University of Utah and Brigham Young, which is a huge local event. When they partnered with us, they said, ‘How can we get your retailers to participate? Without them it won’t be successful.’ We were able to get our retailers, restaurants and our children’s museum to launch their coupon programs at this big pep rally."

A number of retailers at the Gateway report encouraging results. The program has been particularly successful for the center’s restaurants and movie theater. "It’s places where people are already expecting discounts," said Nash.

Inland Western says it plans to introduce the program at Lakewood (Wash.) Towne Center, near Tacoma.

**RETAILING TODAY**

**Collective Brands** plans to open its first Payless ShoeSource stores in Russia late next year through a venture with area developer **M.H. Alshaya Co.** Collective says it hopes to open about 90 stores there over the next five years.

**Carrefour** says that though the dwindling popularity of its hypermarkets in France remains a problem, its revival plans are otherwise on track. The French retailer is increasing merchandise promotions, producing more branded products and overhauling stores to increase market share. CEO Lars Olofsson says Carrefour is looking to implement a new model for hypermarkets in France over the next few years.

Women’s athletics-wear retailer **Lululemon** created a concept called **Ivivva Athletic**a to sell sports and dance apparel for girls age 6 to 12. Vancouver, British, Columbia–based Lululemon says the first store is to open in Canada in November.

**Bulgari** closed three stores, in Aspen, Colo., West Palm Beach, Fla., and New York City, but says it will open three others — in Dallas, Las Vegas and San Francisco — by year-end. The company’s first-half sales were off 21 percent year on year, to $568.4 million.
Wal-Mart says it plans to stop issuing paper paychecks, instead putting wages onto a debit card for workers who opt against direct deposit. The company expects to save nearly 260,000 pounds of paper yearly through the effort.

Samsonite’s retail division filed for Chapter 11 this week. The company says it will shut about half of its roughly 170 stores within the next 90 days.

THE COMMON AREA
When the new railway system in Dubai, United Arab Emirates, opens later this month, it will transform the retail scene there, observers say. The owners of malls near the stations, anticipating a rise in foot traffic of about 10 percent, are expanding and updating their properties accordingly. The Mall of the Emirates, which unveiled plans to open a link to a nearby railway stop, announced that it would boost its shopping, dining and parking.

Nearly 70 percent of the respondents to a new survey say the economy has influenced their food habits, with about half that number saying they dine at home more often, and slightly over a third reporting that they budget themselves more strictly at the supermarket. Harris Interactive conducted the survey of 2,188 Americans for Whole Foods.

The Future Fund, an Australian sovereign wealth fund, is reportedly in talks to buy a 33 percent stake in the Bullring mall in Birmingham, England, from Land Securities Group. Hammerson Plc, which manages Bullring, valued its own 33 percent stake in the mall at €240.5 million ($340 million) as of June 30. Land Securities has been trying since last year to sell its stake in Bullring to drum up money for other developments.

Kim D. McInnes was named president and CEO of Ivanhoe Cambridge, effective immediately. He succeeds René Tremblay, who last month was appointed executive vice president of real estate and president of the real estate group at the Caisse de dépôt et placement du Québec, parent company of Ivanhoe Cambridge. McInnes had been executive vice president and COO of Ivanhoe Cambridge since 2001, when Ivanhoe and Cambridge Shopping Centres merged. Tremblay is a past ICSC chairman.
Retailers optimistic about business in 2010

Seven of 10 retail executives in a KPMG survey say they expect business conditions will improve next year. The survey of 65 executives was conducted between May and July.

"The findings reflected an expression of guarded optimism among retail executives, given the industry’s challenges as demand for goods continued to plummet during the recession," said Mark Larson, who heads KPMG’s global retail sector group. "Their optimism is in sharp contrast even with the latest report from the Commerce Department, which revealed last week that retail sales dropped in July — despite evidence that the economy has stopped contracting and that economists were forecasting a gain in sales."

Fully 49 percent of these respondents said the industry would recover ahead of the broader U.S. economy, while 51 percent said it will happen in conjunction with or just after the economy’s recovery. Eighty-four percent said they expect to see an improving jobs picture in the sector next year. Fifty-two percent believe the job market will be stable, and 43 percent said it will be better than in 2009. Virtually all the respondents said they have cut capital expenditures. Sixty-nine percent said their business is poised to take advantage of a recovery.

"Those retailers," said Larson, "who have taken the opportunity to consolidate and to restructure their operations and risk exposure as well as invest for the future during the past year are preparing for the new American marketplace surely to emerge as the economy rebounds."

ICSC applauds TALF extension for CMBS
ICSC has welcomed the government’s extension of the TALF (Term Asset-Backed Securities Loan Facility)
program. The organization joined other groups to lobby the government for help unlocking the credit markets. The Treasury Department created TALF last year to boost issuance of asset-backed securities, but the initiative was set to expire Dec. 31.

The new deadline for TALF loans against newly issued asset-backed securities and existing commercial-mortgage-backed securities is March 31, while for newly issued commercial-asset-backeds the extension runs until June 30.

“Although ICSC encouraged the Fed to extend TALF to the end of 2010, today’s extension is an important victory for the industry,” the organization said in a written statement. ICSC met with Federal Reserve officials in July about TALF and additional initiatives to revive the CMBS market.

Banks are not lending, and the $900 billion CMBS market is frozen, all of which threatens to create more trouble when billions of dollars of existing commercial real estate loans come due for refinancing in the next two years. ICSC estimates that some $300 billion in commercial real estate loans will mature this year alone. About 60 percent of respondents to an ICSC survey in March expressed little or no confidence they could refinance debt this year, and nearly 54 percent said the same regarding next year.

The Fed says further extensions are possible as it continues to monitor the credit environment. Officials also said they are holding in abeyance any further expansion in the types of collateral eligible for TALF. (Securities already eligible for collateralizing TALF loans include major types of newly issued, triple-A-rated ABS backed by loans to consumers and businesses, and newly issued and legacy triple-A-rated CMBS.) But officials are willing to reconsider this too, if developments indicate that TALF financing for additional types of securities is warranted.

Saks to slow expansion as sales continue to slide
Slumping sales are spurring Saks Inc. to reconsider opening new Saks Fifth Avenue stores, executives said on an earnings call. Saks posted a second-quarter loss of $54.5 million, versus a $29.9 million loss a year ago. The retailer has signed letters of intent to open stores in Westchester, N.Y., and San Juan, Puerto Rico, but may renge, CEO Stephen I. Sadove told investors: “We’re still doing a lot of due-diligence work related to whether those occur. There are a number of hurdles we still have to get through to make sure that they are feasible.” Same-store sales at the Saks Fifth Avenue store tumbled 15.5 percent for the quarter versus a year ago. Saks will continue to expand its Off Fifth outlet division, however, as that posted a second-quarter same-store sales increase of 14 percent versus a year ago. Sadove said Saks plans to open three to five Off Fifth stores per year moving forward. “Growing Off Fifth makes even more sense in this environment as customers focus on value,” he said. “There’s less than 10 percent overlap between Saks Fifth Avenue and Off Fifth customers, so we’re essentially reaching an entirely different customer base with these stores.” Though many of Saks’ stores are owned by the landlords, Sadove indicated that the chain might consider sale-leasebacks on those properties it does own, to put more cash on the balance sheet.

Program ups fashion quotient at Chicago malls
A new event series bringing local fashion labels to General Growth Properties' suburban Chicago malls is proving successful for the firm and the participating designers alike. “It’s giving shoppers something different
and unique that you don’t typically see in a mall, and the designers are all entrepreneurial, so we are building new retailers here,” said Katie Kurtz, a business development manager at General Growth. Together with SeeMore Shopping, an online Chicago-area shopping guide, Kurtz recruited a dozen local designers for the first Chicago Indie Collection, at Northbrook (Ill.) Court, in May.

“SeeMore Shopping had organized temporary retail boutiques spotlighting area designers around the holidays,” Kurtz said. “We decided to partner together and see how it would work in a mall environment. We started talking with designers in Chicago and saying, ‘What would you think about giving this a shot in the suburbs?’ They liked the idea right away, because it was a way for them to expand their customer base.” Designers paid a fee to exhibit their wares at the two-day event, which utilized a former Mango store. “The way the windows were designed and it was visually merchandised, it looked like a new store had dropped in,” Kurtz said.

Tzen Boutique, a participating jewelry store, signed a one-year lease at Northbrook Court almost immediately. “We did the event in May, and the store was open by the end of July,” Kurtz said. “[The owner] realized, ‘This is where my customer is — I’m going to launch here.’”

A second Chicago Indie Collection is set for the Oakbrook Center lifestyle center, in Oak Brook, Ill., on Aug. 22 and 23. Kurtz says she wants to hold events in other metropolitan areas. “We’re not looking to tour Chicago designers to other markets,” she said, “but to go to places like Boston, Los Angeles or Portland and do the same things for their designers.”

**Home improvement giants are optimistic despite declining sales**

Shoppers are still flocking to home improvement big-box stores, but they are spending less and putting off big projects in favor of lawn maintenance and paint jobs, according to executives of home improvement chains.

**Home Depot** and Lowe’s both say they are cutting back on store openings and refocusing on do-it-yourself customers rather than contractors after seeing same-store sales and profits sink. “We expected challenging economic conditions, but wavering levels of consumer confidence, unseasonable weather in many areas and tougher-than-anticipated comparisons to last year’s stimulus-related spending led to lower sales than we expected,” said Lowe’s CEO Robert Niblock on a conference call.

Lowe’s posted $13.8 billion in second-quarter total sales, off 4.6 percent from last year’s comparable quarter. Same-store sales, meanwhile, fell 9.5 percent. Though customer count rose 4 percent, the average ticket decreased 8.2 percent to $61.43.

“Consumers are only taking on home improvement projects that they feel are absolutely necessary and are postponing discretionary projects until clarity about the future returns,” Niblock said. “In fact, 40 percent of consumers say they have a major home improvement project they are postponing because they are waiting for their confidence about the future to improve.”

Lowe’s is opening fewer stores next year (between 35 and 45) and spending about $45 million to get out of agreements it had made to open stores. The
company will continue to push into more urban markets, however, Niblock said. “In a lot of the metro markets, we still feel like we are under-stored, and it’s a great opportunity.” The tight economy is causing more urban sites to open up, he added.

Meanwhile, Home Depot’s second-quarter sales dropped 9.1 percent year on year, to $19.1 billion, while same-store sales declined 8.5 percent. Despite the slump, traffic is up at Home Depot stores, said Craig Menear, executive vice president of merchandising, on a conference call.

“Our total customer transactions were positive for the first time in two years, at positive 0.3 percent, and comp transactions were flat year over year,” Menear said. “In the U.S. our comp transactions were up 0.4 percent, and this is the first time since the second quarter of 2003 that we have not had a comp transaction decline in the U.S."

RETAILING TODAY
Germany’s Metro, the world’s No. 4 retailer, plans to ramp up expansion in Asia and Eastern Europe but not in the U.S. “The United States is currently not on our top-priority list,” said CEO Thomas Unger. “We see great opportunities and challenges in Asia over the next 10 years.”

The Indian government gave Spanish apparel retailer Inditex the go-ahead to open Zara stores in that country through a venture with local partner Trent, a subsidiary of Indian conglomerate Tata Group. The government had given the venture preliminary approval in July.

Looking to boost growth as sales slump at home, Japan’s Aeon, which operates the Jusco general merchandise stores, is considering expansion into Vietnam and India. India is attractive to the company, and it has already scouted locations in Vietnam, says Jerry Black, vice president of Aeon’s Asia strategy. The company also says it plans to expand more aggressively in Malaysia and Thailand.

Dallas-based restaurant operator Brinker International has joined with a private investment group to open 25 Chili’s restaurants in Russia by June 2017. The first of those is slated to open in 2010 in Moscow. Brinker, which also owns Maggiano’s Little Italy, On the Border Mexican Grill & Cantina and Romano’s Macaroni Grill, says it plans to be operating 500 restaurants abroad by 2014.

TRANSACTIONS
Louisville, Ky.–based Hocker Group acquired Springhurst Towne Center, a 106,970-square-foot power center in Louisville, from Centro Properties Group, for $42.4 million.

An affiliate of Dedham, Mass.–based R.K. Associates paid an affiliate of Centro Properties Group $16.5 million for Queen Plaza, a 172,000-square-foot power center in Southington, Conn.

Gordon Tewani, an investor in Kingston, Jamaica, paid the Cable & Wireless Jamaica Pension Fund about $6.8 million for the 101,000-square-foot Fairview Shopping Centre, in Montego Bay, Jamaica.

THE COMMON AREA
Developers Diversified Realty said in an SEC filing that its president and COO, Daniel B. Hurwitz, would succeed CEO and Chairman Scott A. Wolstein if the latter is elevated to executive chairman before his contract expires in 2012. Wolstein has been chief executive since 1992.

Junction Center Nay Pyi Taw, the first privately owned shopping center in Myanmar, opened Aug. 16. The center, in the new capital of Nay Pyi Taw, contains an Ocean supercenter, an amusement park and a "mini" movie theater billed as the first of its kind in the southeast Asian country.

Ivanhoe Cambridge President and CEO René Tremblay has been appointed executive vice president of real estate at the Caisse de dépôt et placement du Québec and president of the Caisse’s real estate group. Tremblay, an ICSC past chairman, will continue as president and CEO of Ivanhoe Cambridge until his replacement is named.