AGENDA
City Council
Monday, April 27, 2020
Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
5:00 PM

Administration & Public Works and Planning & Development Committee are cancelled.
All agenda items will be considered at City Council.

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, City Council members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Planning & Development Committee or City Council meetings may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the City Clerk's Office's online form at www.cityofevanston.org/government/city-clerk/public-comment-sign-up or by calling/texting 847-448-4311.

Community members may watch the City Council meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

Page

(I) ROLL CALL - BEGIN WITH ALDERMAN BRAITHWAITE

(II) MAYOR PUBLIC ANNOUNCEMENTS AND PROCLAMATIONS

Proclamation: Public Service Recognition Week - May 3-9, 2020
Proclamation: International Compost Awareness Week - May 3-9, 2020

(III) CITY MANAGER PUBLIC ANNOUNCEMENTS

CDBG Update

(IV) COMMUNICATIONS: CITY CLERK

(V) PUBLIC COMMENT

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

(VI) SPECIAL ORDERS OF BUSINESS

SP1. **2404 Ridge Avenue - Application for Appeal of the Preservation Commission Denial of a Certificate of Economic Hardship** 12 - 157

The City Council may make a motion to accept the application for appeal. If a motion is made and adopted, the City Council shall affirm, modify or reverse the decision of the Preservation Commission within forty-five (45) days (no later than May 28, 2020). If no motion to accept the application for appeal is made and adopted, the decision of the Commission shall be final.

For Action

2404 Ridge Avenue - Application for Appeal of the Preservation Commission Denial of a Certificate of Economic Hardship

SP2. **Shoreline Condition Assessment Update Discussion** 158

Staff requests City Council discuss and provide direction regarding the Capital Improvements to implement in order to stabilize the shoreline.

For Discussion

Shoreline Condition Assessment Update Discussion

SP3. **Dutch Elm Disease Injection Program Discussion** 159 - 162

Staff requests City Council discuss and provide direction regarding the Dutch Elm Disease Injection Program.

For Discussion

Dutch Elm Disease Injection Program Discussion

SP4. **City Owned Real Estate Assets Report from Consultant Jones Lang LaSalle (JLL)** 163 - 217

Staff recommends City Council accept and place on file the City-owned Real Estate Assets Report from Consultant Jones Lang LaSalle (JLL).

For Action: Accept and Place on File

City Owned Real Estate Assets Report from Consultant Jones Lang LaSalle (JLL)

SP5. **Authorization for the City Manager to Access Up To A $7.5 Million Line of Credit With Byline Bank** 218 - 221

Staff recommends that City Council authorize the City Manager to sign an agreement with Byline Bank to have access to a Line of Credit up to an amount of $7.5 million for essential functions including Public Safety, Public Health, Public Works and Community Development.

For Action

Authorization for the City Manager to Access Up To A $7.5 Million Line of Credit With Byline Bank

SP6. **2020 Budget Discussion - COVID-19 Impacts** 222 - 229

Staff recommends City Council review and discussion of financial projections and recommendations.

For Discussion

2020 Budget Discussion - COVID-19 Impacts

(VII) CONSENT AGENDA - CITY COUNCIL MINUTES

CM1. **Approval of the Minutes of the Regular City Council Meeting of April 13, 2020** 230 - 247

Staff recommends City Council approval of the minutes of the Regular City Council meeting of April 13, 2020.

For Action

Draft City Council Minutes - April 13, 2020

(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE - ALDERMAN FLEMING

A1. **Approval of the City of Evanston Payroll and Bills** 248 - 287

Staff recommends City Council approval of the City of Evanston Payroll for the period of March 30, 2020, through April 12, 2020 in the amount of $2,882,784.01, Bills List for April 28, 2020 in the amount of $3,494,212.88 and credit card purchases for the period ending February 26, 2020, in the amount of $193,367.73.

For Action

Approval of the City of Evanston Payroll and Bills

A2. **Approval of BMO Harris Amazon Credit Card Activity** 288 - 290

Staff recommends approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending February 26, 2020, in the amount of $7,123.29.

For Action

Approval of BMO Harris Amazon Credit Card Activity

A3. **Approval of the Replacement of One Public Works Agency Refuse Vehicle from National Fleet Auto Group** 291 - 297

Staff recommends City Council approval for the purchase of a replacement refuse vehicle (#718) for operations by the Public Works Agency (PWA) Public Services Bureau. The replacement vehicle will be purchased from National Fleet Auto Group (490 Auto Center Drive, Watsonville, CA 95076) in the amount of $287,605.86 through the Sourcewell contract. Funding for the vehicle will be from the Solid Waste Fund (Account 520.40.4310.65550) with a budget of $283,900, and a YTD balance of $177,983. As was done with the last recycling truck purchased and due to the long time to build the truck, the chassis will be paid out of the FY 2020 budget and the remainder will be from the FY 2021 budget.

For Action

Approval of the Replacement of One Public Works Agency Refuse Vehicle from National Fleet Auto Group

A4. **Approval of Contract Award for the Green Bay Road Bioswale Planting Project with Nature's Perspective Landscaping, Inc.** 298 - 299

Staff recommends the City Manager execute a contract for the Green Bay Road Bioswale Planting project with the low bidder, Nature's Perspective Landscaping, Inc., (2000 Greenleaf St., Evanston, IL, 60202) in the amount of $58,640. Funding for this project is included in the adopted FY 2020 Capital Improvements Fund budget (Account 415.49.4116.65515-416540), which has a total allocation of $75,000.00, with the full balance available.

For Action

Approval of Contract Award for the Green Bay Road Bioswale Planting Project with Nature's Perspective Landscaping, Inc.

A5. **Approval of Contract Award with Pan-Oceanic Engineering Co, Inc. for 2020 Water Main Improvements and Street Resurfacing Project (Bid No. 20-06)** 300 - 306

Staff recommends the City Council authorize the City Manager to execute an agreement with Pan-Oceanic Engineering Co, Inc. (6436 W. Higgins Avenue, Chicago, IL 60656) for the 2020 Water Main Improvements and Street Resurfacing Project (Bid No. 20-06) in the amount of $3,053,230. Funding is provided from the Water Fund, which has an approved FY 2020 budget of $2,466,000 and a YTD balance of $2,466,000; the Sewer Fund, which has an approved FY 2020 budget of $580,000 and a YTD balance of $580,000; and the 2020 GO Bond Fund, which has an approved FY 2020 budget of $152,000 and a YTD balance of $152,000. A detailed summary is included in the memo below.

For Action

Approval of Contract Award with Pan-Oceanic Engineering Co, Inc. for 2020 Water Main Improvements and Street Resurfacing Project (Bid No. 20-06)

A6. **Approval of the Purchase of Timekeeping Software and Time Clocks with Tyler Technologies** 307 - 308

Staff recommends City Council authorize the City Manager to amend the current services agreement with Tyler Technologies (P.O. Box 203556, Dallas TX 75320) for the purchase of time clocks and timekeeping software in an amount not to exceed $45,092. Funding for this purchase will come from the following accounts: General Fund (100.19.1932.64545 Personal Computer Software, 100.19.1929.62274 Test Administration, 100.40.4105.65620 Office Mach. & Equipment); Water Fund (510.40.4200.65070 Office/Other Equipment, 510.40.4225.62340 IT Computer Software); and Fleet Fund (600.19.7710.62245 Office Equipment Maintenance).

For Action

Approval of the Purchase of Timekeeping Software and Time Clocks with Tyler Technologies

A7. **Approval of Contract Award with Hey and Associates, Inc. for Stormwater Master Plan (RFP 19-68)** 309 - 314

Staff recommends the City Council authorize the City Manager to execute an agreement with Hey and Associates, Inc. (26575 W. Commerce Drive, Suite 601 Volo, IL 60073) for the Stormwater Master Plan (RFP 19-68) in the amount of $590,832.51. The project will be funded from the Sewer Fund (Account No. 515.40.4531.62180), which has an approved FY 2020 budget of $300,000 and FY 2021 budget of $300,000, all of which is remaining.

For Action

Approval of Contract Award with Hey and Associates, Inc. for Stormwater Master Plan (RFP 19-68)

A8. **Approval of Evanston Cradle to Career Annual Payment** 315 - 318

Staff recommends City Council authorize the City Manager to execute a payment of $50,000 to support the ongoing efforts of Evanston Cradle to Career located at 2010 Dewey Ave., Evanston, Ill 60201.The funding for the annual support is in account 100.30.3005.62647 which has a budget of $50,000 with a current balance of $50,000.

For Action

Approval of Evanston Cradle to Career Annual Payment

A9. **Approval of Funding for the Demolition of a Residential Structure at 1239 Leon Street** 319 - 322

Staff recommends City Council authorize the City Manager to execute an agreement with MBR Wrecking, Inc. and ECOPRO Plumbing & Environmental, Inc. for the asbestos remediation and demolition of a vacant, structurally unsafe residential structure located at 1239 Leon Street, Evanston. The cost for the demolition will be is $48,900 which includes disconnection of the water and sewer services, asbestos remediation of the windows, demolition of structure, removal and backfill of the foundation and regrade/seed of the site. The cost of the demolition will be paid with grants provided by the Abandoned Residential Property Municipality Relief Grant from the Illinois Housing Development Authority (IHDA). Funds shall be used by May, 2020 per agreement with IDHA. Funding will be provided from the IL Vacant Expense Line Item (Account 100.24.2435.62469).

For Action

Funding Approval for the Demolition of a Residential Structure at 1239 Leon Street, Evanston

A10. **Resolution 37-R-20, Authorizing the Mayor to Sign the Local Public Agency Agreement and City Manager to Sign a Preliminary Engineering Agreement with the Illinois Department of Transportation & Stanley Consultants Inc. for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project** 323 - 413

Staff recommends City Council adoption of Resolution 37-R-20, Authorizing the Mayor to Sign the Local Public Agency Agreement and City Manager to Sign a Preliminary Engineering Agreement with the Illinois Department of Transportation & Stanley Consultants, Inc. for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project. Funding is provided by the Highway Safety Improvement Program (HSIP) Grant Funds in the amount of $138,380 and the City's Capital Improvement Fund, 2019 General Obligation Bond Funds (415.40.4119.62145 - 419008) in the amount of $47,603, which has an FY 2020 balance of $175,000, and a YTD balance of $175,000.

For Action

Resolution 37-R-20, Authorization for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project

A11. **Resolution 38-R-20, Establishing Limits on Third-Party Food Delivery Service Fees** 414 - 417

Staff recommends City Council adoption of Resolution 38-R-20, Establishing Limits on Third-Party Food Delivery Service Fees.

For Action

Resolution 38-R-20, Establishing Limits on Third-Party Food Delivery Service Fees

A12. **Resolution 39-R-20, Reimbursement of Expenditures from General Obligation Bond Issuance** 418 - 423

Staff recommends City Council adoption of Resolution 39-R-20, authorizing payments relating to FY 2020 Capital Improvement Plan (C.I.P.) project expenditures up to fifteen million, five hundred and fifty thousand dollars ($15,000,000) be reimbursed by the subsequent 2020 General Obligation (G.O.) bond issuance. Capital projects will be funded by future bond proceeds.

For Action

Resolution 39-R-20, Reimbursement of Expenditures from General Obligation Bond Issuance

A13. **Ordinance 53-O-20, Amending City Code Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store"** 424 - 428

Staff recommends City Council adoption of Ordinance 53-O-20, Amending City Code Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store." *Staff requests suspension of the rules for Introduction and Action at the April 27, 2020 City Council meeting.*

For Introduction and Action

Ordinance 53-O-20, Amending City Code Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store"

A14. **Ordinance 54-O-20, Amending Portions of the City Code “Powers and Duties,” to Include Pandemics and a Penalty Section for Failure to Comply with Public Health Orders** 429 - 432

Staff recommends City Council adoption of Ordinance 54-O-20, amending portions of the City Code” Powers and Duties” to include pandemics and a penalty section for failure to comply with public health emergency orders. *Staff requests suspension of the rules for Introduction and Action at the April 27, 2020 City Council meeting.*

For Introduction and Action

Ordinance 54-O-20, Amending Portions of the City Code “Powers and Duties,” to Include Pandemics

A15. **Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months** 433 - 436

Staff recommends City Council adoption of Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months.

For Action

Ordinance 41-O-20, Amending City Code Section 7-4-1 to Designate Approval Authority for Excavations

(IX) CONSENT AGENDA - PLANNING & DEVELOPMENT COMMITTEE - ALDERMAN RAINEY

P1. **Ordinance 47-O-20, Amendments to Design and Project Review Committee** 437 - 443

Staff recommends City Council adoption of Ordinance 47-O-20 with changes to the City Code regarding the membership of the Design and Project Review Committee (DAPR).

For Action

Ordinance 47-O-20, Amendments to Design and Project Review Committee - Attachment - Pdf

P2. **Ordinance 49-O-20, Special Use for a Planned Development and Drive-Through Facility for a Financial Institution at 605 Davis Street** 444 - 524

The Plan Commission and staff recommend adoption of Ordinance 49-O-20 for approval of a Special Use for a Planned Development and drive-through facility for a financial institution. The proposal includes the following Site Development Allowances: 1.) FAR of 13.02 where 4.5 is allowed and 8.0 may be requested as a maximum Site Development Allowance, 2.) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed and 220 may be requested as a Site Development Allowance, 3.) 39 parking spaces where 420 are required, 4.) A 15-foot Ziggurat setback is proposed at 29 foot height along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5.) A 0-foot Ziggurat setback is proposed along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height, and 6.) A 0-foot Ziggurat setback is proposed along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.

For Action

Ordinance 49-O-20, Special Use for a Planned Development and Drive-Through Facility for a Financial Institution at 605 Davis Street

P3. **Ordinance 52-O-20, Special Use for a Planned Development located at 1555 Ridge Avenue** 525 - 587

The Plan Commission and staff recommend adoption of Ordinance 52-O-20 for approval of a Special Use for a Planned Development. The proposal includes the following Site Development Allowances: 1.) A 3' setback along the north property line where 15' is required for dwelling units, 2.) No landscaping where a 10' transition landscaped strip is required along the north property line, and 3.) A 10' X 25' loading space with 1.5' rear yard setback where a 10' X 35' loading space with a 3' rear yard setback is required. The project was presented to the Planning and Development Committee on April 13, 2020. After some discussion, the Committee voted to introduce the item to City Council with the amendment of removing the ground floor unit to add in four additional parking spaces and enable the building owner to lease unused parking spaces to the public. The ordinance and summary below reflects these changes.

For Action

Ordinance 52-O-20, Special Use for a Planned Development located at 1555 Ridge Avenue

(X) CONSENT AGENDA - HUMAN SERVICES COMMITTEE - ALDERMAN REVELLE

HS1. **Ordinance 32-O-20, Amending City Code Title 3 to Restrict the Sale and Adoptions of Cats, Dogs and Rabbits** 588 - 599

Staff recommends adoption of Ordinance 32-O-20, approving restrictions on the sale and adoption of cats, dogs, and rabbits in Evanston.

For Action

Ordinance 32-O-20, Amending City Code Title 3 to Restrict the Sale and Adoptions of Cats, Dogs and Rabbits

(XI) CALL OF THE WARDS

(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

(XII) EXECUTIVE SESSION

(XIII) ADJOURNMENT

(XIV) UPCOMING ALDERMANIC COMMITTEE MEETINGS

DATE	TIME	BOARD/COMMITTEE/COMMISSION
5/1/2020	12:00PM	Reparations Subcommittee - CANCELLED
5/4/2020	7:00PM	Human Services Committee
5/7/2020	7:00PM	Housing & Homelessness Commission
5/11/2020	6:00PM	Administration & Public Works/Planning and Development/City Council
5/13/2020	7:00PM	Affordable Housing Plan Steering Committee
5/14/2020	5:30PM	Emergency Telephone Board System Committee
5/14/2020	6:00PM	Reparations Townhall
5/14/2020	7:00PM	Mental Health Board
5/15/2020	12:00PM	Reparations Subcommittee

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Carlos Ruiz, Senior Planner/Preservation Coordinator
CC:	Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject:	2404 Ridge Avenue - Application for Appeal of the Preservation Commission Denial of a Certificate of Economic Hardship
Date:	April 27, 2020

Recommended Action:
The City Council may make a motion to accept the application for appeal. If a motion is made and adopted, the City Council shall affirm, modify or reverse the decision of the Preservation Commission within forty-five (45) days (no later than May 28, 2020). If no motion to accept the application for appeal is made and adopted, the decision of the Commission shall be final.

Council Action:
For Action

Summary:
On November 13, 2019, Rick Sweitzer and Chris Sweitzer, owners, applied for a Certificate of Economic Hardship (CEH) to the Preservation Commission as provided in Section 2-8-10 of the Historic Preservation Ordinance 19-O-18. The CEH application followed the Preservation Commission's denial on August 6, 2019, of a Certificate of Appropriateness (COA) for the barn at 2404 Ridge Avenue (a landmark property), for the post-approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side including the size of the windows, and other changes all related to windows and window positions. On October 14, 2019, the City Council did not accept the application for the Appeal of the Preservation Commission's denial of the COA.

Subsequently, the Preservation Commission scheduled a public hearing for the CEH on December 10, 2019. At the request of Rick Sweitzer, the opening of the public hearing was continued without discussion to January 14, 2020, and again, per the applicant's request, to February 11, 2020.

On February 11, 2020, Rick Sweitzer, during the public hearing requested to continue the CEH application until the City of Evanston determines whether the barn at 2404 Ridge

Avenue may be licensed as an Accessory Dwelling Unit (ADU) and that the issue about removing the deck at the barn (approved 20 years ago), is resolved.

Scott Mangum, Planning and Zoning Manager, noted that the only elements that apply to the CEH are the unauthorized the skylights and windows on the barn.

Rick Sweitzer proceeded to present the CEH application, emphasizing that he has worked hard, long and at a great expense to restore the barn, including the skylights and windows. And that removing or relocating the skylights and windows would be unreasonable and at a substantial cost, and will lower the property's value.

During public comment, two residents expressed their opposition to granting the CEH. They argued respectively that the alleged hardship was the result of the applicant's actions and that the specific skylights and windows in question were never approved.

Commission's Decision

At the public hearing on February 11, 2020, the Preservation Commission found that the denial of the COA for the unauthorized skylights and windows on the barn, the cost of removing them from the barn to comply with the original approval of the COA in 1997, and limiting the possibility to rent the barn, did not amount to, or result in the denial of all reasonable use of and return from the property, in that:

- The application is centered on the notion that going back to what was originally approved, is not cost-effective and represents an economic hardship. However, the unauthorized alterations are the result of the applicant's own doing. The Preservation Commission did not impose nor did it create the hardship.
- Removing and/or relocating the unauthorized skylights and windows does not make the barn unusable for any functional purpose.
- The applicant's arguments go to the Preservation Commission's decision to deny the COA for the unauthorized work. That denial was appealed to the City Council and the appeal was denied. The ordinance speaks to denial of all reasonable use and return of the property, which the applicant has failed to demonstrate.

The Preservation Commission found that standard 2-8-10 (B): Standard to be Applied. "The Commission shall only approve an application for a Certificate of Economic Hardship upon a determination that the denial of the certificate of appropriateness has resulted in the denial of all reasonable use of and return from the property" was not met.

Legislative History:

- August 6, 2019 - Preservation Commission denies COA for unauthorized work on the barn at 2404 Ridge Avenue
- October 14, 2019 - City Council does not accept the application for appeal on the denial of the COA
- November 13, 2019 - Rick Sweitzer and Chris Sweitzer, owners, submit an application for a CEH
- February 11, 2020 - The Preservation Commission denies the CEH
- March 10, 2020 - Preservation Commission adopts its report

Attachments:
Application for Appeal of Preservation Commission's Denial of CEH
Preservation Commission's Report, March 10, 2020
Preservation Commission's February 11 2020 Meeting Minutes Excerpt
Preservation Commission's February 11, 2020 Meeting Packet (CEH)
Application for Certificate of Economic Hardship (CEH)

EVANSTON PRESERVATION COMMISSION

APPEAL TO CITY COUNCIL

Notice of Appeal from Evanston Preservation Commission's Decision

1. Street address of subject property: 2404 Ridge Ave.

2. Parcel's Identification Number (lot of record) 11-07-108-004-0000

3. Appellant/Property Owner's name(s) Rick Sweitzer & Chris Sweitzer

   Mailing Address: Number 1130 Street Name Greenleaf Ave.

   City: Wilmette Zip Code: 60091

   Phone Number: Rick: 847-828-8388 | Chris: 847-828-3534 Email: Rick@nwpassage.com; csweitzer8@gmail.com

4. Appellants interest in subject property (owner, contract purchaser, etc.) if any:

   Owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes ☒, No ☐

7. Is the property in a Historic District? Yes ☐, No ☒

8. If Yes: Lakeshore ☐ Ridge ☐ Suburban Apartment Building ☐

   Northeast Evanston ☐

   Local District ☐ National Register ☐

9. Legal description of the subject property:

THE SOUTH 8 RODS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4 LYING WEST OF RIDGE AVENUE IN SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.5 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS)

LAND TOTAL AREA: 29,156 SQ. FT = .669 ACRE.

COMMONLY KNOWN AS: 2404 RIDGE AVENUE, EVANSTON, ILLINOIS

10. A copy of any letters denying the request or proposal from which you wish to appeal should be attached.

11. What aspect(s) of the Preservation Commission's decision are you appealing?

☒ Interpretation of the Historic Preservation Ordinance, Standards for Review of Applications for Certificate of Appropriateness.

☒ Determination of the facts.

☒ Other

Please explain: (include attachments when necessary

Please see attached document.

12. If you are appealing an interpretation of the Historic Preservation Ordinance, what provision(s) is/are in question? (include attachments when necessary)

Section: Paragraph: Number: Subparagraph: Number:

Attached document notes the below sections in which are in question.

Section 2-8-10 Certificate of Economic Hardship (B) Standard to be applied

13. What do you contend?

☒ The proper interpretation of the Historic Preservation Ordinance.

☒ The proper interpretation of the facts.

☒ Other.

Please explain:

Please see attached document.

14. In what way are you aggrieved (harmed) by the interpretation and/or determination of the Evanston Preservation Commission?

Please see attached document.

I (We) certified that all of the above statements are true to the best of my (our) knowledge and belief. **(If there are joint appellants, all must sign)**

Rick Sweitzer	Rick Sweitzer	03/05/2020
Name of Appellant (print)	Signature	Date
Chris Sweitzer	Chris Sweitzer	03/05/2020
Name of Appellant (print)	Signature	Date
Name of Appellant (print)	Signature	Date

IMPORTANT REMAINDER: ***This appeal application must be submitted within thirty (30) days of the Commission's denial. Submit to the Community Development Department, Planning Division, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8675; Attn: Scott Mangum, Planning and Zoning Manager or email to: smangum@cityofevanston.org***

Community Development
Department
Planning and Zoning Division
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8675
smangum@cityofevanston.org

February 18, 2020

Rick Sweitzer
1130 Greenleaf Avenue
Wilmette, IL 60091
Via U.S. Mail and E-mail
RE: 2404 Ridge Ave. - Preservation Commission decision on application for Economic Hardship

Dear Mr. Sweitzer,

This is to notify you that on February 11, 2020, the Preservation Commission held a public hearing on your application for Economic Hardship for 2404 Ridge Ave. After your presentation of your application at the public hearing, public comment, and the Commission's discussion, a motion to approve the Certificate of Economic Hardship failed. Vote: 8 nays, 0 ayes.

Per the City Code, Title 2, Chapter 8, Section 2-8-10 Certificate of Economic Hardship.
(B) Standard to be Applied.
The Commission shall only approve an application for a certificate of economic hardship upon a determination that the denial of the certificate of appropriateness has resulted in the denial of all reasonable use of and return from the property.

The Commission determined that the application for economic hardship did not meet standard in Section 2-8-10 (B) as stated in the City Code.

And per the City Code, Title 2, Chapter 8, Section 2-8-10 Certificate of Economic Hardship.
(H) Disapproval by the Commission.
If the determination of the Commission is to disapprove the application for a certificate of economic hardship, the applicant shall be notified within five (5) business days. The Commission's report will be provided within thirty-five (35) business days following the closing of the public hearing; and

(M) Appeals.

1. Any applicant or other interested party, following a denial of a certificate of economic hardship by the Commission, may, within thirty (30) days of the denial apply for appeal to the Council or its duly authorized committee.
2. An application for appeal shall be submitted to the Commission on a form prepared by the Commission. Within five (5) business days of submission of an application for appeal by the applicant to the Commission, the Commission shall transmit the application to the Council or its duly authorized committee.
3. If no motion to accept the application for appeal is made and adopted at the meeting of Council or its duly authorized committee immediately following receipt of the findings and decision of the Commission and the application for appeal, the decision of the Commission shall be final and may be appealed to the Circuit Court of Cook County.
4. If a motion to accept the application for appeal is made and adopted at the meeting of Council or its duly authorized committee held immediately following receipt of the findings and decision of the Commission and the application for appeal, the Council or its duly authorized committee must affirm, modify or reverse the decision of the Commission within forty five (45) days of the date of approval of the motion to accept the appeal.
5. Council or its duly authorized committee shall review the appeal solely on the basis of the record and application of the standards included in Subsection 2-8-10(B).
6. Denial or grant by the Council or its duly authorized committee of a certificate of economic hardship is considered a final decision and may be appealed to the Circuit Court of Cook County.

For your information, the application for appeal is attached. You can submit an application for appeal by no later than March 12, 2020.

The recording of the February 11, 2020 public hearing for 2404 Ridge Ave. can be access via the link below:
https://www.youtube.com/watch?v=pg-R__6fMNM&feature=youtu.be

Please contact this office if you have any questions.

Sincerely,

Scott Mangum
Planning and Zoning Manager

March 10, 2020

Evanston City Council
2100 Ridge Ave
Evanston, IL
60201

RE: 2404 Ridge Ave. Barn Alterations Certificate of Economic Hardship

Dear Evanston City Council,

Please see attached for completed copy of owner's Notice of Appeal to Evanston Preservation Commission's Decision following February 11th, 2020 Historic Preservation meeting.

We are requesting a comprehensive review of the information herein for consideration.

Thank you,

DocuSigned by: Rick Sweitzer DocuSigned by: Chris Sweitzer

Rick & Chris Sweitzer
(Owner & Applicant)

2404 Ridge: Appeal Application Attachment

11. What aspect(s) of the Preservation Commission's Decision are you appealing?

We are appealing the Historic Preservation Commission's ("HPC") decision to deny the 2404 Ridge application for certificate of economic hardship based on the interpretation of the historic preservation ordinance, standards for review of applications for certificate of appropriateness, determination of the facts and some additional information regarding the application and decision.

During the HPC meeting, the commissioners did not analyze or discuss the information and evidence provided by the applicant for this application. The commissioners focused on the previous findings that the owner had egregiously made alterations that had not been originally approved by the historic preservation commission in 1997. The application for certificate of economic hardship was not considered, and the facts provided by the application were not discussed. The commission found that the denial of certificate of appropriateness for this work did not "result in the denial of all reasonable use of and return from the property," which is the only standard to be applied in this ordinance (Section 1-8-10 Certificate of Economic Hardship (B) Standard to be applied). The commissioners did not discuss the comprehensive evidence that was required to be provided by the applicant (at applicant's expense) in the packet and come to a conclusion based on this evidence. The commissioners focused on the prior application for certificate of appropriateness but gave no attention to the application before them.

We are appealing this to City Council to conduct a comprehensive review and consideration of the application for certificate of economic hardship. The packet clearly outlines the financial impact and denial of all reasonable use and return from the property. If the Council denies this appeal and the applicant is forced to revert these construction changes from 20+ years ago, the owner may not be financially capable of doing so due to the substantial cost associated with these changes. If the owner is unable to invest approximately $72,650 to make these changes, the City's penalties will begin to accrue, thus placing additional hardship on the applicant. The applicant contends that these costs would be overwhelming and could eventually result in a default on the current mortgage, or a costly appeal to the Circuit Court.

If the owner defaults and forecloses on the property, this denial of certificate of appropriateness would indeed "result in the denial of all reasonable use of and return from the property," which is again, the only standard to be applied on making a decision on this application. These changes were made 20+ years ago at substantial cost to the applicant ($180,000) and forcing the applicant to revert these changes would be a severe economic hardship that could likely result in forfeiting the property to the current mortgage lender. Additionally, we request that the City Council carefully reviews all evidence presented in the Application for Certificate of Economic Hardship to make a decision based on the standard that the denial of the certificate of appropriateness results in the denial of all reasonable use of and return from the property.

13. What do you contend?

We contend that our application for certificate of economic hardship was not reviewed and considered correctly or fairly. The comprehensive evidence that was prepared and presented at great length and cost was ignored by the commissioners, who focused their attention on the prior request for COA for this work. Section 2-8-10 (B) is the only standard to be applied for review of the commission on this matter. The evidence in the application is robust and includes opinions from architects, realtors, and general contractors. These opinions and contractor quotes are clear in showing the objective financial burden that this denial for a COA would impose on the applicant. The commissioners did not consider that this denial for application of certificate of economic hardship would force the owner to invest approximately $72,650 into the proposed changes, which could result in loan default and subsequent foreclosure, thus denying the applicant of all reasonable use and return of the property in question. The Commissioner's reasoned that the owner should be liable for an error made 22+ years ago but did not consider the economic impact that a denial would have on the applicant.

The HPC did not properly review and attempt to interpret this evidence or facts related to this. The discussion the commissioners had was solely related to the owner's neglect to rehabilitate the barn per the plans that were reviewed and approved in 1997, over 22 years ago by the HPC. The Village of Evanston has created the Application for Certificate of Economic Hardship to provide property owners the right to illustrate the economic hardship that a denial of COA would result in, which we, as applicants, have done.

We further contend that by not hearing an appeal for this application for certificate of economic hardship would set a dangerous precedent and prevent future owners from pursuing and presenting such evidence.

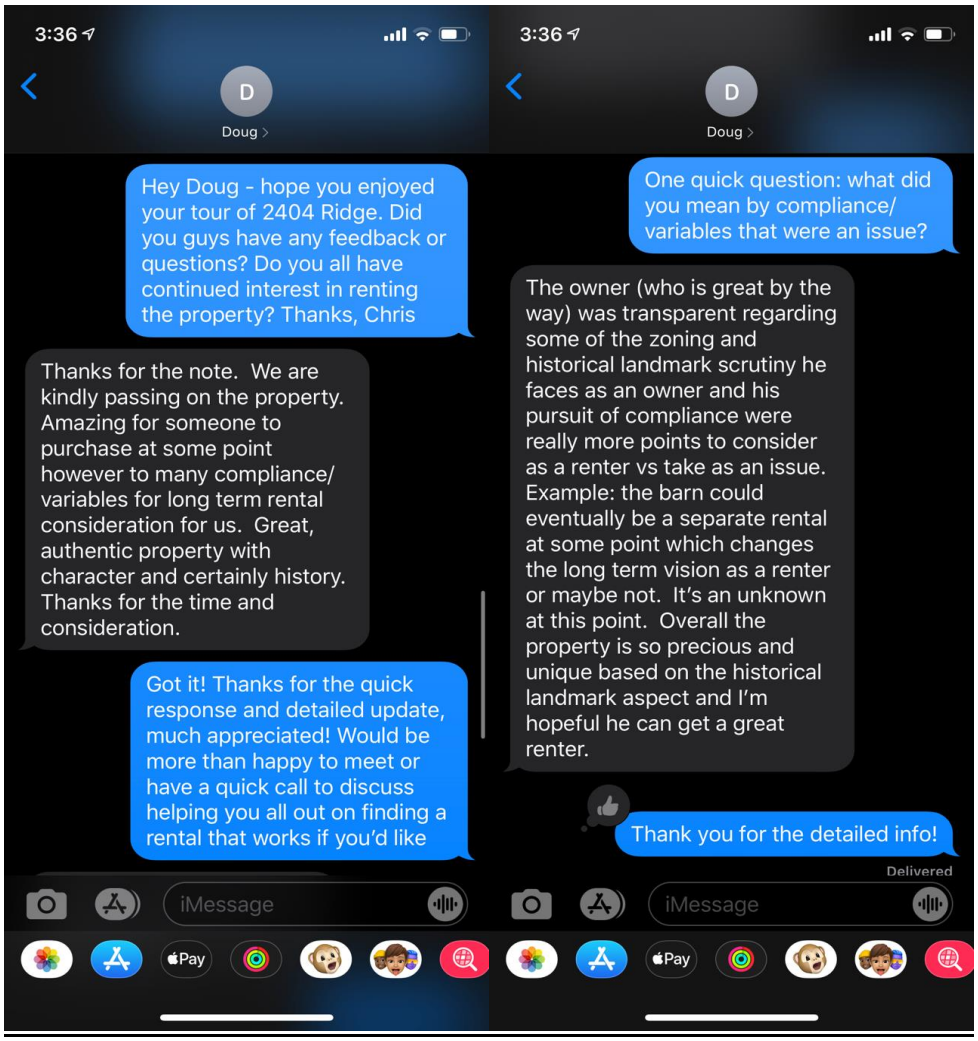
14. In what way are you aggrieved (harmed) by the interpretation and/or determination of the Evanston Preservation Commission?

The HPC interpretation and determination of the Evanston Preservation Commission presents several grievances as owner. This denial would force the owner to spend over $70,000 to revert these changes, as well as attorney fees, court costs, and penalties by the City. The owner cannot afford this spend, on top of the thousands of dollars already spent to rehabilitate this historic barn. In the event that this denial is upheld by City Council, there is a high likelihood that the owner defaults on the current loan, thus denying all reasonable use and return of the property. If the property is foreclosed, the owner will have spent well over $150,000 on maintaining this historic property for nothing.

The interpretation and or determination of the HPC has also had ancillary effects on the owner's ability to rent the single-family home. The property has been rented for 3 months total since May 31, 2018, with several prospective tenants noting the ongoing City issues as the reason they will not reside as tenants at the property (see Exhibit #1). This has led to massive

losses as a property owner. A denial of the application for certificate of economic hardship by City Council may then force the applicant to pursue legal action through the Cook County Circuit Court, incurring additional monetary losses and time spent on this issue. The applicant has spent over 1.5 years working through this issue with the City of Evanston, which only truly began with the applicant's submission for preliminary zoning analysis for a potential subdivision. If the applicant had not submitted this request, this issue would not have begun in the first place. The amount of aggrieved harm on this issue is unquantifiable and growing, and the applicant requests that all evidence and 22+ years of work on restoring this historic property be carefully considered.

Exhibit #1 (Prospective Tenant Correspondence: Thursday February 6th, 2020)



Community Development Department
Planning and Zoning Division
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8675
cruiz@cityofevanston.org

PRESERVATION COMMISSION'S REPORT

To: Honorable Mayor and Members of the City Council

From: Johanna Leonard, Director of Community Development
Mark Simon, Chair, Preservation Commission
Scott Mangum, Planning and Zoning Manager
Carlos Ruiz, Senior Planner/Preservation Coordinator

Subject: Report on the Preservation Commission Decision Denying a Certificate of Economic Hardship for 2404 Ridge Avenue

Date: March 10, 2020

Background

At its August 6, 2019 meeting, following Rick Sweitzer's presentation (owner), discussion, and public comment, the Preservation Commission voted on a motion made by Commissioner Elliott Dudnik and seconded by Commissioner Ken Itle to issue a COA in accordance with applicable standards #1 through #10 for alteration (per Section 2-8-9 (A)(1)-(10)) of the Historic Preservation Ordinance, for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side including size of the windows, and other changes all related to windows and window positions. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

Rick Sweitzer and Chris Sweitzer, Owners, filed an appeal on the Commission's decision to deny the COA on September 5, 2019. Subsequently, on October 14, 2019, the City Council did not accept the application for Appeal, 8 nays -1 aye; Alderman Fleming voted to accept the Appeal.

On November 13, 2019, Rick Sweitzer and Chris Sweitzer submitted an application for a Certificate of Economic Hardship to the Preservation Commission as provided in Section 2-8-10 of the Historic Preservation Ordinance 19-O-18.

The Preservation Commission scheduled a public hearing for the Certificate of Economic Hardship on December 10, 2019. At the request of Rick Sweitzer the opening of the public hearing was continued without discussion to January 14, 2020 and again, per the applicant's request, to February 11, 2020.

Public Hearing

At the February 11, 2020, meeting the Preservation Commission opened the public hearing for the application of Certificate of Economic Hardship for 2404 Ridge Avenue. Rick Sweitzer, once more asked again the Commission to continue the public hearing until such time as the City of Evanston might determine whether the barn at 2404 Ridge Avenue may be licensed as an Accessory Dwelling Unit (ADU), and that the issue regarding removal of the deck at the barn, approved 20 years ago, be resolved.

Scott Mangum, Planning and Zoning Manager, noted that the denial of the COA was only related to the skylights and windows on the barn. Those are the only elements that apply to the Certificate of Economic Hardship. Finding no reason the continue the public hearing, Mark Simon, Chair, Preservation Commission, asked Rick Sweitzer to present the application for a Certificate of Economic Hardship.

Rick Sweitzer said that he has worked hard, long and at a great expense to restore the barn, including the skylights and windows. Removing or relocating them would be unreasonable and at a substantial cost, and will lower the property's value.

During public comment Diane Rucinski and Mary Anne Wexler expressed their opposition to granting the Certificate of Economic Hardship. They argued that the alleged hardship was the result of the applicant's own actions and that the specific skylights and windows in question were never approved.

Commission's Findings

During discussion Commissioners made the following comments:

- Commissioner Dudnik: The application is centered on the notion that going back to what was originally approved, is not cost effective and is a hardship. However, the unauthorized alterations are the result of the applicant's own actions. The issue is the cost of revisions that now need to be undertaken to restore the structure to what had originally been approved by the Commission and not anything else. The Commission did not impose the hardship.
- Commissioner Itle: There will be a cost associated with removing the skylights that were installed by the applicant contrary to the approved plan. But what effect does that have on the usefulness of the building? Does it suddenly make that room unusable for any functional purpose? He does not see that as a grave hardship.
- Chair Simon: The applicant's arguments went to the Commission's wisdom of the decision to deny the unauthorized work. It was appealed to the City Council and the appeal was denied. The ordinance speaks to denial of all reasonable

use and return of the property. The City has not decided what the applicant has to do. Economic hardship does not apply.

- Commissioner Sullivan: The cost of making those few alterations, to take them back to what was originally approved, is not economic hardship.

Rick Sweitzer noted that he thought that the Commission was going to address the standards of economic hardship, and not address that the hardship is of his own making. He said that the present hardship is the result of having to do what has been asked of them to do. The standards have specific questions that have been addressed in the application, such as having structural engineers, architects, realtors, and licensed contractors, to let the Commission know what the cost of making the changes (to revert the structure to the approved state) might be is; including limiting the possibility to rent the building for much longer time. That is what the economic hardship standards address.

Commission's Decision Denying a Certificate of Economic Hardship

Commissioner Schmitt made a motion to close the hearing (at approximately 8:34 pm on Tuesday, February 11, 2020), seconded by Commissioner Dudnik. The motion passed. Vote: 8 ayes, 0 nays.

Commissioner Reinhold made a motion to approve the Certificate of Economic Hardship for 2404 Ridge Ave. seconded by Commissioner Schmitt. The motion failed. Vote: 0 ayes, 8 nays.

Chair Simon said that standard 2-8-10 (B) was not met: "Standard to be Applied. The Commission shall only approve an application for a Certificate of Economic Hardship upon a determination that the denial of the certificate of appropriateness has resulted in the denial of all reasonable use of and return from the property."

Report's Conclusion

Based on the application for Certificate of Economic Hardship and the presentation the owner of 2404 Ridge Avenue, Rick Sweitzer, made to the Commission on February 11, 2020, at the public hearing, and per section 2-8-10 (B) of the Historic Preservation Ordinance 19-O-18, the Commission does not find that the denial of the Certificate of Appropriateness for the unauthorized skylights and windows on the barn, the cost of removing them from the barn to comply with the original approval of the certificate of appropriateness in 1997, and limiting the possibility to rent the barn, does not amount to, or result in the denial of all reasonable use of and return from the property, as follows:

- The application is centered on the notion that going back to what was originally approved, is not cost effective and represents an economic hardship. However, the unauthorized alterations are the result of the applicant's own doing. The Preservation Commission did not impose nor did it create the hardship.

- Removing and/or relocating the unauthorized skylights and windows does not make the barn unusable for any functional purpose.
- The applicant's arguments go to the Preservation Commission's decision to deny the Certificate of Appropriateness for the unauthorized work. That denial was appealed to the City Council and the appeal was denied. The ordinance speaks to denial of all reasonable use and return of the property, which the applicant has failed to demonstrate.

Attachments:

- 2404 Ridge Avenue – Application for Certificate of Economic Hardship
- Preservation Commission Minutes, February 11, 2020 (public hearing)

APPROVED

EVANSTON PRESERVATION COMMISSION
Tuesday, **February 11**, 2020, **7:00 P.M.**
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

MINUTES EXCERPT

Members Present:	Beth Bodan, Elliott Dudnik, Julie Hacker, Ken Itle, Suzi Reinhold, Mark Simon, Tim Schmitt, and Aleca Sullivan
Members Absent:	Robert Bady, and Jamie Morris
Staff Present:	Scott Mangum, Planning & Zoning Manager Carlos Ruiz, Preservation Coordinator Bryan George, Assistant City Attorney
Presiding Member:	Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Meeting called to order at 7:05 with a quorum present

2. OLD BUSINESS

C. PUBLIC HEARING - 2404 RIDGE AVE. (L) Case # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission's denial on August 6, 2019, of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). **[Continued from 12/10/19, and 1/14/2020 both times without discussion] The applicant has requested to continue the case to March 10, 2020.**

Commissioner Boden made a motion to open the public hearing for 2404 Ridge Avenue at 7:53 pm. Commissioner Dudnik seconded the motion. The motion passed. Vote: 8 ayes, 0 nays,

Rick Sweitzer, owner, requested to continue the hearing because of all the moving parts that go together in their efforts to restoring the barn, an Evanston landmark. The Commission previously had denied a COA for some simple elements that had been

done 20-years ago. The request for economic hardship is tied up with the City's additional hardships regarding the barn and elements of it. And until the City advises that the barn may be licensed as an Accessory Dwelling Unit (ADU). The City has insisted that the permitted plan which was zoning compliant, specifically the deck, must now be removed to be zoning compliant, although it was approved 20-years ago. Rick Sweitzer said he would like to wait until those issues are resolved.

Scott Mangum said the COA had to do with the skylights and windows. Those are the only elements that apply to the Certificate of Economic Hardship; it does not have to do with the deck or other issues with the property.

Chair Simon had asked what the City would do after the denial of the COA. Scott Mangum said the City is awaiting exhaustion of administrative remedies; economic hardship is one of those remedies being sought. If the Commission were to deny the economic hardship, it can be appealed to City Council, The City Council's final decision could be appealed to the Court.

Commissioner Dudnik said that the City cannot act until the applicant has exhausted all options in terms of economic hardship. However, the applicant is saying that he cannot resolve that issue until the City responds. Scott Mangum said that the economic hardship issue (2-8-10 (B) has strictly to do with the exterior of the building and the COA. Other issues on the property are not a part of the economic hardship.

Rick Sweitzer said meetings are going on with the City Manager, the City's Attorney and emails exchanged regarding the existing issues, the ADU, and the legality of challenging something that has existed for 20 years.

Commissioner Sullivan questioned how does re-establishing what was originally approved affects the ADU and the other unrelated issues. R. Sweitzer said is all tied together to make it a rentable ADU, which is in the economic hardship application.

Commissioner Reinhold asked if there is a maximum number of times one could continue an application before it has to be submitted as a new application. S. Mangum said that this is a unique case, being the first of its kind. The Commission's Rules allow for 2 continuances without an applicant presentation, before re-noticing would be required. The Preservation Ordinance states that the Commission shall hold a public hearing within 35 days following receipt of the completed application. With those two continuances, the Commission is already beyond the 35 days of receiving the application in November 2019. Also, Section 2-8-10 (F) 4 speaks of continuances regarding Certificates of Economic Hardship, stating that the Commission may continue a proceeding for such additional time as it reasonably takes an applicant to comply with the Commission's request for additional information, documentation, or evidence.

Commissioner Reinhold said that the Commission has not asked for any additional information. Chair Simon said that continuing the hearing does not serve a purpose, and there is no new information. He also noted section 2-8-10 (F) 4 which says that the

denial of a COA has resulted in the denial of all reasonable use of and return from the property.

Commissioner Itle said if the Commission were to continue the hearing for another month what additional information, if any, would the applicant be providing that would affect the Commission's decision. R. Switzer said he was not suggesting for another month, but until such time the City deals with the issues that are related to the ADU.

Commissioner Itle said that the Commission's action is what the City needs to move this all along. The Commission's action is the next logical step.

Chair Simon asked R. Sweitzer if he would like to present the application for economic hardship since nobody made a motion to continue the hearing.

Rick Sweitzer proceeded to make his presentation and said unlike the Commission's approval of a house in the historic district, what he is trying to do with the skylights and the windows is the opposite, they are trying to preserve and restore the structure "barn." The barn was a vanishing landmark until he purchased it 24 years ago to restore it into a viable and beautiful structure, able to live yet another 154 years of useful life. Substantial resources have been required to do so while facing opposition from all sides.

Rick Switzer said that he has worked hard and long and at an ever-increasing cost to preserving and protecting the barn. He requested permission to finish their historical vision. In the packet is the case to leave the exterior improvements made to the barn as they exist. The costs have been enormous; looking into the future of the old and beautiful barn with the intent to, one day, renting out the barn as an ADU with the house for a small return.

Sweitzer argued that changing the items would result in an unreasonably substantial cost. "*What good it will do removing the skylights on the east side of the roof at a great cost when they look great and can barely see them."*

"*Removing the skylights will reduce the value of the structure. The window changes on the west of the barn are also thoughtful additions, making the first floor more agreeable to the existing floor windows. Changing them is a huge cost with little gain. This work has existed for 20 years and it has been approved by inspectors, with the City being aware of the skylights and windows. Water and sewer for the barn cost $5,000. They face economic hardship from neighbors who are harassing potential and real renters. The neighbors don't want to see the project completed and rented out.*

Chris Sweitzer asked the Commission to allow the enhancements that have been done to the property, and thoughtful restorative work on the barn to remain. Removing any of the work heretofore completed would be shameful, costly and unreasonable mistake."

Chair Simon asked R. Switzer if he had anything to say concerning the standards for a certificate of economic hardship in the ordinance. R. Sweitzer said they have addressed them one by one in the packet, that he was present to answer questions. The assessed value with improvement went up 100%

Public Comments
Diane Rucinski of 2354 Ridge Ave. said the problems R. Sweitzer mentioned are of his own making when he decided to change the plans. He has not demonstrated economic hardship. He could be renting the property for $6,000.

Mary Anne Wexler of 1021 Colfax St. said that R. Sweitzer did not abide by the conditions on the initial permission by the Commission. The windows were never approved. The Commission had said that they will not approve anything visible. R. Sweitzer installed the sewer and water after the COA was denied.

Commission's Discussion
During discussion Commissioners made the following comments:

- Commissioner Dudnik: The application is centered on the notion that going back to what was originally approved, is not cost-effective and is a hardship. However, the unauthorized alterations are the result of the applicant's own actions. The issue is cost of the revisions that now need to be undertaken to restore the structure to what had originally been approved by the Commission and not anything else. The Commission did not impose the hardship.
- Commissioner Itle: There will be a cost associated with removing the skylights that were installed by the applicant contrary to the approved plan. But what effect does that have on the usefulness of the building? Does it suddenly make that room unusable for any functional purpose?. He does not see that as a grave hardship.
- Chair Simon: The applicant's arguments went to the Commission's wisdom of the decision to deny the unauthorized work. It was appealed to the City Council and the appeal was denied. The ordinance speaks to denial of all reasonable use and return of the property. The City has not decided what the applicant has to do. Economic hardship does not apply.
- Commissioner Sullivan: The cost of making those few alterations, to take them back to what was originally approved, is not economic hardship.

Rick Sweitzer said that he thought that the Commission was going to address the standards of economic hardship, and not address that the hardship is of his own making, or that it has been already adjudicated. It is about the hardship of doing what it has been asked them to do. The standards have specific questions that have been addressed, such as structural engineers, architects, realtors, licensed contractors, to let the Commission know what the cost is; including limiting the possibility to rent the building for a much longer time. That is what the economic hardship standards address.

Rick Sweitzer quoted his architect's letter: … "the work that was done repositioned the barn for new generation of use and gave new life." Requiring removal of work that has gone unnoticed for 20 years seems incredible and has questionable value to anyone. R. Sweitzer refuted the neighbors' comments as not truthful.

Commission's Findings/Actions
Commissioner Schmitt made a motion to close the hearing (at approximately 8:34 pm on Tuesday, February 11, 2020), seconded by Commissioner Dudnik. The motion passed. Vote: 8 ayes, 0 nays.

Commissioner Reinhold made a motion to approve the Certificate of Economic Hardship for 2404 Ridge Ave. seconded by Commissioner Schmitt. The motion failed. Vote: 0 ayes, 8 nays.

Chair Simon said that standard 2-8-10 (B) was not met: "Standard to be Applied. The Commission shall only approve an application for a certificate of economic hardship upon a determination that the denial of the certificate of appropriateness has resulted in the denial of all reasonable use of and return from the property."

7. ADJOURNMENT

Chair Simon made a motion to adjourn the meeting at 10:05 pm on Tuesday, February 11, 2020, seconded by Commissioner Hacker. The motion passed. Vote: 8 ayes, 0 nays.

Respectfully submitted,

Carlos Ruiz
Senior Planner/Preservation Coordinator

2. OLD BUSINESS

C. PUBLIC HEARING - 2404 RIDGE AVE. (L) Case # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission's denial on August 6, 2019, of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). **[Continued from 12/10/19, and 1/14/2020 both times without discussion] Applicant has requested to continue the case to March 10, 2020.**

City of Evanston

Carlos Ruiz <cruiz@cityofevanston.org>

Fwd: continuance of HPC economic hardship hearing; 2404 Ridge Rd. Ev.

1 message

Rick Sweitzer <rick@nwpassage.com> Tue, Feb 11, 2020 at 4:56 PM
To: "Mangum, Scott" <smangum@cityofevanston.org>, Carlos Ruiz <cruiz@cityofevanston.org>, "Storlie, Erika" <estorlie@cityofevanston.org>, Chris Sweitzer <csweitzer8@gmail.com>, Hugh DuBose <hdubose@cityofevanston.org>

Hearing nothing from anybody about whether you require a written request for a continuance and knowing that Scott is making up the rules to some extent with this novel request for the HPC, I submit the request in writing.

Someone there, please acknowledge and put in the packet for tonight. thank you.

---------- Forwarded message ---------
From: **Rick Sweitzer** <rick@nwpassage.com>
Date: Tue, Feb 11, 2020 at 4:24 PM
Subject: continuance of HPC economic hardship hearing; 2404 Ridge Rd. Ev.
To: Rick Sweitzer <rick@nwpassage.com>

To whom it may concern,

We request that the hearing on our economic hardship to alter the existing ext. building to conform with the HPC permitted COA be continued to such time as the full city imposed boundaries and objections are fulfilled and mandated.

The real hardship will not be fully known until such time as the city advises that the Barn may be a licensed ADU per the official ordinance (which at this present time, they say they will not) and whether the permitted, built and inspected deck construction on the W side of the Barn will need to be removed by city mandate.
These issues are all related to the final completion and occupancy of the barn for rental purposes, which may finally alleviate some of the economic hardship and pain endured for 24 years.

We are actively requesting the city to move forward on these issues, but they are silent on the subjects and mostly recalcitrant.

This continuance will likely push the entire matter into the daylight for a reasonable resolve.

thank you.

--
Rick Sweitzer
PoS MoE PoA DW

The Northwest Passage
and Polar Explorers
+1-847-256-4409
skype: ricksweitzer

--
Rick Sweitzer
PoS MoE PoA DW

The Northwest Passage
and Polar Explorers
+1-847-256-4409
skype: ricksweitzer

Affidavit of RICK SWEITZER

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, RICK SWEITZER, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Illinois. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I certify, under penalty of perjury, that all of the information and any documents included are provided and authorized by me. I have reviewed the information contained herein, and all of the information that is submitted is true, correct, and complete, to the best of my knowledge.

Under penalties as provided by Illinois law, the undersigned certifies that the statements set forth in this instrument are true and correct.

Executed this 13 day of November, 2019.

Rick Sweitzer
RICK SWEITZER

NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 13th day of November, 2019 by RICK SWEITZER, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Tracy E. Anderson
Notary Public

TRACY E ANDERSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 23, 2023

Notary Public
Title (and Rank)

My commission expires 04/23/2023

EVANSTON PRESERVATION COMMISSION

CERTIFICATE OF ECONOMIC HARDSHIP APPLICATION

PART ONE

1. *Street* address of subject property: 2404 Ridge Ave

2. Parcel's Identification Number (lot of record): 17-07-108-004-0000

3. Applicant/Property Owner's name(s): Rick Sweitzer

   Mailing Address: Number 1130 Street Name Greenleaf

   City Wilmette Zip Code: 60091

   Phone Number: 847-828-8388 Email: rick@nwpassage.com

4. Applicant's interest in subject property (owner, contract purchaser, etc.) if any:
   Owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes ☒ No ☐

7. Is the property in a Historic District? Yes ☐, No ☒ Suburban Apartment Building ☐

8. If Yes: National Register District ☐ Local District ☐

   Lakeshore ☐ Ridge ☐ Northeast Evanston ☐

   Oakton☐ WCTU ☐

9. Legal description of the subject property:
   THE SOUTH 8 RODS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4 LYING WEST OF RIDGE AVENUE IN SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.5 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS)

   LAND TOTAL AREA: 29,156 SQ. FT = .669 ACRE.

   COMMONLY KNOWN AS: 2404 RIDGE AVENUE, EVANSTON, ILLINOIS

10. Submit a copy of any letters denying the request or proposal from which you wish to file for a certificate of economic hardship.

PART TWO

This section follows the provisions contained in City Code, Title 2, Chapter 8, Section 2-8-10 (C) (D) and (E).

NOTE: Submit with the application of economic hardship the applicable items listed in (C) 1-5 below.

(C) *Consideration of Evidence.* In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

1. Any opinions from a licensed structural engineer or licensed architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.
2. Any estimates prepared by a licensed architect or licensed structural engineer, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.
3. Any estimates prepared by a realtor licensed by the State or an appraiser certified by the State of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.
4. For applications for Certificate of Economic Hardships proposing demolition, any estimates, prepared by licensed architects, real estate consultants and appraisers or other real estate professionals licensed or certified by the State and experienced in rehabilitation, as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.
5. Any and all applicable zoning provisions and incentives.

(D) *Information to be Supplied by Applicant.* The applicant shall submit by affidavit the following information:

1. The assessed value of the property, structure, site or object for the two (2) most recent assessments.
2. Real property taxes for the previous three (3) years.
3. The amount paid for the property, structure, site or object by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.
4. The current balance of any mortgages or any other financing secured by the property, structure, site or object, and the annual debt service, if any, for the previous three (3) years.
5. All appraisals obtained within the previous three (3) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, structure, site or object.
6. All listings of the property, structure, site or object for sale or rent, price asked and offers received, if any, within the previous four (4) years.
7. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alterative use.

8. For income producing property or structures, itemized income and expense statements from the property or structures for the previous three (3) years.
9. For other non-residential properties, itemized income and expense statements, as well as grants, endowments, and other assets or funding sources.
10. Estimates, prepared by general contractors licensed by the City or licensed architects, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness.
11. Form of ownership or operation of the property, structure, site or object whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
12. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in Subsection 2-8-10(B).
13. Where applicable, the information, evidence or documentation requested by the Commission or provided by the applicant shall bear the imprint of the professional seal of the individual preparing such information, evidence or documentation.

(E) *Failure by Applicant to Submit Requested Information.* In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

I (We) certify that all of the above statements are true to the best of my (our) knowledge and belief. **(If there are joint applicants, all must sign the application)**

Name of Applicant(print)	Signature	Date
Rick Sweitzer	Rick Sweitzer	11/12/2019 | 10:25:43 AM
Name of Applicant (print)	Signature	Date
Chris Sweitzer	Chris Sweitzer	11/12/2019 | 12:25:18 PM
Name of Applicant (print)	Signature	Date

IMPORTANT REMINDER: Any applicant, following a final decision of the Commission or the Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, submit an application for a certificate of economic hardship. Submit the completed application to *the Community Development Department, Planning and Zoning Division, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8675; Attn: Scott Mangum, Planning and Zoning Manager or email to: smangum@cityofevanston.org*

PART 1: #10

DRAFT

City of Evanston

Tuesday, August 6, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

MINUTES (EXCERPT)

Members Present:	Robert Bady, Elliott Dudnik, Ken Itle, Suzi Reinhold, Mark Simon, Aleca Sullivan, and Karl Vogel
Members Absent:	Julie Hacker, Sally Riessen Hunt, Jamie Morris, and Tim Schmitt
Staff Present:	Scott Mangum, Planning & Zoning Manager Hugh DuBose, Assistant City Attorney Carlos Ruiz, Preservation Coordinator
Presiding Member:	Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:10 pm with a quorum of seven Commissioners present. Commissioner Vogel arrived at 7:15

2. OLD BUSINESS

A. 2404 Ridge Ave. (L) – Chris Sweitzer, applicant. Post approval alterations: 1) North Side of Barn: Existing conditions, no changes or alterations. 2) East Side of Barn: far left door replacement was in approved plans but not completed. Approved plans include addition of six skylights. Three skylights were removed from West side of Barn for symmetry and balance and added to East side of barn. Thus, there are three less skylights existing than in original plans. No other changes. 3) South Side of Barn: one less window was installed and is existing than in original plans. Existing window larger than originally approved plans. 4) West Side of Barn: 3 skylights were removed and added to East Side of barn for symmetry and balance. Second floor no change, all windows existing as original plans. First floor minor changes to window positions and added window to left of exit door. Applicable standards [Alteration: 1-10] (Continued from 6/11/2019 and 7/9/2019)

Chair Simon said the current Commission does not have any authority to review modifications approved 20 years ago by the then Commission. However, it has come to light that there are modifications made which were not part of the approval.

Rick Sweitzer, owner, presented the application for post approval of exterior alterations to the barn at 2404 Ridge Avenue. For the last 23 years he restored the historic buildings.

In 2019 they presented to the City a three lot subdivision, when it was determined it would require a zoning variation, they submitted a two lot subdivision, which is zoning compliant with the non-conformities of the barn.

In regard to the alterations to the barn, they have maintained that requiring another COA was unreasonable, based on the statute of limitations, the doctrine of res judicata, double jeopardy and administrative approval. However, they agreed to proceed with the COA application as follows:

- East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation).
- West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows.
- North elevation – No changes or alterations.
- South elevation – One less window installed on west half of first floor – existing window larger than original plans, a larger window not installed.

Commission's Discussion:

Commissioner Itle talked about the timeline, COA application originally presented to the Commission in 1997; in 2000 the permit was renewed for the same design as 1997, then he asked when the construction went forward, in 2000? R. Sweitzer said the construction had already begun and it was on going. They renewed the COA in 2000, because it had expired. Commissioner Dudnik said the COA had expired, and it had to be renewed in 2000, what happened over the next 19 years? Carlos Ruiz answered that the only time he renewed the COA was in 2000 with the same plans that the Commission had approved in 1997. R. Sweitzer said that the work that is continuing to this date is interior only.

Public Comment:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.

- Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible from the public way, and the subsequent changes to the barn should be reverted to what was approved in 1997.

Commission's Findings:

Commissioners Dudnik and Itle asked what recourse does the City have when somebody did not build what had been approved. Hugh DuBose said that not building to the COA is an ordinance violation in itself. However, the Commission does not have any kinds of adjudicative powers, such as issuing fines. For tonight's meeting, the basic question is whether to approve the amendment to the COA or not.

Commissioner Itle noted that in the 1997 minutes the skylights were a big point of contention, and the fact that one of the major changes was to shift the skylights around to the opposite side, a critical point, that the skylights be on the one back side. To make that kind of a change, without even asking the question, seems very difficult to accept after the fact.

Commissioner Dudnik said the Commission did not get any explanation for any of the changes. The applicant needed to explain any of these substantive changes, not just the three skylights. R. Sweitzer said that they were working regularly with the Preservation Coordinator (Carlos Ruiz) and with the City inspectors and the zoning staff. Once the permit was issued (with the inspectors), he does not recall what was discussed with C. Ruiz if there was approval given administratively, he could not tell if one happened in 2001 or 2002. He does not recall the discussion he had with the City about each alteration, but it was a matter of discussion regularly.

Chair Simon asked about the skylights being visible from the public way. R. Sweitzer said the skylights are little visible from the public way. Commissioner Sullivan noted that on the west façade, the wider windows, from the original minutes, were not approved. Commissioner Reinhold asked if the Commission does not approve the alterations, what will happen. C. Ruiz said the applicant has the option to appeal such decision to the City Council or modify the changes to the 1997-2000 plans. Commissioner Dudnik asked what was approved in 2000 versus 1997. C. Ruiz said the 1997 documents are the same drawings that he approved in 2000.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 10:05 pm, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully Submitted:

Carlos D. Ruiz
Preservation Coordinator

Next Meeting: TUESDAY, September 10, 2019 at 7:00 P.M. (Subject to change)

PART 1: #10 (CONTINUED)

Community Development Department
Planning and Zoning Division
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8675
smangum@cityofevanston.org

August 13, 2019

Rick Sweitzer
1130 Greenleaf Avenue
Wilmette, IL 60091
Via U.S. Mail and E-mail

RE: 2404 Ridge Ave. - Preservation Commission decision on application for a certificate of appropriateness for exterior alterations to the barn structure post 1997 and 2000 approvals.

Dear Mr. Sweitzer:

On August 6, 2019 the Preservation Commission reviewed your application for a Certificate of Appropriateness (COA) for post approval alterations to the barn at 2404 Ridge Avenue, a designated Evanston landmark, as follows: 1) East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation). 2) West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows. 3) North elevation – No changes or alterations. 4) South elevation – One less window installed on west half of first floor – existing window larger than original plans, a larger window not installed.

The Commission also heard comments about the post approval alterations from members of the public who spoke in opposition to the alterations to the barn, including:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.

- Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible, and the subsequent changes to the barn should be reverted to what was approved.

During discussion of the application, Commissioners expressed concerns about the post approval alterations including adding three additional skylights on the western side of the barn that are visible from the public way. The Commission noted that the placement of the skylights were an important point of discussion in granting your previous COA, as reflected in the October 21, 1997 Preservation Commission minutes.

Commissioners also expressed concern that you were unable to offer any explanation for why the building was not built to specifications of the approved plans.

City staff (Carlos Ruiz) noted that the Commission approved the Certificate of Appropriateness (COA) for exterior alterations on October 21, 1997 and that he re-issued the COA in 2000 for the same elevation drawings.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

Per Section 2-8-8 (G) of the City Code you as the applicant, following the denial of a certificate of appropriateness, may, within thirty (30) days of the denial apply for appeal to the City Council (instead of the Planning and Development Committee because it is not composed of the nine (9) sitting Council members).

Alternately, based on the Commission's decision you could apply for a COA to return the barn back to the exterior alterations as the Commission approved in 1997 and re-issued by City staff in 2000. Staff could approve this COA application as long as it matches the 1997/2000 approvals.

If you decide to appeal the denial of the certificate of appropriateness you must submit your appeal application to this office by no later than September 5, 2019 (application for appeal is enclosed).

Failure to return the barn to the 1997 approved alterations and re-issued in 2000 or apply for an appeal within the specified time (by September 5, 2019), you will be subject to the Penalties in Section 2-8-15.

For your information I have enclosed Section 2-8-8 - Certificate of Appropriateness, Section 2-8-9 (A)(1)-(10) - Standards for Review of Applications for Certificates of Appropriateness, Section 2-8-15 - Penalties, and the draft August 6, 2019 meeting notes.

Please contact this office if you have any questions.

Sincerely,

Scott Mangum

Planning and Zoning Manager

CORDOGAN CLARK

ARCHITECTS • PLANNING • INTERIOR DESIGN • ENGINEERS • CONSTRUCTION MANAGEMENT

Re: 2404 Ridge Avenue
Evanston, Illinois

To whom it may concern,

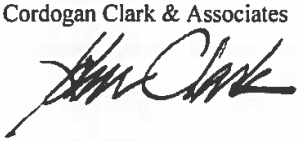
I was the architect of record for the work completed at 2404 Ridge Avenue, Evanston, since the purchase of the property in 1996. I have extensive understanding of rehabilitation, renovation, and restoration of historical landmark properties, including a number of buildings on the National Register. I worked with the owner to provide renderings and plans for the permit and approved work completed on the barn between 1996 and the present. When the property was purchased, the barn was in substantial decay, requiring the owner to prepare a renovation plan that would restore and rehabilitate the structure, from the dirt floor up. The plans included 6 skylights and several additional windows and doors to be installed or restored. The cost of this work that was completed was substantial and included many hours spent working with the City to get these plans through the various channels and approvals. The work was performed long ago (more than two decades ago), substantially completed, bringing the barn into a sound and habitable condition. (Prior to this, work was done to repair the farmhouse, which also had some serious structural issues, owing to its age.)

It is my opinion that in order to comply with the City's recent request to revert these changes made 20+ years ago, for which a permit was obtained and for which the work was reviewed by an Evanston building inspector, the cost would be considerable. The value to the city of these changes is highly questionable: Especially considering the very minor differences that would result from these changes. That it has taken 20 years for anyone to raise this issue to highlights their insignificance. (In fact, since the view of the barn is obscured from most views, these issues were only raised by a careful study of drawings two decades after construction.) Costs for reverting the work to pre-1996 condition would include newly created architectural plans, engineers and contractors' costs, and any administrative costs required by the City in order to complete this work. Evanston should also credit the time spent on the original drawings, for which a permit was issued; as well as the construction work itself, which was inspected, since it appears that the permit, for which the owner was charged was valueless. The removal and relocation of the skylights, as requested, will require the owner to reconstruct portions of the roof. The removal of windows on the façade will require the owner to purchase and install new windows and siding. These costs, in addition to the costs initially incurred, would be significant.

The owner has maintained this structure to high standards, at his own volition, with the goal of maintaining as many of its original features as possible since purchasing and renovating it 20+ years ago. The work that was done repositioned the barn for a new generation of use and gave it new life. Requiring removal of work that has gone unnoticed for twenty years seems incredible, and of questionable value to anyone.

Yours sincerely,

Cordogan Clark & Associates



John W. Clark, AIA, Principal

716 NORTH WELLS STREET, CHICAGO, ILLINOIS 60654 • TEL 312.943.7300 • FAX 312.943.4771

Cost Breakdown (not accounting inflation per the US Bureau of Labor Statistics[1]):

Initial project cost: $180,000

Proposed alteration cost (2019): $72,650

Total project cost estimate: $252,650

Cost Breakdown (accounting inflation per the US Bureau of Labor Statistics[1]):

Initial project cost: $299,330.44

Proposed alteration cost (2019): $72,650

Total project cost estimate: $371,980.44

Sources:

[1] https://data.bls.gov/cgi-bin/cpicalc.pl

PART TWO (C): #3

MLS #: 10511741

2404 Ridge Avenue Barn

Evanston

Broker Opinion of Value

- **SCOPE OF WORK:**
- Removal / relocation of 3 skylights from East Elevation to West Elevation
- Removal / relocation / re-installation of 3 windows on West Elevation
- Removal / relocation of 2 skylights on South Elevation
- Removal / installation of 2 windows on South Elevation
- No proposed interior work within Barn

Pursuant to request to provide estimates for the valuation of the 2404 Ridge Ave, Evanston barn, I have concluded the following. The proposed work includes removal/ relocation of 3 skylights from the East elevation to the West elevation, removal / relocation & re-installation of three existing windows on the West elevation, removal / relocation of 2 skylights on south elevation, and installation of two new windows on the South elevation. All work proposed is exterior work with relocation and removal of several key features of the existing barn. It is my opinion that this work would add zero value, and potentially decrease the value of the structure as it exists. The interior has yet to be completed and thus, a majority of the property's value lies in the location, land, and existing single family home. The completion of these proposed renovations would provide the structure with reduced natural light inside. It would make the strucutre less symettrically appealing when viewing from the exterior. Ultimately, based on cost estimates to complete these renovations, it is my opinion that these costs would exceed the existing value of the strucutre.

Ben Lalez

Compass
1643 N Milwaukee Ave
Chicago, IL 60647
Office:(773) 466-7150|Direct:(847) 452-9675|Home:(847) 452-9675
ben.lalez@compass.com

Languages Spoken: Hebrew,Persian

List office: Compass (773) 466-7150

Compass

PART TWO (D): #1 - #2

Property Data | Exemption History | Appeal History | Certificate of Error

Appeal History

New Rules For Appeals

This PIN: 11-07-108-004-0000 is not open for appeals at this time because the town is closed.

Instructions for on-line appeal filing

In order the complete your on-line residential appeal filing, you must select a reason for the appeal (on this page, below) and provide an email address before clicking the Finish button (on the next page).

Appeal History

2019 Assessment Appeal Information

Tax Year:	2019
Appeal Number:	6006364
Attorney/Tax Representative:	RICHARD SWEITZER
Applicant:	RICHARD SWEITZER
Status:	Appeal Review Complete
Status Date:	
Prior Value:	65,500
Current Value:	103,071
Result:	**Assessed Value Adjusted** This result is based on consideration of submitted appraisal and also an analysis of comparable properties.

1) Initial Result:		0
2) Re-Review:	Assessed Value Not Adjusted	106,728
3) Final Review:	Assessed Value Adjusted	103,071

Permanent Index Number	Class	Property Location	Result	2018 Board Final	2019 Proposed	2019 Assessor Final
11-07-108-004-0000	2-06	2404 RIDGE AVE	**Assessed Value Adjusted** This result is based on consideration of submitted appraisal and also an analysis of comparable properties.	65,500	106,728	103,071

2018 Assessment Appeal Information

Tax Year:	2018
Appeal Number:	6005432
Attorney/Tax Representative:	RICHARD SWEITZER
Applicant:	RICHARD SWEITZER
Status:	Appeal Review Complete
Status Date:	
Prior Value:	65,500
Current Value:	65,500
Result:	The result of a market analysis of your property as well as an analysis of comparable properties.

1) Initial Result:		0
2) Re-Review:		0
3) Final Review:	Assessed Value Not Adjusted	65,500

Permanent Index Number	Class	Property Location	Result	2017 Board Final	2018 Proposed	2018 Assessor Final
11-07-108-004-0000	2-06	2404 RIDGE AVE	The result of a market analysis of your property as well as an analysis of comparable properties.	65,500	65,500	65,500

2017 Assessment Appeal Information

Tax Year:	2017
Appeal Number:	6009743
Attorney/Tax Representative:	RICHARD SWEITZER

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2019 Tax Year Property Information

PIN:	11-07-108-004-0000
***Property Location:**	2404 RIDGE AVE 1/2
City:	EVANSTON
Township:	Evanston
Property Classification:	206
Square Footage (Land):	28,776
Neighborhood:	41
Taxcode:	17002

Assessed Valuation

	2019 Assessor Certified	2018 Board of Review Certified
Land Assessed Value	47,480	40,286
Building Assessed Value	55,591	25,214
Total Assessed Value	103,071	65,500

Property Characteristics

Estimated 2019 Market Value	$1,030,710
Estimated 2018 Market Value	$655,000
Description	Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.
Residence Type	Two Story
Use	Single Family
Apartments	0
Exterior Construction	Frame
Full Baths	2
Half Baths	1
Basement[1]	Partial and Unfinished
Attic	None
Central Air	Yes
Number of Fireplaces	1
Garage Size/Type[2]	2 car detached
Age	151
Building Square Footage	2,430
Assessment Pass	Assessor Certified

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

TOTAL PAYMENT DUE

~~$10,320.06~~

By 03/01/17 (on time)

2015 $10,211.12

2016 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2016	(2017)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	03/02/17-04/01/17	04/02/17-05/01/17	05/02/17-06/01/17	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$10,474.86	$10,629.66	$10,784.46	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$20,333	$2,622,394	-$13,094	100.50%
Metro Water Reclamation Dist of Chicago	$3,259,161,000	$2,571,741,000	$1,084,617,000	57.83%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$63,980,267	$2,951,250	$2,951,250	00.00%
Evanston Township High School Dist 202	$29,802,230	$74,723,088	$5,825,031	92.20%
Evanston/Skokie School District 65	$80,455,406	$69,819,294	$1,273,876	98.18%
City of Evanston	$231,484,914	$580,411,727	$201,283,343	65.32%
Cook County Forest Preserve District	$236,229,757	$507,056,753	$314,734,383	37.93%
County of Cook	$6,178,261,060	$23,926,050,483	$14,857,651,703	37.90%
Total	$10,079,194,967	$27,735,375,989	$16,468,323,292	

Pd 3/1/17 Rick AmEx 21002
$10,320.06 + $216.72
$10,536.78 conf 285532

RECEIVED 3/3/17

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com.*

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card today

IMPORTANT MESSAGES

- Pay this bill at cookcountytreasurer.com.

TAX CALCULATOR

2015 TOTAL TAX		18,763.75
2016 ESTIMATE	X	55%
2016 1st INSTALLMENT	=	10,320.06

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$10,598.66

By 08/01/17 (on time)

2016 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2016	(2017)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	08/02/17-09/01/17	09/02/17-10/01/17	10/02/17-11/01/17	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW
	$10,757.64	$10,916.62	$11,075.60	

TAXING DISTRICT BREAKDOWN

Taxing District	2016 Tax	2016 Rate	2016 %	Pension	2015 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	22.99	0.010	0.11%		22.22
Metro Water Reclamation Dist of Chicago	933.30	0.406	4.46%	105.74	788.69
Lighthouse Park District of Evanston	165.51	0.072	0.79%		161.07
Miscellaneous Taxes Total	1,121.80	0.488	5.36%		971.98
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	531.01	0.231	2.54%		501.72
Evanston Township High School Dist 202	5,360.71	2.332	25.63%	232.17	5,169.05
Evanston/Skokie School District 65	8,450.24	3.676	40.40%	264.35	7,053.76
School Taxes Total	14,341.96	6.239	68.57%		12,724.53
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	80.46	0.035	0.38%		70.35
Evanston Library Fund	554.00	0.241	2.65%		522.09
City of Evanston	3,450.44	1.501	16.49%	1,795.33	3,262.13
Municipality/Township Taxes Total	4,084.90	1.777	19.52%		3,854.57
COOK COUNTY TAXES					
Cook County Forest Preserve District	144.82	0.063	0.69%	4.59	127.75
Consolidated Elections	0.00	0.000	0.00%		62.95
County of Cook	726.41	0.316	3.47%	227.57	535.05
Cook County Public Safety	298.84	0.130	1.43%		272.15
Cook County Health Facilities	199.99	0.087	0.96%		214.76
Cook County Taxes Total	1,370.06	0.596	6.55%		1,212.66
(Do not pay these totals)	20,918.72	9.100	100.00%		18,763.74

Pd 8/1/17 - Heavy Blue $22257 Fee $10,82123
Conf# 69959508

TAX CALCULATOR

2015 Assessed Value	69,379
2016 Property Value	820,050
2016 Assessment Level	X 10%
2016 Assessed Value	82,005
2016 State Equalizer X	2.8032
2016 Equalized Assessed Value (EAV)	229,876
2016 Local Tax Rate X	9.100%
2016 Total Tax Before Exemptions	20,918.72

2016 Total Tax Before Exemptions	20,918.72
Homeowner's Exemption	.00
Senior Citizen Exemption	.00
Senior Freeze Exemption	.00
2016 Total Tax After Exemptions	20,918.72
First Installment	10,320.06
Second Installment +	10,598.66
Total 2016 Tax (Payable in 2017)	20,918.72

IMPORTANT MESSAGES

- Thank you for your first installment payment of: $10,320.06 on 03-01-17

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$11,505.30

By 03/01/18 (on time)

2017 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2017	(2018)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	03/02/18-04/01/18	04/02/18-05/01/18	05/02/18-06/01/18	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$11,677.88	$11,850.46	$12,023.04	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$83,539	$2,779,945	-$29,181	101.05%
Metro Water Reclamation Dist of Chicago	$3,426,792,000	$2,646,412,000	$1,210,430,000	54.26%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$57,735,342	$1,752,500	$1,752,500	00.00%
Evanston Township High School Dist 202	$18,270,777	$707,177	$0	100.00%
Evanston/Skokie School District 65	$62,434,619	$72,453,440	$6,545,298	90.97%
City of Evanston	$232,462,220	$626,794,421	$238,803,748	61.90%
Cook County Forest Preserve District	$225,068,359	$483,567,655	$292,365,257	39.54%
County of Cook	$6,147,298,640	$26,097,192,397	$17,454,148,122	33.12%
Total	$10,170,143,496	$29,931,659,535	$19,204,015,744	

RECEIVED 1/22/18

P.C 2/28/18 A_Ex 4/15/08

Ref # 7629357

$11,505.30
+ 241.61 fee
$11746.91

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
at cookcountytreasurer.com from your bank account or credit card today

IMPORTANT MESSAGES

- Pay this bill at cookcountytreasurer.com.

20,918.73

TAX CALCULATOR

2016 TOTAL TAX		20,918.73
2017 ESTIMATE	X	55%
2017 1st INSTALLMENT	=	11,505.30

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SMEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$6,115.08

By 08/01/18 (on time)

2017 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2017	(2018)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	08/02/18-09/01/18	09/02/18-10/01/18	10/02/18-11/01/18	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW
	$6,206.81	$6,298.54	$6,390.27	

TAXING DISTRICT BREAKDOWN

Taxing District	2017 Tax	2017 Rate	2017 %	Pension	2016 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.41	0.010	0.11%		22.99
Metro Water Reclamation Dist of Chicago	780.11	0.402	4.43%	95.08	933.30
Lighthouse Park District of Evanston	143.60	0.074	0.81%		165.51
Miscellaneous Taxes Total	943.12	0.486	5.35%		1,121.80
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	450.21	0.232	2.56%		531.01
Evanston Township High School Dist 202	4,519.59	2.329	25.65%	197.93	5,360.71
Evanston/Skokie School District 65	7,127.71	3.673	40.45%	227.04	8,450.24
School Taxes Total	12,097.51	6.234	68.66%		14,341.96
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	65.98	0.034	0.37%		80.48
Evanston Library Fund	479.32	0.247	2.72%		554.00
City of Evanston	2,891.45	1.490	16.41%	1,494.23	3,450.44
Municipality/Township Taxes Total	3,436.75	1.771	19.50%		4,084.90
COOK COUNTY TAXES					
Cook County Forest Preserve District	120.32	0.062	0.68%	3.88	144.82
Consolidated Elections	60.16	0.031	0.34%		0.00
County of Cook	634.57	0.327	3.61%	213.46	726.41
Cook County Public Safety	211.52	0.109	1.20%		298.84
Cook County Health Facilities	116.43	0.060	0.66%		199.99
Cook County Taxes Total	1,143.00	0.589	6.49%		1,370.06
(Do not pay these totals)	17,620.38	9.080	100.00%		20,918.72

+$128.42

~~$6243.50~~ $6243.50

PI 7/31/18 and #8130839

Acct 41008

To update name and/or mailing address, check the box on the front of this coupon and complete this form

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify to the Office of the Cook County Treasurer that I am an owner, or an agent of an owner, of the property that is the subject of this tax bill

NAME (Do not exceed the spaces on this form.)

MAILING ADDRESS (Include Unit Number, if needed.)

CITY

STATE ZIP + 4

PHONE (Include area code.)

MAIL

Signature of Applicant Date

Printed Name of Applicant

VALID ONLY IF NOTARIZED – IF SUBMITTED BY MAIL

Signature of Notary

Notary, State of County of

My Commission Expires

https://paymentsolutions.lexisnexis.com/pc/pages/printerFriendlyReceipt_V2.xhtml 1/2

TOTAL PAYMENT DUE

$0.00

By 03/01/19 (on time)

2018 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2018	(2019)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	03/02/19-04/01/19	04/02/19-05/01/19	05/02/19-06/01/19	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$0.00	$0.00	$0.00	

TAXING DISTRICT BREAKDOWN

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$83,539	$2,779,945	-$29,181	101.05%
Metro Water Reclamation Dist of Chicago	$3,475,872,000	$2,740,910,000	$1,193,113,000	56.47%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$98,644,511	$41,985,235	$36,103,892	14.01%
Evanston Township High School Dist 202	$20,661,913	$859,238	$0	100.00%
Evanston/Skokie School District 65	$58,794,791	$76,735,831	$6,729,154	91.23%
City of Evanston	$223,867,203	$657,246,337	$237,646,777	63.84%
Cook County Forest Preserve District	$193,646,842	$457,040,680	$246,669,734	46.03%
County of Cook	$6,468,096,809	$25,197,996,698	$16,082,338,828	36.18%
Total	$10,539,467,608	$29,175,553,964	$17,802,572,204	

RECEIVED 2/11/19

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card today

TAX CALCULATOR

2017 TOTAL TAX		17,620.38
2018 ESTIMATE	X	55%
2018 1st INSTALLMENT	=	9,691.21

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES

- Pay this bill at cookcountytreasurer.com.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$8,406.62

By 08/01/19 (on time)

2404 Ridge

2018 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2018	(2019)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	08/02/19-09/01/19	09/02/19-10/01/19	10/02/19-11/01/19
	$8,532.72	$8,658.82	$8,784.92

LATE INTEREST IS 1.5% PEI MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.07	0.010	0.11%		19.41
Metro Water Reclamation Dist of Chicago	755.03	0.396	4.17%	85.79	780.11
Lighthouse Park District of Evanston	152.53	0.080	0.84%		143.60
Miscellaneous Taxes Total	926.63	0.486	5.12%		943.12
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	469.03	0.246	2.59%		450.21
Evanston Township High School Dist 202	4,694.15	2.462	25.94%	207.82	4,519.59
Evanston/Skokie School District 65	7,418.74	3.891	40.99%	280.27	7,127.71
School Taxes Total	12,581.92	6.599	69.52%		12,097.51
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	64.83	0.034	0.36%		65.98
Evanston Library Fund	484.29	0.254	2.68%		479.32
City of Evanston	2,993.42	1.570	16.54%	1,405.19	2,891.45
Municipality/Township Taxes Total	3,542.54	1.858	19.58%		3,436.75
COOK COUNTY TAXES					
Cook County Forest Preserve District	114.40	0.060	0.63%	3.81	120.32
Consolidated Elections	0.00	0.000	0.00%		60.16
County of Cook	608.21	0.319	3.35%	207.82	634.57
Cook County Public Safety	234.52	0.123	1.30%		211.52
Cook County Health Facilities	89.61	0.047	0.50%		116.43
Cook County Taxes Total	1,046.74	0.549	5.78%		1,143.00
(Do not pay these totals)	18,097.83	9.492	100.00%		17,620.38

RECEIVED 7/31/19

Pd 7/29/19 Amt Pd 2450.00
5176.54 fee $8583.16
conf #94280430

TAX CALCULATOR

2017 Assessed Value	65,500
2018 Property Value	655,000
2018 Assessment Level	X 10%
2018 Assessed Value	65,500
2018 State Equalizer X	2.9109
2018 Equalized Assessed Value (EAV)	190,664
2018 Local Tax Rate X	9.492%
2018 Total Tax Before Exemptions	18,097.83

2018 Total Tax Before Exemptions	18,097.83
Homeowner's Exemption	.00
Senior Citizen Exemption	.00
Senior Freeze Exemption	.00
2018 Total Tax After Exemptions	18,097.83
First Installment	9,691.21
Second Installment +	8,406.62
Total 2018 Tax (Payable In 2019)	18,097.83

IMPORTANT MESSAGES

- Thank you for your first installment payment of: $9,691.21 on 12-31-18

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

https://paymentsolutions.lexisnexis.com/pc/pages/printerFriendlyReceipt_V2.xhtml 1/1

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #3

The property was purchased on August 22nd, 1996 for $425,000. The property was purchased from The First National Bank of Chicago, Trustee of the Barbara Rhey Sipowicz Revocable Trust Dated July 5, 1967. At the time of purchase, there was no relationship between the Rick Sweitzer (owner) and the person from whom the property was purchased.

PART TWO (D): #4

CHASE

Mail Code OH4-7099
PO BOX 182613
Columbus, OH 43218

21595 Page 1 of 2

Thank you for your payment of $5,048.50 on 10/11/2019

Statement date 10/11/2019

Payment due	Amount due
11/01/2019	See below

Payment amount due options

1: Minimum payment due	$5,048.50
2: Interest due payment	N/A
3: Full principal & interest payment	N/A
4: Full principal & interest payment (15 years)	$23,933.74

A late fee of $252.43 may apply if received after 11/16/2019

[redacted]
RICHARD SWEITZER
1130 GREENLEAF AVE
WILMETTE IL 60091-2709

Mortgage information

Account number	3017129267
Property address	2404 Ridge Ave Evanston, IL 60201
Original principal balance	$922,000.00
Unpaid principal balance	$667,281.11
Maturity date	04/2037
Interest rate (Until 12/2019)	5.75000%

Past payments breakdown

	Paid since last statement	Paid year-to-date
Principal	$1,808.99	$16,648.55
Interest	$3,239.51	$32,502.81
Total	$5,048.50	$49,151.36

Payment summary

Principal	$1,849.44
Interest	$3,199.06
Total payment due on 11/01/2019	$5,048.50

Chase MyHome Now℠

Your personalized mortgage dashboard - an in-depth view of your mortgage, your home and your neighborhood
Explore at www.chase.com/MyHomeNow

Access your account on the go

Download the Chase Mobile® app.[1] Visit www.chase.com/Mobile to find out more.

[1]Chase Mobile® app is available for select mobile devices. Enroll in Chase Online™ and download the Chase Mobile® app. There is no charge from Chase, but message and data rates may apply.

Ways to pay

Convenient and free ways to make your payment.

- Enroll in automatic payments at www.chase.com or back of statement coupon
- Make your payment at www.chase.com
- Pay by phone with our dedicated number at 1-833-PAY-CHASE (1-833-729-2427)
- Mail your payment with the coupon below

Resources

- www.chase.com/MyMortgage
- Call customer service 1-800-848-9136 (24/7 automated line)
  Monday - Friday 8 a.m. - midnight (ET)
  Saturday 8 a.m. - 8 p.m. (ET)
- Si tiene alguna pregunta o necesita ayuda para traducirla comuníquese con nosotros llamando al 1-855-360-4198 o visite www.chase.com/Stat/mxnt

0000002 1824 1910 1 Page 1 of 2 21595

Mail your payment with the coupon below

2393374 0000000 0000000 3017129267 31312 00504850 00530093 00504850 6

CHASE

Check box and fill out the reverse side if you would like to enroll in or make changes to your automatic payments ☐

RICHARD SWEITZER
Account number 3017129267
Total amount due See options above
Payment due date 11/01/2019

CHASE
PO BOX 9001871
LOUISVILLE KY 40290-1871

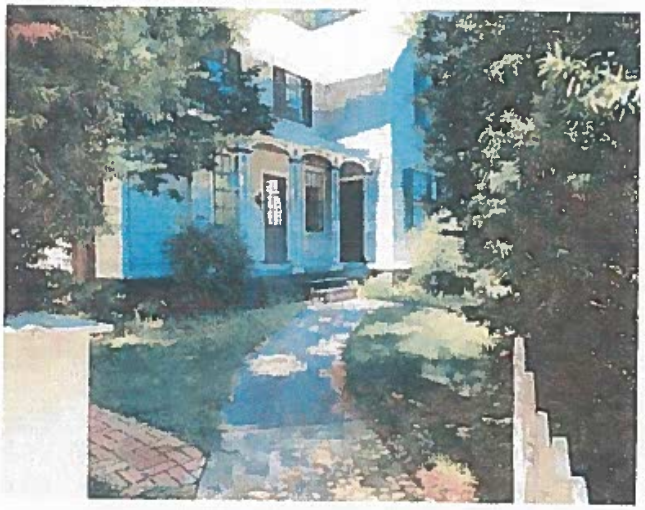
To make additional principal, escrow or fee payments, sign in to www.chase.com or detach coupon and mail with your check

Monthly payment (see options above) $
Late charges ($0.00) $
Fees due ($0.00) $
Additional principal $
Additional escrow $
Total amount enclosed $

⑆500000502611 000301712926711

PART TWO (D): #5

APPRAISAL OF REAL PROPERTY



LOCATED AT
2404 Ridge Ave
Evanston, IL 60201
See Title Policy. Parcel Identification Number: 11-07-108-004

FOR
Sweitzer
2404 Ridge Ave
Evanston, IL 60201
See Title Policy. Parcel Identification Number: 11-07-108-004

OPINION OF VALUE
630,000

AS OF
1/1/19

BY
Peter J. Soukoulis
Soukoulis Appraisal
180 North LaSalle Street, Suite 2108
Chicago, IL 60601
312-738-4162
pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

Form GA1V - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Sweitzer			File No.	19-2404Ridge
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code	60201
Lender/Client	Sweitzer				

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Location Map 5
Subject Photos 6
Comparable Photos 1-3 7

RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

SUBJECT

Property Address: 2404 Ridge Ave | City: Evanston | State: IL | Zip Code: 60201
County: Cook | Legal Description: See Title Policy. Parcel Identification Number: 11-07-108-004
Assessor's Parcel #: 11-07-108-004
Tax Year: 2017 | R.E. Taxes: $ 17,620 | Special Assessments: $ 0 | Borrower (if applicable): Sweitzer
Current Owner of Record: Sweitzer | Occupant: Owner [X] Tenant [ ] Vacant [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [X] Other (describe) Single Family Resid | HOA: $ 0 [ ] per year [ ] per month
Market Area Name: Evanston | Map Reference: 16984 | Census Tract: 8093.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [ ] Market Value (as defined), or [X] other type of value (describe) Appeal of Ad Valorem Assessment
This report reflects the following value (if not Current, see comments): [ ] Current (the Inspection Date is the Effective Date) [X] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: The intended use of this report is for Ad Valorem Tax Appeal; Market Value as of 1/1/2019 for Ad Valorem Tax Appeal.

Intended User(s) (by name or type): Sweitzer and their authorized agents, Cook County Assessor
Client: Sweitzer | Address: 1130 Greenleaf Avenue Wilmette, IL
Appraiser: Peter J. Soukoulis | Address: 180 North LaSalle Street, Suite 2108, Chicago, IL 60601

MARKET AREA DESCRIPTION

Location	[X] Urban	[ ] Suburban	[ ] Rural	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use	
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%			PRICE	AGE				
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner	95	$(000)	(yrs)	One-Unit	100 %	[X] Not Likely	
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Tenant	0	137 Low	1	2-4 Unit	0 %	[ ] Likely *	[ ] In Process *
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[X] Vacant (0-5%)		4,550 High	140	Multi-Unit	0 %	* To:	
Marketing time:	[ ] Under 3 Mos.	[ ] 3-6 Mos.	[X] Over 6 Mos.	[ ] Vacant (>5%)		620 Pred.	75+	Comm'l	0 %		
									%		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject's immediate area is bounded by Lincoln Street north, Ridge Road east, Green Bay Road west and Simpson Street south in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition. General market conditions are considered stable after several years of a declining market.

Note; THE SUBJECT PROPERTY IS ON THE CORNER OF TWO HEAVILY TRAVELED STREETS, ADDITIONALLY THE TRAIN TRACKS RUN DIRECTLY ADJACENT TO THE SUBJECT. EXTERNAL OBSOLESCENCE WAS ATTRIBUTED TO THE SUBJECT AND ACCOUNTED FOR IN THE LOCATION ADJUSTMENTS OF THE GRID.

SITE DESCRIPTION

Dimensions: Per Assessor | Site Area: 28,776 (per assessor)
Zoning Classification: R | Description: Single Family Residential
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [ ] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable): $ 0
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) The highest and best use as vacant would be the construction of a single family residence to the maximum allowable by zoning.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Same
Summary of Highest & Best Use: I have performed the four parts of highest and best use. It was determined that the current use is the subject's highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Appears Level
Electricity	[X]	[ ]	Comed	Street	Asphalt Paved	[X]	[ ]	Size	Typical;
Gas	[X]	[ ]	Nicor	Curb/Gutter	Concrete	[X]	[ ]	Shape	Rectangular
Water	[X]	[ ]	Municipal	Sidewalk	Concrete	[X]	[ ]	Drainage	Adequate
Sanitary Sewer	[X]	[ ]	Municipal	Street Lights	Overhead	[X]	[ ]	View	Average
Storm Sewer	[X]	[ ]	Municipal	Alley	Asphlat/Gravel	[X]	[ ]		

Other site elements: [ ] Inside Lot [X] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 17031C0270J | FEMA Map Date: 8/19/2008
Site Comments: The subject site is typical for the area.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [ ] None		Heating	
# of Units	1 [ ] Acc Unit	Foundation	Concrete	Slab	None	Area Sq. Ft.	800+/-	Type	GFA
# of Stories	2	Exterior Walls	Brick/Frame/Avg	Crawl Space	None	% Finished	0	Fuel	Gas
Type	[X] Det. [ ] Att.	Roof Surface	Asphalt/Avg	Basement	Full	Ceiling	N/A		
Design (Style)	2 story	Gutters & Dwnspts.	Aluminum/Avg	Sump Pump		Walls	N/A	Cooling	
	[X] Existing [ ] Proposed [ ] Und. Cons.	Window Type	Casmnt/DH/Avg	Dampness		Floor	N/A	Central	CAC
Actual Age (Yrs.)	150	Storm/Screens	Yes/Average	Settlement	None Noted	Outside Entry	No	Other	
Effective Age (Yrs.)	35			Infestation	None Noted				

Interior Description		Appliances		Attic [ ] None		Amenities		Car Storage [ ] None	
Floors	Crpt, Hdw Tile/Avg	Refrigerator	[X]	Stairs	[X]	Fireplace(s) #	1	Garage # of cars	2 Tot
Walls	Drywall/Plaster/Avg	Range/Oven	[X]	Drop Stair	[ ]	Woodstove(s) #		Attach.	0
Trim/Finish	Wood/Paint/Average	Disposal	[X]	Scuttle	[ ]	Patio	N/A	Detach.	2
Bath Floor	Ceramic/Avg	Dishwasher	[X]	Doorway	[ ]	Deck	Wood	Bt.-In	
Bath Wainscot	Cer. Tile/Avg	Fan/Hood	[X]	Floor	[ ]	Porch	N/A	Carport	
Doors	Wood/Avg	Microwave	[X]	Heated	[ ]	Fence	N/A	Driveway	
		Washer/Dryer	[X]	Finished	[ ]	Pool	N/A	Surface	Concrete

Finished area above grade contains: 9 Rooms | 3 Bedrooms | 2.5 Bath(s) | 2,430 Square Feet of Gross Living Area Above Grade
Additional features: 50 gallon hot water heater, gas forced air heat and central air conditioning, 100 amp electric. 2 car detached garage.
Describe the condition of the property (including physical, functional and external obsolescence): No Physical, Functional or external problems were observed during inspection. The subject is a vintage residence with minimal updates in the last 25 years.

GPRESIDENTIAL
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Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

TRANSFER HISTORY

My research did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal

Data Source(s): NIMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and or any current agreement of sale/listing: All prior transfers for the subject and comparables are included above in the last 36 months. There have been no other transfers or attempts to market to the knowledge of the appraiser in the last 36 months, other than those listed above.
Date: No 36 month sales history	
Price: 0	
Source(s): NIMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	2404 Ridge Ave Evanston, IL 60201	2519 Ridge Ave Evanston, IL 60201	2442 Sherman Ave Evanston, IL 60201	1519 Colfax St Evanston, IL 60201
Proximity to Subject		0.17 miles NE	0.20 miles NE	0.41 miles W
Sale Price	$	$ 494,000	$ 503,000	$ 700,000
Sale Price/GLA	$ sq.ft.	$ 237.84 /sq.ft.	$ 211.17 /sq.ft.	$ 234.11 /sq.ft.
Data Source(s)	Inspection	NIMLS, Broker	NIMLS,Broker	NIMLS, Broker
Verification Source(s)	NIMLS, Tax	CCRD Transfer Records	CCRD Transfer Records	CCRD Transfer Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjust	DESCRIPTION +(-) $ Adjust	DESCRIPTION +(-) $ Adjust
Sales or Financing	N/A	None Noted	None Noted	None Noted
Concessions	N/A	11-07-104-001	11-07-108-012	10-12-402-015
Date of Sale/Time	N/A	5/31/18	10/2/17	8/24/17
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Busy Street/Train	Busy Street	Residential Street -25,150	Residential Street -35,000
Site	28,775 (per assessor)	4,954(per assess) +100,000	4,500(per assess) +100,000	10,000(per assess) +50,000
View	Average	Average	Average	Average
Design (Style)	2 story	2 story	2 story	2 story
Quality of Construction	Brick/Frame	Stucco Veneer	Brick	Brick/Frame
Age	150	99	97	94
Condition	Average	Average	Average	Average
Above Grade Room Count	Total 9 Bdrms 3 Baths 2.5	Total 7 Bdrms 3 Baths 1.5 +10,000	Total 10 Bdrms 4 Baths 3 -5,000	Total 9 Bdrms 3 Baths 2.5
Gross Living Area	2,430 sq.ft.	2,077 sq.ft. +12,600	2,382 sq.ft.	2,990 sq.ft.
Basement & Finished	Full, No Finish	Full, No Finish	Full, No Finish	Full, No Finish
Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/CAC	GFA/CAC	Radiant/None +5,000	GFA/CAC
Energy Efficient Items	Minimal	Minimal	Minimal	Minimal
Garage/Carport	2 car garage	1 car garage +2,500	1 car garage +2,500	2 car garage
Porch/Patio/Deck	Porch	Patio/Porch	Patio/Porch	Patio/Porch
Fireplace	One	One	One	One
Adjusted PPF		$299.28	$243.64	$239.13
Assessor Classification	2-06	2-05	2-06	2-06
Net Adjustment (Total)		☒ + ☐ - $ 125,100	☒ + ☐ - $ 77,350	☒ + ☐ - $ 15,000
Adjusted Sale Price of Comparables		$ 619,100	$ 580,350	$ 715,000

Summary of Sales Comparison Approach: All properties are equal in functionality and appeal. All adjustments are made per market research. The comparables utilized are considered to be the best available to the appraiser as of the effective date of the appraisal. All sales are located in the same market area, less than 0.41 miles from the subject. All sales are considered in the same neighborhood.

Unadjusted Range Analysis:
The comparables indicate an unadjusted range of $211.17 to $237.84 per square foot with an average of $227.70 per square foot and a median of $234.11 per square foot.

Adjusted Range Analysis:
The comparables indicate an adjusted range of $239.13 to $299.28 per square foot with an average of $260.68 per square foot and a median of $243.64 per square foot.

Reconciliation:
Based on the subject's strengths and weakness, we have settled on a price per square foot at the higher end of the range for the adjusted sales, namely $260.00 per square foot. Thus we have estimated the value as follows: 2,430 square feet x $260.00 = $631,800; rounded $630,000.

Indicated Value by Sales Comparison Approach $ 630,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

COST APPROACH

COST APPROACH TO VALUE (If developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW				
Source of cost data:				
Quality rating from cost service:	Effective date of cost data:			
Comments on Cost Approach (gross living area calculations, depreciation, etc.):				

Location Map

Borrower	Sweitzer						
Property Address	2404 Ridge Ave						
City	Evanston	County	Cook	State	IL	Zip Code	60201
Lender/Client	Sweitzer						

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Subject Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Subject Front

2404 Ridge Ave

Sales Price	
Gross Living Area	2,430
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.5
Location	Busy Street/Train
View	Average
Site	28,776 (per assessor)
Quality	Brick/Frame
Age	150

Subject Rear

Subject Street

Comparable Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Comparable 1

2519 Ridge Ave

Prox. to Subject	0.17 miles NE
Sale Price	484,000
Gross Living Area	2,077
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.5
Location	Busy Street
View	Average
Site	4,954(per assess)
Quality	Stucco Veneer
Age	99

Comparable 2

2442 Sherman Ave

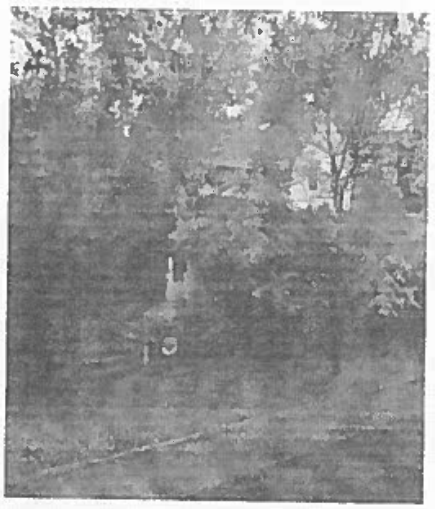
Prox. to Subject	0.20 miles NE
Sale Price	503,000
Gross Living Area	2,382
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3
Location	Residential Street
View	Average
Site	4,500(per assess)
Quality	Brick
Age	97

Comparable 3

1519 Colfax St

Prox. to Subject	0.41 miles W
Sale Price	700,000
Gross Living Area	2,990
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.5
Location	Residential Street
View	Average
Site	10,000(per assess)
Quality	Brick/Frame
Age	94

APPRAISAL OF REAL PROPERTY



LOCATED AT
2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

FOR
Sweitzer
2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

OPINION OF VALUE
655 000

AS OF
1/1/17

BY
Peter Soukoulis
Soukoulis Appraisal
180 North Lasalle Street, Suite 2108
Chicago, IL 60601
312.738.4162
pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

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Borrower	Sweitzer			File No.	17-2404Ridge
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code	60201
Lender Client	Sweitzer				

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FannieMae Solutions Appraisal (312) 738-4162

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT

Property Address 2404 Ridge Ave | City Evanston | State IL | Zip Code 60201
Legal Description N/A Complete Summary Appraisal Report | County Cook
Assessor's Parcel No. 11-07-108-004 | Tax Year 2015 | R.E. Taxes $ 18,764 | Special Assessments $ None
Borrower Sweitzer | Current Owner Sweitzer | Occupant X Owner Tenant Vacant
Neighborhood or Project Name Evanston | Project Type PUD | Condominium HOA $ 0 /Mo
Sales Price $ N/A | Date of Sale N/A | Description / $ amount of loan charges/concessions to be paid by seller None noted
Property rights appraised X Fee Simple Leasehold | Map Reference 16974 | Census Tract 8093.00

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location	Urban	X Suburban	Rural	Property values	Increasing	X Stable	Declining		Single family housing PRICE $(000)	AGE (yrs)	Condominium housing PRICE (if applic.) $(000)	AGE (yrs)
Built up	X Over 75%	25-75%	Under 25%	Demand/supply	Shortage	X In balance	Over supply		130 Low	1	N/A Low	N/A
Growth rate	Rapid	X Stable	Slow	Marketing time	Under 3 mos.	X 3-6 mos	Over 6 mos		1,750 High	99+	N/A High	N/A
Predominant occupancy									611 Predominant	75+	N/A Predominant	N/A

Neighborhood boundaries The subject's immediate area is bounded by Lincoln Avenue north, Ridge Avenue east, Noyes Street south and Green Bay Road west in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition.

SITE

Dimensions Per Assessor no survey provided | Site area 28,776 sf (per assr) | Shape Rectangular
Specific zoning classification and description R Single Family Residential District
Zoning compliance X Legal | Legal nonconforming (Grandfathered use) | Illegal, attach description | No zoning
Highest and best use of subject property as improved (or as proposed per plans and specifications): X Present use | Other use, attach description

Utilities	Public	Other	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	X		Water	X	Street	Asphalt	X	
Gas	X		Sanitary sewer	X	Alley	Asphalt	X	

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes X No If Yes, attach description

IMPROVEMENTS

Source(s) used for physical characteristics of property: Interior and exterior inspection X Exterior inspection from street X Previous appraisal files
X MLS X Assessment and tax records Prior inspection Property owner Other (Describe)
No. of Stories 2 | Type (Det./Att.) Det | Exterior Walls Frame/Avg | Roof Surface Asphalt /Avg | Manufactured Housing Yes X No
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? X Yes No If No, attach description
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
Yes X No If Yes, attach description
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes X No If Yes, attach description.

SALES COMPARISON ANALYSIS

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
My research revealed a total of 100 sales ranging in sales price from $ 130,000 to $ 1,750,000
My research revealed a total of 14 listings ranging in list price from $ 320,000 to $ 1,595,000
The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	2404 Ridge Ave Evanston, IL 60201	1010 Isabella St Evanston, IL 60201	2126 Orrington Ave Evanston, IL 60201	630 Central St Evanston, IL 60201
Proximity to Subject		0.50 miles N	0.42 miles SE	0.37 miles NE
Sales Price	$ N/A	$ 630,000	$ 631,500	$ 649,000
Price/Gross Living Area	$	$ 250.30	$ 175.56	$ 229.49
Data & Verification Sources		CAR/MLS/Tax Records	CAR/MLS/Tax Records	CAR/MLS/Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjust.	DESCRIPTION +(-) $ Adjust.	DESCRIPTION +(-) $ Adjust.
Sales or Financing Concessions		None Noted	None Noted	None Noted
Date of Sale/Time		None Noted 7/26/16	None 12/19/16	None Noted 8/21/17
Location	Average	Average	Average	Average
Site	28,776 sf (per assr	6,110 sf (assr) +25,000	10,550 sf (assr) +25,000	8,325 sf (assr) +25,000
View	Average	Average	Average	Average
Design (Style)	2 story	2 story	2 story	2 story
Actual Age (Yrs.)	148 years	80 years	127 years	104 years
Condition	Average	Average	Average	Average
Room Count	Total 7 Bdrms 3 Baths 2.5	Total 8 Bdrms 4 Baths 3.5 -5,000	Total 13 Bdrms 7 Baths 4 -7,500	Total 11 Bdrms 5 Baths 3.5 +5,000
Gross Living Area	2,648 Sq. Ft.	2,517 Sq. Ft. +4,900	3,597 Sq. Ft. -25,100	2,828 Sq. Ft.
Basement & Finished	Partial, No Finish	Full, No Finish	Partial, No Finish	Full, No Finish
Rooms Below Grade	None	None	None	None
Garage/Carport	2 car garage	2 car garage	2 car garage	2 car garage
Modernization	Average	Average	Average	Average
Fireplace	One	One	One	One
Net Adj. (total)		X + - $ 24,900	+ X - $ -7,600	X + - $ 30,000
Adjusted Sales Price of Comparables		$ 654,000	$ 623,900	$ 679,000
Date of Prior Sale	No 36 month sale	No 36 month sales history	No 36 month sales history	No 36 month sales history
Price of Prior Sale	$ 0	$ 0	$ 0	$ 0

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: All transfer in the last 36 months for the subject and comparables are listed above.

Summary of sales comparison and value conclusion The comparable's listed above are from the subject's immediate area and were considered the best available. Gross living area was calculated utilizing published data as well from exterior inspection. All of the sales are similar detached residences located in the subject's immediate area. The subject was reported in average condition. Across the board adjustments were required for site size. Due to the lack of recent verifiable sales in the subject's immediate area the above sales were considered the best available. Equal emphasis on all sales after considering adjustments.

This appraisal is made X "as-is" subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions. No warranty of the appraised property is given or implied. No liability is assumed for the structura

BASED ON AN X EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE $ 655,000 AS OF 1/1/17

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Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

PUD

Project Information for PUDs (if applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes ☒ No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data Source(s)

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion:

Does the project contain any multi-dwelling units? Yes No Data Source

Are the common elements completed? Yes No If No, describe status of completion:

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities:

CONDOMINIUM

Project Information for Condominiums (if applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data Source(s)

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion:

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Mid-rise High-rise

Condition of the project, quality of construction, unit mix, etc.:

Are the common elements completed? Yes No If No, describe status of completion:

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities:

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on on the basis of a hypothetical condition that the improvements have been completed.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property), (2) collecting, confirming, and analyzing data from reliable public and/or private sources, and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.

2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.

3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them unless I have noted otherwise in this report.

9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).

10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.

11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature:
Name: Peter Soukoulis
Company Name: Soukoulis Appraisal
Company Address: 180 North Lasalle Street, Suite 2108, Chicago, IL 6

Date of Report/Signature: 8/30/17
State Certification #: 553-001439
or State License #:
State: IL
Expiration Date of Certification or License: 09/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Inverness, IL 60010

Signature:
Name:
Company Name:
Company Address:

Date of Report/Signature:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

ADDRESS OF PROPERTY APPRAISED:

2404 Ridge Ave
Evanston, IL 60201

APPRAISED VALUE OF SUBJECT PROPERTY $ 655,000
EFFECTIVE DATE OF APPRAISAL/INSPECTION 1/1/17

LENDER/CLIENT:

Name: Sweitzer
Company Name: Sweitzer
Company Address: N/A

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
- ☐ Did inspect interior and exterior of subject property

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street

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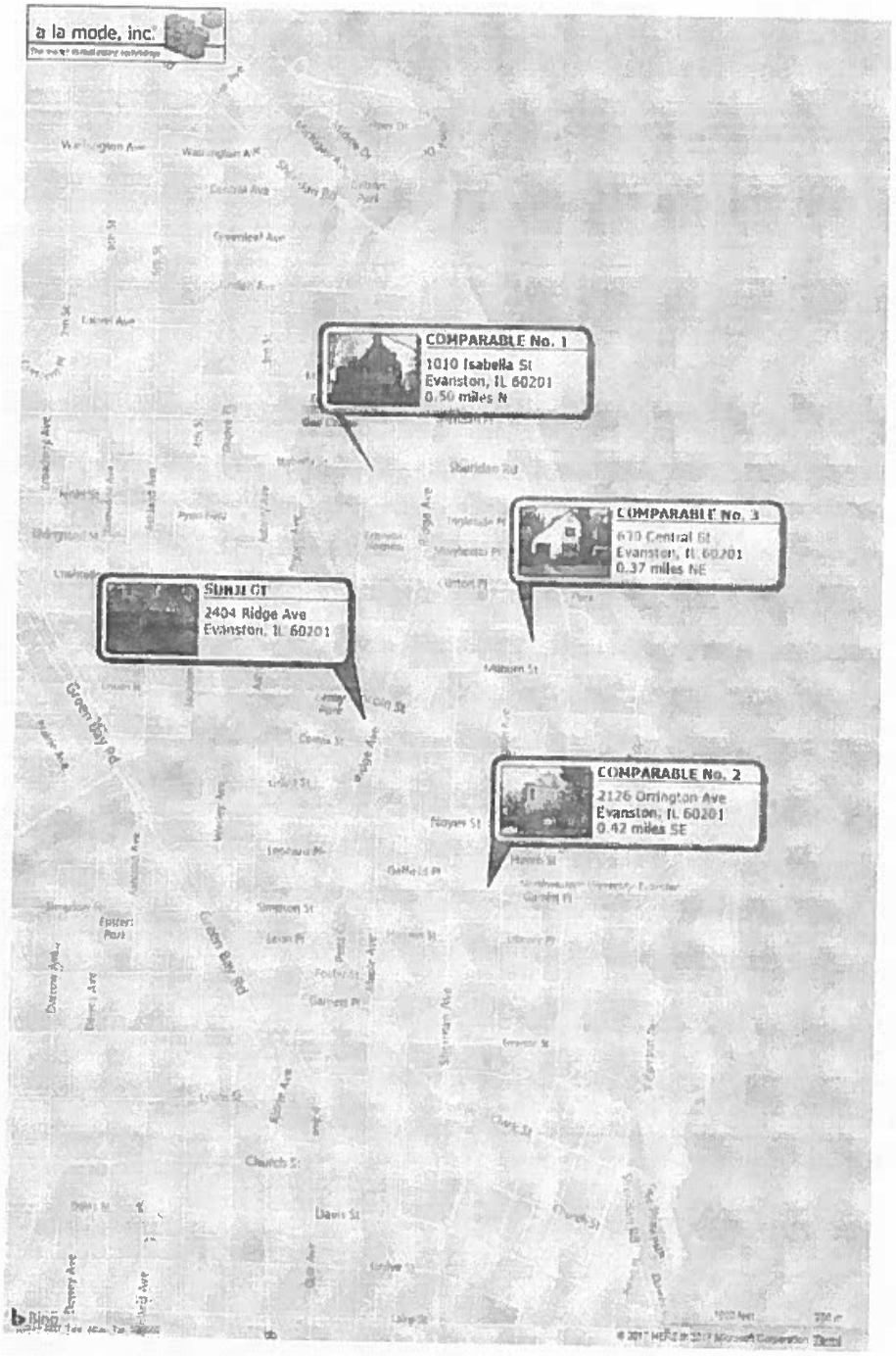
Location Map

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				



Form MAP LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions.

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns, the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

Peter Soukoulis has not provided any appraisal services for the subject property in the last 36 months.

SUPERVISORY APPRAISER'S CERTIFICATION: If a Supervisory Appraiser signed this appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2404 Ridge Ave, Evanston, IL 60201

APPRAISER:

Signature:
Name: Peter Soukoulis
Date Signed: 8/30/17
State Certification #: 553-001439
or State License #:
State: IL
Expiration Date of Certification or License: 09/30/2017

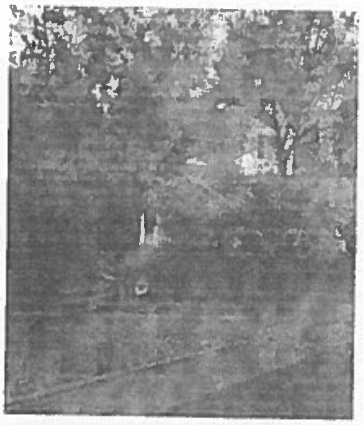
SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

☐ Did ☐ Did Not Inspect Property

Subject Photo Page

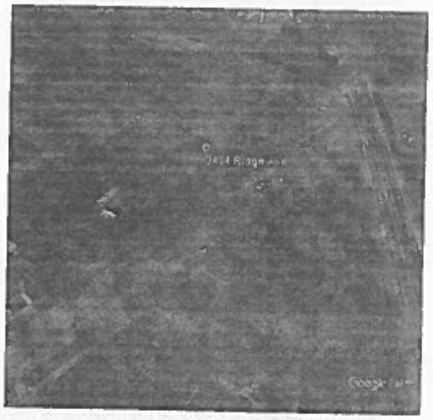
Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				



Subject Front

2404 Ridge Ave

Sales Price	N/A
Gross Living Area	1,158
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	28,776 sf (per assr)
Quality	
Age	148 years



Aerial

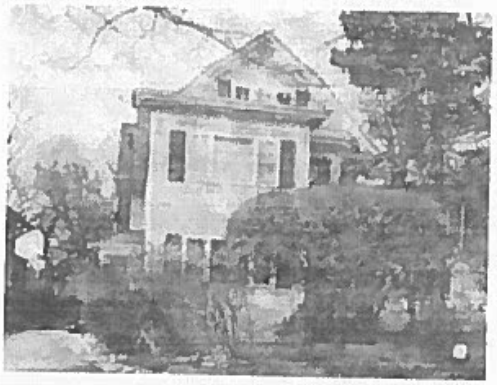
Comparable Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Comparable 1

1010 Isabella St

Prox. to Subject	0.50 miles N
Sale Price	630,000
Gross Living Area	2,517
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.5
Location	Average
View	Average
Site	6,110 sf (assr)
Quality	
Age	80 years



Comparable 2

2126 Orrington Ave

Prox. to Subject	0.42 miles SE
Sale Price	631,500
Gross Living Area	3,597
Total Rooms	13
Total Bedrooms	7
Total Bathrooms	4
Location	Average
View	Average
Site	10,550 sf (assr)
Quality	
Age	127 years

Comparable 3

630 Central St

Prox. to Subject	0.37 miles NE
Sale Price	649,000
Gross Living Area	2,828
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	3.5
Location	Average
View	Average
Site	8,325 sf (assr)
Quality	
Age	104 years

Form PICPIX.CR – "TOTAL" appraisal software by a la mode, inc. – 1-800-ALAMODE

PART TWO (D): #6

purchase mone

Lender WASHINGTON MUTUAL BANK FA

Est. Payment $7,005

Valuation

Schools

Demographics

Property History

Property Mortgage Tax Assessments

2019 AUG 22

Transaction

DOCUMENT
Intrafamily Transfer & Dissolution

ID
1923406220

SELLER
SWEITZER PROPERTIES LLC

BUYER
SWEITZER RICHARD J

2014 FEB 24

Listing

STATUS Rented
MLS # 08537581
SOLD PRICE $4,400
LIST PRICE $4,600

2014 FEB 10

Listing

STATUS Cancelled
MLS # 08366266
LIST PRICE $4,400

Transaction

DOCUMENT Intrafamily
ID 1313350022

2013 MAY 13

Transfer & Dissolution

SELLER

SWEITZER RICHARD

BUYER

SWEITZER PROPERTIES LLC

2013 MAY 07

Listing

STATUS	MLS #
Cancelled	08318351

LIST PRICE

$4,750

2012 JUN 21

Listing

STATUS	MLS #
Rented	08067829

SOLD PRICE	LIST PRICE
$4,500	$4,500

2012 MAY 11

Listing

STATUS	MLS #
Cancelled	08049691

LIST PRICE

$4,500

2011 NOV 23

Listing

STATUS	MLS #
Rented	07812312

SOLD PRICE	LIST PRICE
$4,000	$4,000

2011 APR 05

Listing

STATUS	MLS #
Rented	07706783

SOLD PRICE	LIST PRICE
$4,500	$4,500

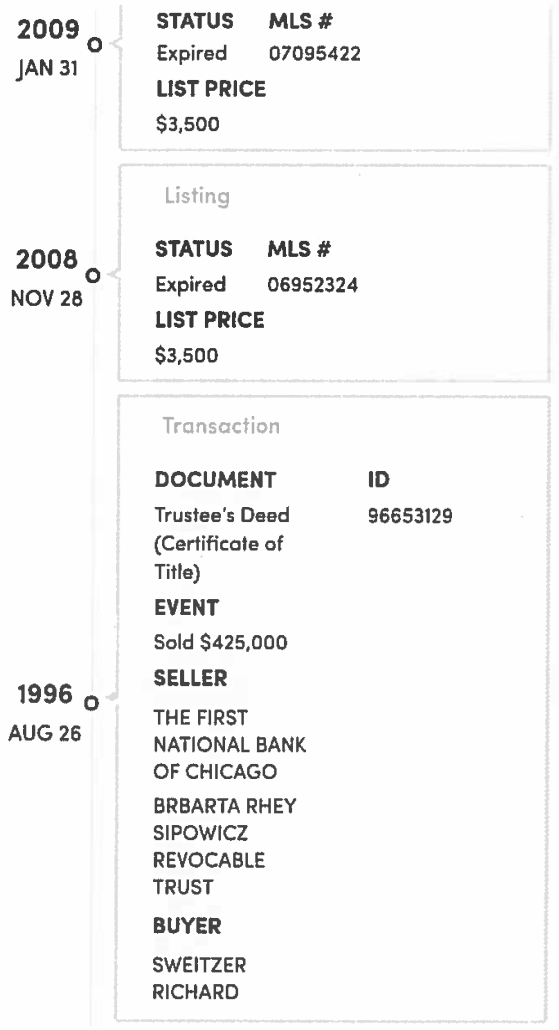
2009 MAR 16

Listing

STATUS	MLS #
Rented	07133155

SOLD PRICE	LIST PRICE
$3,600	$3,500

Listing



See Less

Associated People

PART TWO (D): #8-9

SCHEDULE E (Form 1040)
Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Go to *www.irs.gov/ScheduleE* for instructions and the latest information.

OMB No. 1545-0074

2018

Attachment Sequence No. 13

Name(s) shown on return

RICHARD & HELEN SWEITZER

Your social security number [redacted]

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions)	Yes	X No
B	If "Yes," did you or will you file required Forms 1099?	Yes	No

	1a Physical address of each property (street, city, state, ZIP code)
A	2404 RIDGE, EVANSTON, IL 60201
B	[redacted]
C	[redacted]

	1b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	2		A	365		
B	1		B	365		
C	1		C	365		

Type of Property:
1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	32,421	[redacted]	[redacted]
4 Royalties received	4			
Expenses:				
5 Advertising	5	269		
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7			
8 Commissions	8			
9 Insurance	9	2,083		
10 Legal and other professional fees	10			
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12			
13 Other interest	13	34,208		
14 Repairs	14	27,953		
15 Supplies	15			
16 Taxes	16	27,312		
17 Utilities	17	568		
18 Depreciation expense or depletion	18	15,007		
19 Other (list) ▶ SEE STATEMENT 1,2,3	19	633		
20 Total expenses. Add lines 5 through 19	20	108,033		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-75,612		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(75,612)		

23a Total of all amounts reported on line 3 for all rental properties	23a	
b Total of all amounts reported on line 4 for all royalty properties	23b	
c Total of all amounts reported on line 12 for all properties	23c	
d Total of all amounts reported on line 18 for all properties	23d	
e Total of all amounts reported on line 20 for all properties	23e	

24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses	24	
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	( )
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	

Client Copy

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Schedule E (Form 1040) 2018

JSWEITZER

PART TWO (D): #8-9

SCHEDULE E (Form 1040)

Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

" Attach to Form 1040, 1040NR, or Form 1041.

" Go to *www.irs.gov/ScheduleE* for instructions and the latest information.

OMB No. 1545-0074

2017

Attachment Sequence No. 13

Name(s) shown on return

RICHARD J & HELEN SWEITZER

Your social security number

[redacted]

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2017 that would require you to file Form(s) 1099? (see instructions)	Yes	No
B	If "Yes," did you or will you file all required Forms 1099?	Yes	No

1a	Physical address of each property (street, city, state, ZIP code)
A	[redacted]
B	2404 RIDGE, EVANSTON, IL 60201
C	[redacted]

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	1		A	128		
B	2		B	365		
C	1		C	365		

Type of Property:

1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:			B		
3 Rents received		3		59,710		
4 Royalties received		4				
Expenses:						
5 Advertising		5				
6 Auto and travel (see instructions)		6				
7 Cleaning and maintenance		7				
8 Commissions		8				
9 Insurance		9		2,244		
10 Legal and other professional fees		10		157		
11 Management fees		11				
12 Mortgage interest paid to banks, etc. (see instructions)		12		30,094		
13 Other interest		13				
14 Repairs		14		3,269		
15 Supplies		15				
16 Taxes		16		20,919		
17 Utilities		17				
18 Depreciation expense or depletion		18		15,005		
19 Other (list) ◆ SEE STATEMENT 4,5,6		19		3,010		
20 Total expenses. Add lines 5 through 19		20		74,698		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198		21		-14,988		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)		22	(	14,988	(	)
23a Total of all amounts reported on line 3 for all rental properties		23a				
b Total of all amounts reported on line 4 for all royalty properties		23b				
c Total of all amounts reported on line 12 for all properties		23c				
d Total of all amounts reported on line 18 for all properties		23d				
e Total of all amounts reported on line 20 for all properties		23e				
24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses					24	
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here					25	( )
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2					26	

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Schedule E (Form 1040) 2017

JSWEITZER **PART TWO (D): #8-9**

SCHEDULE E (Form 1040)

Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Information about Schedule E and its separate instructions is at www.irs.gov/schedulee.

OMB No. 1545-0074

2016

Attachment Sequence No. 13

Name(s) shown on return

RICHARD J & HELEN SWEITZER

Your social security number [redacted]

Part I Income or Loss From Rental Real Estate and Royalties **Note:** If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2016 that would require you to file Form(s) 1099? (see instructions)	☐ Yes	☐ No
B	If "Yes," did you or will you file all required Forms 1099?	☐ Yes	☐ No

1a Physical address of each property (street, city, state, ZIP code)

A [redacted]

B 2404 RIDGE, EVANSTON, IL 60201

C [redacted]

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	1		A	366		☐
B	2		B	366		☐
C	1		C	366		☐

Type of Property:

1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:								
								B	
3 Rents received								60,188	
4 Royalties received									
Expenses:									
5 Advertising									
6 Auto and travel (see instructions)									
7 Cleaning and maintenance									
8 Commissions									
9 Insurance								1,504	
10 Legal and other professional fees								150	
11 Management fees									
12 Mortgage interest paid to banks, etc. (see instructions)								28,536	
13 Other interest									
14 Repairs									
15 Supplies									
16 Taxes								18,764	
17 Utilities									
18 Depreciation expense or depletion								15,004	
19 Other (list) ▶ SEE STATEMENT 4,5,6								1,594	
20 Total expenses. Add lines 5 through 19								65,552	
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198								-5,364	
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)								5,364	
23a Total of all amounts reported on line 3 for all rental properties							23a		
b Total of all amounts reported on line 4 for all royalty properties							23b		
c Total of all amounts reported on line 12 for all properties							23c		
d Total of all amounts reported on line 18 for all properties							23d		
e Total of all amounts reported on line 20 for all properties							23e		
24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses							24		
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here							25		
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2							26		

For Paperwork Reduction Act Notice, see the separate instructions.

DAA

Schedule E (Form 1040) 2016

CITY OF EVANSTON

Building and Inspection Services Division

CONTRACTOR LICENSE CERTIFICATE

This is to certify that:

MELLOW BROTHERS PAINTING CO., INC.
DAVE SWEITZER
1130 GREENLEAF AVENUE
WILMETTE, IL 60091

has complied with the requirements of the Municipal Code of the City of Evanston and is hereby recorded as a:

License Type: **RESIDENTIAL GENERAL CONTRACTOR**

License Number: **09LICR-0023**

and is entitled to receive certificates of inspection of work completed; and provided further, that such certificates are subject to the provisions of the Municipal Code now in force or hereafter adopted.

The licensee, **DAVE SWEITZER,** exclusively holds the license. Once this person is no longer employed by the company listed above, the license becomes invalid.

This certificate, unless revoked or suspended for cause, expires **June 14, 2020.**

X _____

DAVE SWEITZER
Licensee

GARY GERDES
Building Official

PART TWO (D): #10

Valmar, Inc. - General Contractor	
14660 W Wadsworth Rd., Wadsworth IL 60083	
Estimated Schedule of Values	
prepared for: Mellow Bros. Painting Co.	
property address: 2404 Ridge Ave. Evanston IL 60201	
Construction clean up	
general site cleaning - exterior	$600.00
general site cleaning - interior	$750.00
subtotal	**$1,350.00**
Demolition, debris removal and disposal	$2,000.00
subtotal	**$2,000.00**
Site protection, sanitation	$2,400.00
subtotal	**$2,400.00**
Professional and permit fees (by Owner)	
architectural and engineering fees (allowance)	$5,500.00
building permits and fees (allowance)	$3,500.00
subtotal	**$9,000.00**
Exterior carpentry	
remove and dispose 3 skylights West elevation	$1,500.00
provide and install 3 new skylights and new flashing West elevation	$4,800.00
remove and dispose 3 windows West side of coach house	$1,500.00
provide and install 3 new windows West elevation (match existing if possible)	$4,800.00
remove and dispose largest window South elevation	$500.00
remove and dispose 2 skylights South elevation	$1,000.00
provide and install 2 new windows South elevation	$3,200.00
provide and install 2 new skylights and new flashing South elevation	$3,200.00
provide and install new wood siding at removed windows area	$1,800.00
provide and install new wood siding to cover remaining South elevation	$2,200.00
subtotal	**$24,500.00**

Roof	
repair shingle roof on East elevation, incl. plywood, asphalt shingles (color match not guaranteed)	$1,200.00
subtotal	**$1,200.00**
Insulation	
provide and install new insulation at removed skylights area	$400.00
provide and install new plywood, insulation at removed windows area	$700.00
provide and install new insulation as needed South elevation	$800.00
subtotal	**$1,900.00**
Drywall/plaster	
repair drywall at removed skylights area	$800.00
subtotal	**$800.00**
Interior paint	
prepare and paint entire ceiling at removed skylight area West elevation	$1,100.00
prepare and paint entire ceiling at removed skylight area South elevation	$2,400.00
prepare and paint at new installed windows South elevation	$2,400.00
subtotal	**$5,900.00**
Exterior paint	
prepare and repaint entire West elevation (match existing coach house exterior paint color)	$3,400.00
prepare an repaint entire South elevation (match existing coach house exterior paint color)	$2,200.00
subtotal	**$5,600.00**
Miscellaneous (allowance)	**$5,000.00**
Items subtotal	**$59,650.00**
General conditions/Overhead/Profit	**$13,000.00**
Estimate total amount, including GC/O/P	**$72,650.00**
Estimate prepared by: Valentin Markov for Valmar, Inc.	**Date:** 11/11/2019

1 SOUTH ELEVATION BARN

1 SOUTH ELEVATION BARN

3 NORTH ELEVATION BARN

3 NORTH ELEVATION BARN

2 EAST ELEVATION BARN

2 EAST ELEVATION BARN

4 WEST ELEVATION BARN

4 WEST ELEVATION BARN

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #11

2404 Ridge is owned by Rick Sweitzer, an individual.

2404 Ridge builder unknown 1866

A4 A7 A8

Barn: builder unknown 1866

A7 A8

The one and a half story L-shaped clapboard clad cottage with an extension to the west is a rare survivor of a formerly common house type. It gains additional importance not only from its conspicuous site atop a rise in the land, a common location for early settlers' houses when these were available, but also from its detailing which lends this example an importance beyond its important rarity. In each gable end a double window stands above a pair of ground floor windows which, with the other openings, retain traces of the Greek Revival in the treatment of their heads. Occupying most of the length of the stem's front is a porch with wooden three centered arches carried by posts built up of similarly thin struts and topped by punctured scallops.

To the west is a pitched roof barn with an extension on the west. It is said to contain fragments from the Lady Elgin wrecked in 1860. Although resting in part on a newer, concrete foundation, it is a rare surviving example of board and batten construction. Its siting next to a park fortuitously provides it with a semblance of its original setting.

Both buildings have excellent integrity.

2404 RIDGE AVENUE

BEGINNING STREET NUMBER	2404
END STREET NUMBER	
STREET # SUFFIX	
STREET NAME	Ridge Avenue
PIN	11-07-108-004-0000

PHOTO ID: 11-07-108-004-0000-01.jpg

LOCAL

WITHIN LOCAL DISTRICT? No

LOCAL DIST CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? Yes

YEAR 1978

LOCAL LANDMARK ELIGIBLE?

CRITERIA

Barn: A7: Exemplify an architectural style, construction technique or building type once common in the City; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

House: HI Exemplify the cultural, political, economic, or social heritage of Evanston; A4: Exhibit a high quality of architectural design without regard to the time built or historic associations; A7: Exemplify an architectural style, construction technique or building type once common in the city; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB

WITHIN DISTRICT? No **NR LANDMARK?** No **YEAR**

NR ELIGIBLE? No **CRITERIA** **ALTERNATE ADDRESS?**

GENERAL INFORMATION

CATEGORY Single Family Residential **CONDITION** Excellent

INTEGRITY Excellent **CURRENT USE** Single Family Residential

HISTORIC USE Single Family Residential

SECONDARY STRUCTURE Original Barn **NR SECOND**

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Italianate

DETAILS Decorative wood porch, shutters. **CONSTRUCTION YEAR** 1866

OTHER YEAR

DATE SOURCE Landmark Nomination, Evanston History Center House Card

WALL MATERIAL (CURRENT) Wood Siding

WALL MATERIAL 2 (CURRENT) **PLAN** L Shape

NO OF STORIES 2 **ROOF TYPE** Cross-Gabled

ROOF MATERIAL Asphalt Shingle **FOUNDATION** Brick

PORCH Entry Porch **WINDOW MATERIAL** Wood

WINDOW MATERIAL 2 **WINDOW TYPE** Double Hung

WINDOW CONFIGURATION 1/1 **SIGNIFICANCE**

HISTORIC FEATURES

Italianate house in L shape form and in wood siding, double-hung wood windows.

ALTERATIONS Decorative porch has been rebuilt.

A HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) **BUILDING MOVED?**

MOVED FROM **ORIGINAL OWNER** Asher or Frank Merrill

ORIGINAL ARCHITECT Asher B. Merrell(?)

ARCHITECT SOURCE Landmark Nomination **BUILDER**

SURVEYOR Douglas Gilbert, AIA

SURVEYOR ORGANIZATION The Lakota Group

SURVEY DATE July 28, 2015 **SURVEY AREA**

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS 2404 Ridge Avenue **OLD ADDRESS** **DATE OF CONSTRUCTION** 1866 **MOVING PERMIT #** **DATE MOVED**

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # **DATE**

BUILDING PERMIT DESCRIPTION **COST**

ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

BP#40216, 1972.11.01, Remodel of existing enclosed porch.

OTHER PERMIT INFORMATION **COA INFO**

HISTORIC INFO **OTHER SOURCES**

HISTORIC INFO COMPILER **VOLUNTEER** Stephen Slaggert

City of Evanston

Carlos Ruiz <cruiz@cityofevanston.org>

Fwd: Would you please distribute to members of the Preservation Commission?

Peter Miller <milpeter@gmail.com> Fri, Jan 10, 2020 at 2:08 PM
To: Carlos Ruiz <cruiz@cityofevanston.org>

Dear Mr. Ruiz,

I don't know if the attachment below is in the packet for the January 14 meeting of the Preservation Commission or not. If it is not, would you please distribute it to the commissioners?

Thank you.

Peter Miller
2354 Ridge Avenue

---------- Forwarded message ---------
From: **Peter Miller** <milpeter@gmail.com>
Date: Mon, Dec 9, 2019 at 4:47 PM
Subject: Would you please distribute to members of the Preservation Commission?
To: Carlos Ruiz <cruiz@cityofevanston.org>

Dear Mr. Ruiz:

Attached please find a memorandum to members of the Preservation Commission concerning the application for economic hardship for 2404 Ridge Avenue. We would appreciate your sending this message to the members for their attention.

Thank you and best wishes.

Peter Miller
2354 Ridge Avenue

Memo to Preservation Commission re Hardship application for 2404 Ridge Avenue.pdf
945K

Memorandum

December 9, 2019

To: The Evanston Preservation Commission
From: Neighbors of 2404 Ridge Avenue
Re: Application for a Certificate of Economic Hardship for 2404 Ridge Avenue

Summary

The applicant is in violation of the Evanston Preservation Ordinance, as recognized by the Preservation Commission on August 6, 2019. The petitioner wilfully violated terms of a certificate of appropriateness for alteration of the barn on the property. The excuses offered for his actions have been rejected by the Commission and by the City Council.

The application for a certificate of economic hardship is the latest effort to avoid compliance with the Preservation Ordinance. The application does not establish that the Commission's denial of a certificate of appropriateness for the illegal alterations of the barn has resulted in the denial of all reasonable use of and return from the property.

Architect Opinion

The architect opinion recapitulates arguments that have been rejected by the Preservation Commission and the City Council. It seeks to excuse the willful violation of the Preservation Ordinance by casting blame on the City. The violation entailed making changes to the design putatively prepared by the architect himself, These changes were not approved by the Preservation Commission. The architect blames the City for not catching these illegal changes earlier. He offers no explanation for why the changes to his design were made without Preservation Commission approval. He does not discuss his own participation in the unauthorized changes, but it appears that he approves of them. He repeats unsubstantiated claims that the applicant somehow had received permission from building inspectors (which they have no authority to grant) to deviate from the plan approved by the Preservation Commission. Finally, the architect relies on only one estimate for the cost of remediating the barn to comply with the Preservation Ordinance.

Broker Opinion of Value

The opinion of value is offered by Compass real estate agent, Ben Lalez, who is a business partner of Chris Sweitzer, applicant for the certificate of economic hardship. Lalez and Sweitzer both list 2404 Ridge as a rental client. This blatant conflict of interest renders the "broker opinion" worthless. See exhibits and https://www.compass.com/agents/chris-sweitzer/ ;

https://www.compass.com/agents/benyamin-lalez/;
https://www.youtube.com/watch?v=Yat0SQR29TM).

Property Valuation

The assessments presented in the application markedly underestimate the value of the property.
The applicant purchased the property for $425,000 and later mortgaged it for $922,000. Any property valuation performed at the time of the mortgage must have placed it in excess of the loan. The applicant claims to have improved the property; any improvements should have increased its value. The current value of the property is accurately reflected in the recent estimate of the market value by Cook County - $1,030,710. The City's recent ADU ordinance may add further value in future.

Balance Sheet

The income from the property since purchase is not accurately represented in the application. There is no reported income between the purchase in 1996 and 2008, despite the fact that the property was rented to a number of tenants during that period. The tax documents presented do not cover 2019, when the house was rented for $6000 per month, to a family whose house is undergoing repair, from June through October.

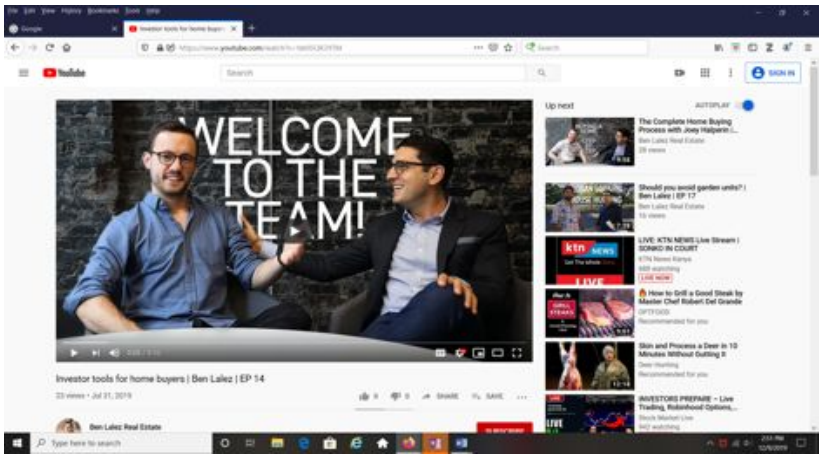
The business practices of the applicant must be considered when evaluating the losses shown on the 2017 and 2018 tax returns. Without the payments due for the $922,000 mortgage, a clear profit would have been seen in these years. In addition, the rental income would have been greater in 2018 if the applicant had not sought to substantially raise the rent on the tenants who occupied the house in January through June of that year, leaving them no option but to move. The house could still be rented today for $6000 per month, if the applicant did not seek to raise the rent to $8000 after October, driving the tenants from the house.

Despite the reported losses (which have been deducted from Federal tax obligations), the claim of hardship has no merit. The applicant has spent thousands of dollars in the past month to run water and sewer lines to the barn. He has also made expenditures to plant bushes on the southeast corner of the property in an attempt to block the view of the property from the public way. See attached photographs in exhibits.

In sum, no evidence is presented in the application that the Commission's denial of a certificate of appropriateness for the illegal alterations of the barn has resulted in the denial of all reasonable use of and return from the property. The applicant must be held accountable and be required to remediate the unauthorized alterations to the barn.

Exhibits

Chris Sweitzer and Ben Lalez Youtube video.



Rick Sweitzer planting bushes to obscure view of 2404 Ridge Avenue

City of Evanston

Carlos Ruiz <cruiz@cityofevanston.org>

Fwd: continuance of HPC economic hardship hearing; 2404 Ridge Rd. Ev.

1 message

Rick Sweitzer <rick@nwpassage.com> Tue, Feb 11, 2020 at 4:56 PM
To: "Mangum, Scott" <smangum@cityofevanston.org>, Carlos Ruiz <cruiz@cityofevanston.org>, "Storlie, Erika" <estorlie@cityofevanston.org>, Chris Sweitzer <csweitzer8@gmail.com>, Hugh DuBose <hdubose@cityofevanston.org>

Hearing nothing from anybody about whether you require a written request for a continuance and knowing that Scott is making up the rules to some extent with this novel request for the HPC, I submit the request in writing.

Someone there, please acknowledge and put in the packet for tonight. thank you.

---------- Forwarded message ---------
From: **Rick Sweitzer** <rick@nwpassage.com>
Date: Tue, Feb 11, 2020 at 4:24 PM
Subject: continuance of HPC economic hardship hearing; 2404 Ridge Rd. Ev.
To: Rick Sweitzer <rick@nwpassage.com>

To whom it may concern,

We request that the hearing on our economic hardship to alter the existing ext. building to conform with the HPC permitted COA be continued to such time as the full city imposed boundaries and objections are fulfilled and mandated.

The real hardship will not be fully known until such time as the city advises that the Barn may be a licensed ADU per the official ordinance (which at this present time, they say they will not) and whether the permitted, built and inspected deck construction on the W side of the Barn will need to be removed by city mandate.
These issues are all related to the final completion and occupancy of the barn for rental purposes, which may finally alleviate some of the economic hardship and pain endured for 24 years.

We are actively requesting the city to move forward on these issues, but they are silent on the subjects and mostly recalcitrant.

This continuance will likely push the entire matter into the daylight for a reasonable resolve.

thank you.

--
Rick Sweitzer
PoS MoE PoA DW

The Northwest Passage
and Polar Explorers
+1-847-256-4409
skype: ricksweitzer

--
Rick Sweitzer
PoS MoE PoA DW

The Northwest Passage
and Polar Explorers
+1-847-256-4409
skype: ricksweitzer

Affidavit of RICK SWEITZER

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, RICK SWEITZER, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Illinois. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.

2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.

3. I certify, under penalty of perjury, that all of the information and any documents included are provided and authorized by me. I have reviewed the information contained herein, and all of the information that is submitted is true, correct, and complete, to the best of my knowledge.

Under penalties as provided by Illinois law, the undersigned certifies that the statements set forth in this instrument are true and correct.

Executed this 13 day of November, 2019.

Rick Sweitzer
RICK SWEITZER

NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 13th day of November, 2019 by RICK SWEITZER, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Tracy E. Anderson
Notary Public

TRACY E ANDERSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 23, 2023

Notary Public
Title (and Rank)

My commission expires 04/23/2023

EVANSTON PRESERVATION COMMISSION

CERTIFICATE OF ECONOMIC HARDSHIP APPLICATION

PART ONE

1. *Street* address of subject property: 2404 Ridge Ave

2. Parcel's Identification Number (lot of record): 17-07-108-004-0000

3. Applicant/Property Owner's name(s): Rick Sweitzer

   Mailing Address: Number 1130 Street Name Greenleaf

   City Wilmette Zip Code: 60091

   Phone Number: 847-828-8388 Email: rick@nwpassage.com

4. Applicant's interest in subject property (owner, contract purchaser, etc.) if any:
   Owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes ☒ No ☐

7. Is the property in a Historic District? Yes ☐, No ☒ Suburban Apartment Building ☐

8. If Yes: National Register District ☐ Local District ☐

   Lakeshore ☐ Ridge ☐ Northeast Evanston ☐

   Oakton☐ WCTU ☐

9. Legal description of the subject property:
   THE SOUTH 8 RODS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4 LYING WEST OF RIDGE AVENUE IN SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.5 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS)

   LAND TOTAL AREA: 29,156 SQ. FT = .669 ACRE.

   COMMONLY KNOWN AS: 2404 RIDGE AVENUE, EVANSTON, ILLINOIS

10. Submit a copy of any letters denying the request or proposal from which you wish to file for a certificate of economic hardship.

PART TWO

This section follows the provisions contained in City Code, Title 2, Chapter 8, Section 2-8-10 (C) (D) and (E).

NOTE: Submit with the application of economic hardship the applicable items listed in (C) 1-5 below.

(C) *Consideration of Evidence.* In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

1. Any opinions from a licensed structural engineer or licensed architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.
2. Any estimates prepared by a licensed architect or licensed structural engineer, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.
3. Any estimates prepared by a realtor licensed by the State or an appraiser certified by the State of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.
4. For applications for Certificate of Economic Hardships proposing demolition, any estimates, prepared by licensed architects, real estate consultants and appraisers or other real estate professionals licensed or certified by the State and experienced in rehabilitation, as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.
5. Any and all applicable zoning provisions and incentives.

(D) *Information to be Supplied by Applicant.* The applicant shall submit by affidavit the following information:

1. The assessed value of the property, structure, site or object for the two (2) most recent assessments.
2. Real property taxes for the previous three (3) years.
3. The amount paid for the property, structure, site or object by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.
4. The current balance of any mortgages or any other financing secured by the property, structure, site or object, and the annual debt service, if any, for the previous three (3) years.
5. All appraisals obtained within the previous three (3) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, structure, site or object.
6. All listings of the property, structure, site or object for sale or rent, price asked and offers received, if any, within the previous four (4) years.
7. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alterative use.

8. For income producing property or structures, itemized income and expense statements from the property or structures for the previous three (3) years.
9. For other non-residential properties, itemized income and expense statements, as well as grants, endowments, and other assets or funding sources.
10. Estimates, prepared by general contractors licensed by the City or licensed architects, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness.
11. Form of ownership or operation of the property, structure, site or object whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
12. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in Subsection 2-8-10(B).
13. Where applicable, the information, evidence or documentation requested by the Commission or provided by the applicant shall bear the imprint of the professional seal of the individual preparing such information, evidence or documentation.

(E) *Failure by Applicant to Submit Requested Information.* In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

I (We) certify that all of the above statements are true to the best of my (our) knowledge and belief. **(If there are joint applicants, all must sign the application)**

Name of Applicant(print)	Signature	Date
Rick Sweitzer	Rick Sweitzer	11/12/2019 | 10:25:43 AM
Name of Applicant (print)	Signature	Date
Chris Sweitzer	Chris Sweitzer	11/12/2019 | 12:25:18 PM
Name of Applicant (print)	Signature	Date

IMPORTANT REMINDER: Any applicant, following a final decision of the Commission or the Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, submit an application for a certificate of economic hardship. Submit the completed application to *the Community Development Department, Planning and Zoning Division, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8675; Attn: Scott Mangum, Planning and Zoning Manager or email to: smangum@cityofevanston.org*

PART 1: #10

DRAFT

Tuesday, August 6, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

MINUTES (EXCERPT)

Members Present:	Robert Bady, Elliott Dudnik, Ken Itle, Suzi Reinhold, Mark Simon, Aleca Sullivan, and Karl Vogel
Members Absent:	Julie Hacker, Sally Riessen Hunt, Jamie Morris, and Tim Schmitt
Staff Present:	Scott Mangum, Planning & Zoning Manager Hugh DuBose, Assistant City Attorney Carlos Ruiz, Preservation Coordinator
Presiding Member:	Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:10 pm with a quorum of seven Commissioners present. Commissioner Vogel arrived at 7:15

2. OLD BUSINESS

A. **2404 Ridge Ave. (L)** – Chris Sweitzer, applicant. Post approval alterations: 1) North Side of Barn: Existing conditions, no changes or alterations. 2) East Side of Barn: far left door replacement was in approved plans but not completed. Approved plans include addition of six skylights. Three skylights were removed from West side of Barn for symmetry and balance and added to East side of barn. Thus, there are three less skylights existing than in original plans. No other changes. 3) South Side of Barn: one less window was installed and is existing than in original plans. Existing window larger than originally approved plans. 4) West Side of Barn: 3 skylights were removed and added to East Side of barn for symmetry and balance. Second floor no change, all windows existing as original plans. First floor minor changes to window positions and added window to left of exit door. Applicable standards [Alteration: 1-10] (Continued from 6/11/2019 and 7/9/2019)

Chair Simon said the current Commission does not have any authority to review modifications approved 20 years ago by the then Commission. However, it has come to light that there are modifications made which were not part of the approval.

Rick Sweitzer, owner, presented the application for post approval of exterior alterations to the barn at 2404 Ridge Avenue. For the last 23 years he restored the historic buildings.

In 2019 they presented to the City a three lot subdivision, when it was determined it would require a zoning variation, they submitted a two lot subdivision, which is zoning compliant with the non-conformities of the barn.

In regard to the alterations to the barn, they have maintained that requiring another COA was unreasonable, based on the statute of limitations, the doctrine of res judicata, double jeopardy and administrative approval. However, they agreed to proceed with the COA application as follows:

- East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation).
- West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows.
- North elevation – No changes or alterations.
- South elevation – One less window installed on west half of first floor – existing window larger than original plans, a larger window not installed.

Commission's Discussion:

Commissioner Itle talked about the timeline, COA application originally presented to the Commission in 1997; in 2000 the permit was renewed for the same design as 1997, then he asked when the construction went forward, in 2000? R. Sweitzer said the construction had already begun and it was on going. They renewed the COA in 2000, because it had expired. Commissioner Dudnik said the COA had expired, and it had to be renewed in 2000, what happened over the next 19 years? Carlos Ruiz answered that the only time he renewed the COA was in 2000 with the same plans that the Commission had approved in 1997. R. Sweitzer said that the work that is continuing to this date is interior only.

Public Comment:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.

- Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible from the public way, and the subsequent changes to the barn should be reverted to what was approved in 1997.

Commission's Findings:

Commissioners Dudnik and Itle asked what recourse does the City have when somebody did not build what had been approved. Hugh DuBose said that not building to the COA is an ordinance violation in itself. However, the Commission does not have any kinds of adjudicative powers, such as issuing fines. For tonight's meeting, the basic question is whether to approve the amendment to the COA or not.

Commissioner Itle noted that in the 1997 minutes the skylights were a big point of contention, and the fact that one of the major changes was to shift the skylights around to the opposite side, a critical point, that the skylights be on the one back side. To make that kind of a change, without even asking the question, seems very difficult to accept after the fact.

Commissioner Dudnik said the Commission did not get any explanation for any of the changes. The applicant needed to explain any of these substantive changes, not just the three skylights. R. Sweitzer said that they were working regularly with the Preservation Coordinator (Carlos Ruiz) and with the City inspectors and the zoning staff. Once the permit was issued (with the inspectors), he does not recall what was discussed with C. Ruiz if there was approval given administratively, he could not tell if one happened in 2001 or 2002. He does not recall the discussion he had with the City about each alteration, but it was a matter of discussion regularly.

Chair Simon asked about the skylights being visible from the public way. R. Sweitzer said the skylights are little visible from the public way. Commissioner Sullivan noted that on the west façade, the wider windows, from the original minutes, were not approved. Commissioner Reinhold asked if the Commission does not approve the alterations, what will happen. C. Ruiz said the applicant has the option to appeal such decision to the City Council or modify the changes to the 1997-2000 plans. Commissioner Dudnik asked what was approved in 2000 versus 1997. C. Ruiz said the 1997 documents are the same drawings that he approved in 2000.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 10:05 pm, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully Submitted:

Carlos D. Ruiz
Preservation Coordinator

Next Meeting: TUESDAY, September 10, 2019 at 7:00 P.M. (Subject to change)

PART 1: #10 (CONTINUED)

Community Development Department
Planning and Zoning Division
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8675
smangum@cityofevanston.org

August 13, 2019

Rick Sweitzer
1130 Greenleaf Avenue
Wilmette, IL 60091
Via U.S. Mail and E-mail

RE: 2404 Ridge Ave. - Preservation Commission decision on application for a certificate of appropriateness for exterior alterations to the barn structure post 1997 and 2000 approvals.

Dear Mr. Sweitzer:

On August 6, 2019 the Preservation Commission reviewed your application for a Certificate of Appropriateness (COA) for post approval alterations to the barn at 2404 Ridge Avenue, a designated Evanston landmark, as follows: 1) East elevation – 3 skylights on east elevation (approved plans did not include skylights on the east elevation). 2) West elevation – 3 skylights (approved plans included 6 skylights); first floor – one window added to north of door (approved plans added window south of door) and two double unit windows added to reflect second floor double windows. 3) North elevation – No changes or alterations. 4) South elevation – One less window installed on west half of first floor – existing window larger than original plans, a larger window not installed.

The Commission also heard comments about the post approval alterations from members of the public who spoke in opposition to the alterations to the barn, including:

- Mr. DeStefano, architect and resident said the west windows were not added by the previous owner, that the barn no longer looks like a barn. The value of the property is the homestead on top of Ridge with farm/park below.

- Peter Miller, was concerned with the skylights (3 facing east and 3 facing west), which are visible, and the subsequent changes to the barn should be reverted to what was approved.

During discussion of the application, Commissioners expressed concerns about the post approval alterations including adding three additional skylights on the western side of the barn that are visible from the public way. The Commission noted that the placement of the skylights were an important point of discussion in granting your previous COA, as reflected in the October 21, 1997 Preservation Commission minutes.

Commissioners also expressed concern that you were unable to offer any explanation for why the building was not built to specifications of the approved plans.

City staff (Carlos Ruiz) noted that the Commission approved the Certificate of Appropriateness (COA) for exterior alterations on October 21, 1997 and that he re-issued the COA in 2000 for the same elevation drawings.

Commissioner Elliott Dudnik made a motion to issue a COA for 2404 Ridge Avenue for the post approval alterations to the original 1997 approved project, including changes to the location of three of the skylights, not relocating one of the doors, changes to windows on the south side, including size of the windows, and some other changes that are all to windows and window positions, in accordance with applicable standards 1-10 for alteration (per Section 2-8-9 (A)(1)-(10)), seconded by Commissioner Ken Itle. The motion failed. Vote: 1 aye (Simon), 6 nays (Bady, Dudnik, Itle, Reinhold, Sullivan and Vogel).

Per Section 2-8-8 (G) of the City Code you as the applicant, following the denial of a certificate of appropriateness, may, within thirty (30) days of the denial apply for appeal to the City Council (instead of the Planning and Development Committee because it is not composed of the nine (9) sitting Council members).

Alternately, based on the Commission's decision you could apply for a COA to return the barn back to the exterior alterations as the Commission approved in 1997 and re-issued by City staff in 2000. Staff could approve this COA application as long as it matches the 1997/2000 approvals.

If you decide to appeal the denial of the certificate of appropriateness you must submit your appeal application to this office by no later than September 5, 2019 (application for appeal is enclosed).

Failure to return the barn to the 1997 approved alterations and re-issued in 2000 or apply for an appeal within the specified time (by September 5, 2019), you will be subject to the Penalties in Section 2-8-15.

For your information I have enclosed Section 2-8-8 - Certificate of Appropriateness, Section 2-8-9 (A)(1)-(10) - Standards for Review of Applications for Certificates of Appropriateness, Section 2-8-15 - Penalties, and the draft August 6, 2019 meeting notes.

Please contact this office if you have any questions.

Sincerely,

Scott Mangum

Planning and Zoning Manager

PART TWO (C): #1-2

CORDOGAN CLARK

ARCHITECTS • PLANNING • INTERIOR DESIGN • ENGINEERS • CONSTRUCTION MANAGEMENT

Re: 2404 Ridge Avenue
Evanston, Illinois

To whom it may concern,

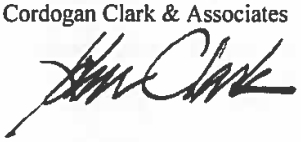
I was the architect of record for the work completed at 2404 Ridge Avenue, Evanston, since the purchase of the property in 1996. I have extensive understanding of rehabilitation, renovation, and restoration of historical landmark properties, including a number of buildings on the National Register. I worked with the owner to provide renderings and plans for the permit and approved work completed on the barn between 1996 and the present. When the property was purchased, the barn was in substantial decay, requiring the owner to prepare a renovation plan that would restore and rehabilitate the structure, from the dirt floor up. The plans included 6 skylights and several additional windows and doors to be installed or restored. The cost of this work that was completed was substantial and included many hours spent working with the City to get these plans through the various channels and approvals. The work was performed long ago (more than two decades ago), substantially completed, bringing the barn into a sound and habitable condition. (Prior to this, work was done to repair the farmhouse, which also had some serious structural issues, owing to its age.)

It is my opinion that in order to comply with the City's recent request to revert these changes made 20+ years ago, for which a permit was obtained and for which the work was reviewed by an Evanston building inspector, the cost would be considerable. The value to the city of these changes is highly questionable: Especially considering the very minor differences that would result from these changes. That it has taken 20 years for anyone to raise this issue to highlights their insignificance. (In fact, since the view of the barn is obscured from most views, these issues were only raised by a careful study of drawings two decades after construction.) Costs for reverting the work to pre-1996 condition would include newly created architectural plans, engineers and contractors' costs, and any administrative costs required by the City in order to complete this work. Evanston should also credit the time spent on the original drawings, for which a permit was issued; as well as the construction work itself, which was inspected, since it appears that the permit, for which the owner was charged was valueless. The removal and relocation of the skylights, as requested, will require the owner to reconstruct portions of the roof. The removal of windows on the façade will require the owner to purchase and install new windows and siding. These costs, in addition to the costs initially incurred, would be significant.

The owner has maintained this structure to high standards, at his own volition, with the goal of maintaining as many of its original features as possible since purchasing and renovating it 20+ years ago. The work that was done repositioned the barn for a new generation of use and gave it new life. Requiring removal of work that has gone unnoticed for twenty years seems incredible, and of questionable value to anyone.

Yours sincerely,

Cordogan Clark & Associates



John W. Clark, AIA, Principal

716 NORTH WELLS STREET, CHICAGO, ILLINOIS 60654 • TEL 312.943.7300 • FAX 312.943.4771

Cost Breakdown (not accounting inflation per the US Bureau of Labor Statistics[1]):

Initial project cost: $180,000

Proposed alteration cost (2019): $72,650

Total project cost estimate: $252,650

Cost Breakdown (accounting inflation per the US Bureau of Labor Statistics[1]):

Initial project cost: $299,330.44

Proposed alteration cost (2019): $72,650

Total project cost estimate: $371,980.44

Sources:

[1] https://data.bls.gov/cgi-bin/cpicalc.pl

PART TWO (C): #3

MLS #: 10511741

2404 Ridge Avenue Barn

Evanston

Broker Opinion of Value

- **SCOPE OF WORK:**
- Removal / relocation of 3 skylights from East Elevation to West Elevation
- Removal / relocation / re-installation of 3 windows on West Elevation
- Removal / relocation of 2 skylights on South Elevation
- Removal / installation of 2 windows on South Elevation
- No proposed interior work within Barn

Pursuant to request to provide estimates for the valuation of the 2404 Ridge Ave, Evanston barn, I have concluded the following. The proposed work includes removal/ relocation of 3 skylights from the East elevation to the West elevation, removal / relocation & re-installation of three existing windows on the West elevation, removal / relocation of 2 skylights on south elevation, and installation of two new windows on the South elevation. All work proposed is exterior work with relocation and removal of several key features of the existing barn. It is my opinion that this work would add zero value, and potentially decrease the value of the structure as it exists. The interior has yet to be completed and thus, a majority of the property's value lies in the location, land, and existing single family home. The completion of these proposed renovations would provide the structure with reduced natural light inside. It would make the strucutre less symettrically appealing when viewing from the exterior. Ultimately, based on cost estimates to complete these renovations, it is my opinion that these costs would exceed the existing value of the strucutre.

Ben Lalez

Compass
1643 N Milwaukee Ave
Chicago, IL 60647
Office:(773) 466-7150|Direct:(847) 452-9675|Home:(847) 452-9675
ben.lalez@compass.com

Languages Spoken: Hebrew,Persian

Compass

List office: Compass (773) 466-7150

PART TWO (D): #1 - #2

Property Data | Exemption History | Appeal History | Certificate of Error

Appeal History

New Rules For Appeals

This PIN: 11-07-108-004-0000 is not open for appeals at this time because the town is closed.

Instructions for on-line appeal filing

In order the complete your on-line residential appeal filing, you must select a reason for the appeal (on this page, below) and provide an email address before clicking the Finish button (on the next page).

Appeal History

2019 Assessment Appeal Information

Tax Year:	2019
Appeal Number:	6006364
Attorney/Tax Representative:	RICHARD SWEITZER
Applicant:	RICHARD SWEITZER
Status:	Appeal Review Complete
Status Date:	
Prior Value:	65,500
Current Value:	103,071
Result:	**Assessed Value Adjusted** This result is based on consideration of submitted appraisal and also an analysis of comparable properties.

1) Initial Result:		0
2) Re-Review:	Assessed Value Not Adjusted	106,728
3) Final Review:	Assessed Value Adjusted	103,071

Permanent Index Number	Class	Property Location	Result	2018 Board Final	2019 Proposed	2019 Assessor Final
11-07-108-004-0000	2-06	2404 RIDGE AVE	**Assessed Value Adjusted** This result is based on consideration of submitted appraisal and also an analysis of comparable properties.	65,500	106,728	103,071

2018 Assessment Appeal Information

Tax Year:	2018
Appeal Number:	6005432
Attorney/Tax Representative:	RICHARD SWEITZER
Applicant:	RICHARD SWEITZER
Status:	Appeal Review Complete
Status Date:	
Prior Value:	65,500
Current Value:	65,500
Result:	The result of a market analysis of your property as well as an analysis of comparable properties.

1) Initial Result:		0
2) Re-Review:		0
3) Final Review:	Assessed Value Not Adjusted	65,500

Permanent Index Number	Class	Property Location	Result	2017 Board Final	2018 Proposed	2018 Assessor Final
11-07-108-004-0000	2-06	2404 RIDGE AVE	The result of a market analysis of your property as well as an analysis of comparable properties.	65,500	65,500	65,500

2017 Assessment Appeal Information

Tax Year:	2017
Appeal Number:	6009743
Attorney/Tax Representative:	RICHARD SWEITZER

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2019 Tax Year Property Information

PIN:	11-07-108-004-0000
***Property Location:**	2404 RIDGE AVE 1/2
City:	EVANSTON
Township:	Evanston
Property Classification:	206
Square Footage (Land):	28,776
Neighborhood:	41
Taxcode:	17002

Assessed Valuation

	2019 Assessor Certified	2018 Board of Review Certified
Land Assessed Value	47,480	40,286
Building Assessed Value	55,591	25,214
Total Assessed Value	103,071	65,500

Property Characteristics

Estimated 2019 Market Value	$1,030,710
Estimated 2018 Market Value	$655,000
Description	Two or more story residence, over 62 years, 2,201 to 4,999 sq.ft.
Residence Type	Two Story
Use	Single Family
Apartments	0
Exterior Construction	Frame
Full Baths	2
Half Baths	1
Basement[1]	Partial and Unfinished
Attic	None
Central Air	Yes
Number of Fireplaces	1
Garage Size/Type[2]	2 car detached
Age	151
Building Square Footage	2,430
Assessment Pass	Assessor Certified

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

TOTAL PAYMENT DUE

~~$10,320.06~~

By 03/01/17 (on time)

2015 $10,211.12

2016 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2016	(2017)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	03/02/17-04/01/17	04/02/17-05/01/17	05/02/17-06/01/17	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$10,474.86	$10,629.66	$10,784.46	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$20,333	$2,622,394	-$13,094	100.50%
Metro Water Reclamation Dist of Chicago	$3,259,161,000	$2,571,741,000	$1,084,617,000	57.83%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$63,980,267	$2,951,250	$2,951,250	00.00%
Evanston Township High School Dist 202	$29,802,230	$74,723,088	$5,825,031	92.20%
Evanston/Skokie School District 65	$80,455,406	$69,819,294	$1,273,876	98.18%
City of Evanston	$231,484,914	$580,411,727	$201,283,343	65.32%
Cook County Forest Preserve District	$236,229,757	$507,056,753	$314,734,383	37.93%
County of Cook	$6,178,261,060	$23,926,050,483	$14,857,651,703	37.90%
Total	$10,079,194,967	$27,735,375,989	$16,468,323,292	

Pd 3/1/17 Rick AmEx 21002
$10,320.06 + $216.72
$10,536.78 conf 285532

RECEIVED 3/3/17

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IMPORTANT MESSAGES

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TAX CALCULATOR

2015 TOTAL TAX		18,763.75
2016 ESTIMATE	X	55%
2016 1st INSTALLMENT	=	10,320.06

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$10,598.66

By 08/01/17 (on time)

2016 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2016	(2017)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	08/02/17-09/01/17	09/02/17-10/01/17	10/02/17-11/01/17	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW
	$10,757.64	$10,916.62	$11,075.60	

TAXING DISTRICT BREAKDOWN

Taxing District	2016 Tax	2016 Rate	2016 %	Pension	2015 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	22.99	0.010	0.11%		22.22
Metro Water Reclamation Dist of Chicago	933.30	0.406	4.46%	105.74	788.69
Lighthouse Park District of Evanston	165.51	0.072	0.79%		161.07
Miscellaneous Taxes Total	1,121.80	0.488	5.36%		971.98
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	531.01	0.231	2.54%		501.72
Evanston Township High School Dist 202	5,360.71	2.332	25.63%	232.17	5,169.05
Evanston/Skokie School District 65	8,450.24	3.676	40.40%	264.35	7,053.76
School Taxes Total	14,341.96	6.239	68.57%		12,724.53
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	80.46	0.035	0.38%		70.35
Evanston Library Fund	554.00	0.241	2.65%		522.09
City of Evanston	3,450.44	1.501	16.49%	1,795.33	3,262.13
Municipality/Township Taxes Total	4,084.90	1.777	19.52%		3,854.57
COOK COUNTY TAXES					
Cook County Forest Preserve District	144.82	0.063	0.69%	4.59	127.75
Consolidated Elections	0.00	0.000	0.00%		62.95
County of Cook	726.41	0.316	3.47%	227.57	535.05
Cook County Public Safety	298.84	0.130	1.43%		272.15
Cook County Health Facilities	199.99	0.087	0.96%		214.76
Cook County Taxes Total	1,370.06	0.596	6.55%		1,212.66
(Do not pay these totals)	20,918.72	9.100	100.00%		18,763.74

Pd 8/1/17 - Heavy Blue 122757 Free $10,821.23
Conf# 69959508

TAX CALCULATOR

2015 Assessed Value	69,379
2016 Property Value	820,050
2016 Assessment Level	X 10%
2016 Assessed Value	82,005
2016 State Equalizer X	2.8032
2016 Equalized Assessed Value (EAV)	229,876
2016 Local Tax Rate X	9.100%
2016 Total Tax Before Exemptions	20,918.72

2016 Total Tax Before Exemptions	20,918.72
Homeowner's Exemption	.00
Senior Citizen Exemption	.00
Senior Freeze Exemption	.00
2016 Total Tax After Exemptions	20,918.72
First Installment	10,320.06
Second Installment +	10,598.66
Total 2016 Tax (Payable in 2017)	20,918.72

IMPORTANT MESSAGES

- Thank you for your first installment payment of: $10,320.06 on 03-01-17

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$11,505.30

By 03/01/18 (on time)

2017 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2017	(2018)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	03/02/18-04/01/18	04/02/18-05/01/18	05/02/18-06/01/18	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$11,677.88	$11,850.46	$12,023.04	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$83,539	$2,779,945	-$29,181	101.05%
Metro Water Reclamation Dist of Chicago	$3,426,792,000	$2,646,412,000	$1,210,430,000	54.26%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$57,735,342	$1,752,500	$1,752,500	00.00%
Evanston Township High School Dist 202	$18,270,777	$707,177	$0	100.00%
Evanston/Skokie School District 65	$62,434,619	$72,453,440	$6,545,298	90.97%
City of Evanston	$232,462,220	$626,794,421	$238,803,748	61.90%
Cook County Forest Preserve District	$225,068,359	$483,567,655	$292,365,257	39.54%
County of Cook	$6,147,298,640	$26,097,192,397	$17,454,148,122	33.12%
Total	$10,170,143,496	$29,931,659,535	$19,204,015,744	

RECEIVED 1/22/18

P.C. 2/28/18 A_Ex 4/15/08

Ref # 7629357

$11,505.30
+ 241.61 fee
$11746.91

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IMPORTANT MESSAGES

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20,918.73

TAX CALCULATOR

2016 TOTAL TAX		20,918.73
2017 ESTIMATE	X	55%
2017 1st INSTALLMENT	=	11,505.30

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SMEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$6,115.08

By 08/01/18 (on time)

2017 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2017	(2018)	EVANSTON	2-06

2404 Ridge

IF PAYING LATE, PLEASE PAY	08/02/18-09/01/18	09/02/18-10/01/18	10/02/18-11/01/18	LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW
	$6,206.81	$6,298.54	$6,390.27	

TAXING DISTRICT BREAKDOWN

Taxing District	2017 Tax	2017 Rate	2017 %	Pension	2016 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.41	0.010	0.11%		22.99
Metro Water Reclamation Dist of Chicago	780.11	0.402	4.43%	95.08	933.30
Lighthouse Park District of Evanston	143.60	0.074	0.81%		165.51
Miscellaneous Taxes Total	943.12	0.486	5.35%		1,121.80
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	450.21	0.232	2.56%		531.01
Evanston Township High School Dist 202	4,519.59	2.329	25.65%	197.93	5,360.71
Evanston/Skokie School District 65	7,127.71	3.673	40.45%	227.04	8,450.24
School Taxes Total	12,097.51	6.234	68.66%		14,341.96
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	65.98	0.034	0.37%		80.48
Evanston Library Fund	479.32	0.247	2.72%		554.00
City of Evanston	2,891.45	1.490	16.41%	1,494.23	3,450.44
Municipality/Township Taxes Total	3,436.75	1.771	19.50%		4,084.90
COOK COUNTY TAXES					
Cook County Forest Preserve District	120.32	0.062	0.68%	3.88	144.82
Consolidated Elections	60.16	0.031	0.34%		0.00
County of Cook	634.57	0.327	3.61%	213.46	726.41
Cook County Public Safety	211.52	0.109	1.20%		298.84
Cook County Health Facilities	116.43	0.060	0.66%		199.99
Cook County Taxes Total	1,143.00	0.589	6.49%		1,370.06
(Do not pay these totals)	17,620.38	9.080	100.00%		20,918.72

+$128.42

~~$6243.50~~ $6243.50

PI 7/31/18 and #8130839

AE 4/1/08

To update name and/or mailing address, check the box on the front of this coupon and complete this form

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify to the Office of the Cook County Treasurer that I am an owner, or an agent of an owner, of the property that is the subject of this tax bill

NAME (Do not exceed the spaces on this form.)

MAILING ADDRESS (Include Unit Number, if needed.)

CITY

STATE ZIP + 4

PHONE (Include area code.)

MAIL

Signature of Applicant Date

Printed Name of Applicant

VALID ONLY IF NOTARIZED – IF SUBMITTED BY MAIL

Signature of Notary

Notary: State of County of

My Commission Expires

https://paymentsolutions.lexisnexis.com/pc/pages/printerFriendlyReceipt_V2.xhtml 1/2

TOTAL PAYMENT DUE

$0.00

By 03/01/19 (on time)

2018 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2018	(2019)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	03/02/19-04/01/19	04/02/19-05/01/19	05/02/19-06/01/19	LATE INTEREST IS 1.5% PE MONTH, BY STATE LAW
	$0.00	$0.00	$0.00	

TAXING DISTRICT BREAKDOWN

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension an Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	$83,539	$2,779,945	-$29,181	101.05%
Metro Water Reclamation Dist of Chicago	$3,475,872,000	$2,740,910,000	$1,193,113,000	56.47%
Lighthouse Park District of Evanston	$0	$0	$0	00.00%
Oakton College Dist Skokie Des Plaines	$98,644,511	$41,985,235	$36,103,892	14.01%
Evanston Township High School Dist 202	$20,661,913	$859,238	$0	100.00%
Evanston/Skokie School District 65	$58,794,791	$76,735,831	$6,729,154	91.23%
City of Evanston	$223,867,203	$657,246,337	$237,646,777	63.84%
Cook County Forest Preserve District	$193,646,842	$457,040,680	$246,669,734	46.03%
County of Cook	$6,468,096,809	$25,197,996,698	$16,082,338,828	36.18%
Total	$10,539,467,608	$29,175,553,964	$17,802,572,204	

RECEIVED 2/11/19

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card today

TAX CALCULATOR

2017 TOTAL TAX		17,620.38
2018 ESTIMATE	X	55%
2018 1st INSTALLMENT	=	9,691.21

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES

- Pay this bill at cookcountytreasurer.com.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

$8,406.62

By 08/01/19 (on time)

2404 Ridge

2018 Second Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2018	(2019)	EVANSTON	2-06

IF PAYING LATE, PLEASE PAY	08/02/19-09/01/19	09/02/19-10/01/19	10/02/19-11/01/19
	$8,532.72	$8,658.82	$8,784.92

LATE INTEREST IS 1.5% PEI MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.07	0.010	0.11%		19.41
Metro Water Reclamation Dist of Chicago	755.03	0.396	4.17%	85.79	780.11
Lighthouse Park District of Evanston	152.53	0.080	0.84%		143.60
Miscellaneous Taxes Total	926.63	0.486	5.12%		943.12
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	469.03	0.246	2.59%		450.21
Evanston Township High School Dist 202	4,694.15	2.462	25.94%	207.82	4,519.59
Evanston/Skokie School District 65	7,418.74	3.891	40.99%	280.27	7,127.71
School Taxes Total	12,581.92	6.599	69.52%		12,097.51
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	64.83	0.034	0.36%		65.98
Evanston Library Fund	484.29	0.254	2.68%		479.32
City of Evanston	2,993.42	1.570	16.54%	1,405.19	2,891.45
Municipality/Township Taxes Total	3,542.54	1.858	19.58%		3,436.75
COOK COUNTY TAXES					
Cook County Forest Preserve District	114.40	0.060	0.63%	3.81	120.32
Consolidated Elections	0.00	0.000	0.00%		60.16
County of Cook	608.21	0.319	3.35%	207.82	634.57
Cook County Public Safety	234.52	0.123	1.30%		211.52
Cook County Health Facilities	89.61	0.047	0.50%		116.43
Cook County Taxes Total	1,046.74	0.549	5.78%		1,143.00
(Do not pay these totals)	18,097.83	9.492	100.00%		17,620.38

RECEIVED 7/31/19

Pd 7/29/19 Amt Pd 2450.00
$176.54 fee $8583.16
conf #94280430

TAX CALCULATOR

2017 Assessed Value	65,500
2018 Property Value	655,000
2018 Assessment Level	X 10%
2018 Assessed Value	65,500
2018 State Equalizer X	2.9109
2018 Equalized Assessed Value (EAV)	190,664
2018 Local Tax Rate X	9.492%
2018 Total Tax Before Exemptions	18,097.83

2018 Total Tax Before Exemptions	18,097.83
Homeowner's Exemption	.00
Senior Citizen Exemption	.00
Senior Freeze Exemption	.00
2018 Total Tax After Exemptions	18,097.83
First Installment	9,691.21
Second Installment +	8,406.62
Total 2018 Tax (Payable In 2019)	18,097.83

IMPORTANT MESSAGES

- Thank you for your first installment payment of: $9,691.21 on 12-31-18

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

https://paymentsolutions.lexisnexis.com/pc/pages/printerFriendlyReceipt_V2.xhtml 1/1

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #3

The property was purchased on August 22nd, 1996 for $425,000. The property was purchased from The First National Bank of Chicago, Trustee of the Barbara Rhey Sipowicz Revocable Trust Dated July 5, 1967. At the time of purchase, there was no relationship between the Rick Sweitzer (owner) and the person from whom the property was purchased.

PART TWO (D): #4

CHASE

Mail Code OH4-7099
PO BOX 182613
Columbus, OH 43218

21595 Page 1 of 2

Thank you for your payment of $5,048.50 on 10/11/2019

Statement date 10/11/2019

Payment due	Amount due
11/01/2019	See below

Payment amount due options

1: Minimum payment due	$5,048.50
2: Interest due payment	N/A
3: Full principal & interest payment	N/A
4: Full principal & interest payment (15 years)	$23,933.74

A late fee of $252.43 may apply if received after 11/16/2019

[redacted]
RICHARD SWEITZER
1130 GREENLEAF AVE
WILMETTE IL 60091-2709

Mortgage information

Account number	3017129267
Property address	2404 Ridge Ave Evanston, IL 60201
Original principal balance	$922,000.00
Unpaid principal balance	$667,281.11
Maturity date	04/2037
Interest rate (Until 12/2019)	5.75300%

Past payments breakdown

	Paid since last statement	Paid year-to-date
Principal	$1,808.99	$16,648.55
Interest	$3,239.51	$32,502.81
Total	$5,048.50	$49,151.36

Payment summary

Principal	$1,849.44
Interest	$3,199.06
Total payment due on 11/01/2019	$5,048.50

Chase MyHome Now℠

Your personalized mortgage dashboard - an in-depth view of your mortgage, your home and your neighborhood
Explore at www.chase.com/MyHomeNow

Access your account on the go

Download the Chase Mobile® app.[1] Visit www.chase.com/Mobile to find out more.

[1]Chase Mobile® app is available for select mobile devices. Enroll in Chase Online™ and download the Chase Mobile® app. There is no charge from Chase, but message and data rates may apply.

Ways to pay

Convenient and free ways to make your payment.

- Enroll in automatic payments at www.chase.com or back of statement coupon
- Make your payment at www.chase.com
- Pay by phone with our dedicated number at 1-833-PAY-CHASE (1-833-729-2427)
- Mail your payment with the coupon below

Resources

- www.chase.com/MyMortgage
- Call customer service 1-800-848-9136 (24/7 automated line)
  Monday - Friday 8 a.m. - midnight (ET)
  Saturday 8 a.m. - 8 p.m. (ET)
- Si tiene alguna pregunta o necesita ayuda para traducirla comuníquese con nosotros llamando al 1-855-360-4198 o visite www.chase.com/Stat/mxnt

0000002 1824 1910 1 Page 1 of 2 21595

Mail your payment with the coupon below

2393374 0000000 0000000 3017129267 31312 00504850 00530093 00504850 6

CHASE

Check box and fill out the reverse side if you would like to enroll in or make changes to your automatic payments ☐

RICHARD SWEITZER
Account number 3017129267
Total amount due See options above
Payment due date 11/01/2019

CHASE
PO BOX 9001871
LOUISVILLE KY 40290-1871

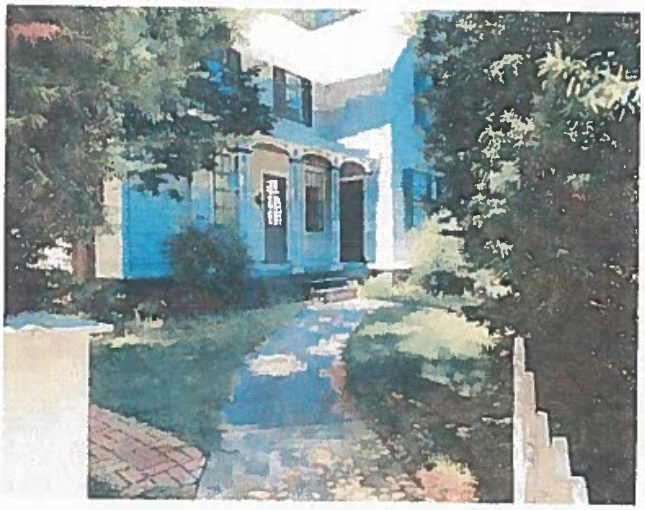
To make additional principal, escrow or fee payments, sign in to www.chase.com or detach coupon and mail with your check

Monthly payment (see options above)	$
Late charges ($0.00)	$
Fees due ($0.00)	$
Additional principal	$
Additional escrow	$
Total amount enclosed	$

⑆500005026⑆ 000301712926 7⑈

PART TWO (D): #5

APPRAISAL OF REAL PROPERTY



LOCATED AT
2404 Ridge Ave
Evanston, IL 60201
See Title Policy. Parcel Identification Number: 11-07-108-004

FOR
Sweitzer
2404 Ridge Ave
Evanston, IL 60201
See Title Policy. Parcel Identification Number: 11-07-108-004

OPINION OF VALUE
630,000

AS OF
1/1/19

BY
Peter J. Soukoulis
Soukoulis Appraisal
180 North LaSalle Street, Suite 2108
Chicago, IL 60601
312-738-4162
pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

Form GA1V - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Sweitzer			File No.	19-2404Ridge
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code	60201
Lender/Client	Sweitzer				

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RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

SUBJECT

Property Address: 2404 Ridge Ave | City: Evanston | State: IL | Zip Code: 60201
County: Cook | Legal Description: See Title Policy. Parcel Identification Number: 11-07-108-004
Assessor's Parcel #: 11-07-108-004
Tax Year: 2017 | R.E. Taxes: $ 17,620 | Special Assessments: $ 0 | Borrower (if applicable): Sweitzer
Current Owner of Record: Sweitzer | Occupant: Owner [X] Tenant [ ] Vacant [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [X] Other (describe) Single Family Resid | HOA: $ 0 per year per month
Market Area Name: Evanston | Map Reference: 16984 | Census Tract: 8093.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [ ] Market Value (as defined), or [X] other type of value (describe) Appeal of Ad Valorem Assessment
This report reflects the following value (if not Current, see comments): [ ] Current (the Inspection Date is the Effective Date) [X] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: The intended use of this report is for Ad Valorem Tax Appeal; Market Value as of 1/1/2019 for Ad Valorem Tax Appeal.

Intended User(s) (by name or type): Sweitzer and their authorized agents, Cook County Assessor
Client: Sweitzer | Address: 1130 Greenleaf Avenue Wilmette, IL
Appraiser: Peter J. Soukoulis | Address: 180 North LaSalle Street, Suite 2108, Chicago, IL 60601

MARKET AREA DESCRIPTION

Location	[X] Urban	[ ] Suburban	[ ] Rural	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use	
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%			PRICE	AGE				
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner	95	$(000)	(yrs)	One-Unit	100 %	[X] Not Likely	
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Tenant	0	137 Low	1	2-4 Unit	0 %	[ ] Likely *	[ ] In Process *
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[X] Vacant (0-5%)		4,550 High	140	Multi-Unit	0 %	* To:	
Marketing time:	[ ] Under 3 Mos.	[ ] 3-6 Mos.	[X] Over 6 Mos.	[ ] Vacant (>5%)		620 Pred.	75+	Comm'l	0 %		
									%		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject's immediate area is bounded by Lincoln Street north, Ridge Road east, Green Bay Road west and Simpson Street south in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition. General market conditions are considered stable after several years of a declining market.

Note; THE SUBJECT PROPERTY IS ON THE CORNER OF TWO HEAVILY TRAVELED STREETS, ADDITIONALLY THE TRAIN TRACKS RUN DIRECTLY ADJACENT TO THE SUBJECT. EXTERNAL OBSOLESCENCE WAS ATTRIBUTED TO THE SUBJECT AND ACCOUNTED FOR IN THE LOCATION ADJUSTMENTS OF THE GRID.

SITE DESCRIPTION

Dimensions: Per Assessor | Site Area: 28,776 (per assessor)
Zoning Classification: R | Description: Single Family Residential
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [ ] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable): $ 0
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) The highest and best use as vacant would be the construction of a single family residence to the maximum allowable by zoning.
Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Same
Summary of Highest & Best Use: I have performed the four parts of highest and best use. It was determined that the current use is the subject's highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Appears Level
Electricity	[X]	[ ]	Comed	Street	Asphalt Paved	[X]	[ ]	Size	Typical;
Gas	[X]	[ ]	Nicor	Curb/Gutter	Concrete	[X]	[ ]	Shape	Rectangular
Water	[X]	[ ]	Municipal	Sidewalk	Concrete	[X]	[ ]	Drainage	Adequate
Sanitary Sewer	[X]	[ ]	Municipal	Street Lights	Overhead	[X]	[ ]	View	Average
Storm Sewer	[X]	[ ]	Municipal	Alley	Asphlat/Gravel	[X]	[ ]		

Other site elements: [ ] Inside Lot [X] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 17031C0270J | FEMA Map Date: 8/19/2008
Site Comments: The subject site is typical for the area.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [ ] None		Heating	
# of Units	1 Acc Unit	Foundation	Concrete	Slab	None	Area Sq. Ft.	800+/-	Type	GFA
# of Stories	2	Exterior Walls	Brick/Frame/Avg	Crawl Space	None	% Finished	0	Fuel	Gas
Type [X] Det. [ ] Att.		Roof Surface	Asphalt/Avg	Basement	Full	Ceiling	N/A		
Design (Style)	2 story	Gutters & Dwnspts.	Aluminum/Avg	Sump Pump		Walls	N/A	Cooling	
[X] Existing [ ] Proposed [ ] Und Cons		Window Type	Casmnt/DH/Avg	Dampness		Floor	N/A	Central	CAC
Actual Age (Yrs.)	150	Storm/Screens	Yes/Average	Settlement	None Noted	Outside Entry	No	Other	
Effective Age (Yrs.)	35			Infestation	None Noted				

Interior Description		Appliances		Attic [ ] None		Amenities		Car Storage [ ] None	
Floors	Crpt, Hdw Tile/Avg	Refrigerator	[X]	Stairs	[X]	Fireplace(s) #	1 Woodstove(s) #	Garage # of cars	2 Tot
Walls	Drywall/Plaster/Avg	Range/Oven	[X]	Drop Stair	[ ]	Patio	N/A	Attach.	0
Trim/Finish	Wood/Paint/Average	Disposal	[X]	Scuttle	[ ]	Deck	Wood	Detach.	2
Bath Floor	Ceramic/Avg	Dishwasher	[X]	Doorway	[ ]	Porch	N/A	Bt.-In	
Bath Wainscot	Cer. Tile/Avg	Fan/Hood	[X]	Floor	[ ]	Fence	N/A	Carport	
Doors	Wood/Avg	Microwave	[X]	Heated	[ ]	Pool	N/A	Driveway	
		Washer/Dryer	[X]	Finished	[ ]			Surface	Concrete

Finished area above grade contains: 9 Rooms | 3 Bedrooms | 2.5 Bath(s) | 2,430 Square Feet of Gross Living Area Above Grade
Additional features: 50 gallon hot water heater, gas forced air heat and central air conditioning, 100 amp electric. 2 car detached garage.
Describe the condition of the property (including physical, functional and external obsolescence): No Physical, Functional or external problems were observed during inspection. The subject is a vintage residence with minimal updates in the last 25 years.

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RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

TRANSFER HISTORY

My research did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal

Data Source(s): NIMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and or any current agreement of sale/listing: All prior transfers for the subject and comparables are included above in the last 36 months. There have been no other transfers or attempts to market to the knowledge of the appraiser in the last 36 months, other than those listed above.
Date: No 36 month sales history	
Price: 0	
Source(s): NIMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	2404 Ridge Ave Evanston, IL 60201	2519 Ridge Ave Evanston, IL 60201	2442 Sherman Ave Evanston, IL 60201	1519 Colfax St Evanston, IL 60201
Proximity to Subject		0.17 miles NE	0.20 miles NE	0.41 miles W
Sale Price	$	$ 494,000	$ 503,000	$ 700,000
Sale Price/GLA	$ sq.ft.	$ 237.84 /sq.ft.	$ 211.17 /sq.ft.	$ 234.11 /sq.ft.
Data Source(s)	Inspection	NIMLS, Broker	NIMLS,Broker	NIMLS, Broker
Verification Source(s)	NIMLS, Tax	CCRD Transfer Records	CCRD Transfer Records	CCRD Transfer Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjust	DESCRIPTION +(-) $ Adjust	DESCRIPTION +(-) $ Adjust
Sales or Financing	N/A	None Noted	None Noted	None Noted
Concessions	N/A	11-07-104-001	11-07-108-012	10-12-402-015
Date of Sale/Time	N/A	5/31/18	10/2/17	8/24/17
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Busy Street/Train	Busy Street	Residential Street -25,150	Residential Street -35,000
Site	28,775 (per assessor)	4,954(per assess) +100,000	4,500(per assess) +100,000	10,000(per assess) +50,000
View	Average	Average	Average	Average
Design (Style)	2 story	2 story	2 story	2 story
Quality of Construction	Brick/Frame	Stucco Veneer	Brick	Brick/Frame
Age	150	99	97	94
Condition	Average	Average	Average	Average
Above Grade Room Count	Total 9 Bdrms 3 Baths 2.5	Total 7 Bdrms 3 Baths 1.5 +10,000	Total 10 Bdrms 4 Baths 3 -5,000	Total 9 Bdrms 3 Baths 2.5
Gross Living Area	2,430 sq.ft.	2,077 sq.ft. +12,600	2,382 sq.ft.	2,990 sq.ft.
Basement & Finished	Full, No Finish	Full, No Finish	Full, No Finish	Full, No Finish
Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/CAC	GFA/CAC	Radiant/None +5,000	GFA/CAC
Energy Efficient Items	Minimal	Minimal	Minimal	Minimal
Garage/Carport	2 car garage	1 car garage +2,500	1 car garage +2,500	2 car garage
Porch,Patio,Deck	Porch	Patio/Porch	Patio/Porch	Patio/Porch
Fireplace	One	One	One	One
Adjusted PPF		$299.28	$243.64	$239.13
Assessor Classification	2-06	2-05	2-06	2-06
Net Adjustment (Total)		☒ + ☐ - $ 125,100	☒ + ☐ - $ 77,350	☒ + ☐ - $ 15,000
Adjusted Sale Price of Comparables		$ 619,100	$ 580,350	$ 715,000

Summary of Sales Comparison Approach: All properties are equal in functionality and appeal. All adjustments are made per market research. The comparables utilized are considered to be the best available to the appraiser as of the effective date of the appraisal. All sales are located in the same market area, less than 0.41 miles from the subject. All sales are considered in the same neighborhood.

Unadjusted Range Analysis:
The comparables indicate an unadjusted range of $211.17 to $237.84 per square foot with an average of $227.70 per square foot and a median of $234.11 per square foot.

Adjusted Range Analysis:
The comparables indicate an adjusted range of $239.13 to $299.28 per square foot with an average of $260.68 per square foot and a median of $243.64 per square foot.

Reconciliation:
Based on the subject's strengths and weakness, we have settled on a price per square foot at the higher end of the range for the adjusted sales, namely $260.00 per square foot. Thus we have estimated the value as follows: 2,430 square feet x $260.00 = $631,800; rounded $630,000.

Indicated Value by Sales Comparison Approach $ 630,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

COST APPROACH

COST APPROACH TO VALUE (If developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW				
Source of cost data:				
Quality rating from cost service:	Effective date of cost data:			
Comments on Cost Approach (gross living area calculations, depreciation, etc.):				

OPINION OF SITE VALUE				= $
DWELLING	Sq.Ft. @ $			= $
	Sq.Ft. @ $			= $
	Sq.Ft. @ $			= $
	Sq.Ft. @ $			= $
	Sq.Ft. @ $			= $
				= $
Garage/Carport	Sq.Ft. @ $			= $
Total Estimate of Cost-New				= $
Less	Physical	Functional	External	
Depreciation				= $(
Depreciated Cost of Improvements				= $
"As-is" Value of Site Improvements				= $
				= $
				= $
INDICATED VALUE BY COST APPROACH				= $

Estimated Remaining Economic Life (if required): Years

INCOME APPROACH

INCOME APPROACH TO VALUE (If developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (If applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 630,000 Cost Approach (If developed) $ Income Approach (If developed) $

Final Reconciliation: The Sales Comparison Approach is considered the most reliable indicator of value.

This appraisal is made ☒ "as is" ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 630,000 , as of: 1/1/19 , which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 7 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☐ Scope of Work	☐ Limiting Cond./Certifications	☐ Narrative Addendum	☐ Photograph Addenda	☐ Sketch Addendum
☐ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions			

SIGNATURES

Client Contact: Sweitzer Client Name: Sweitzer

E-Mail: Address: 1130 Greenleaf Avenue Wilmette, IL

APPRAISER	SUPERVISORY APPRAISER (If required) or CO-APPRAISER (If applicable)
Appraiser Name: Peter J. Soukoulis	Supervisory or Co-Appraiser Name:
Company: Soukoulis Appraisal	Company:
Phone: 312-738-4162 Fax:	Phone: Fax:
E-Mail: pjs@soukoulisappraisal.com	E-Mail:
Date of Report (Signature): 1/1/19	Date of Report (Signature):
License or Certification #: 553-004439 State: IL	License or Certification #: State:
Designation: State Certified General	Designation:
Expiration Date of License or Certification: 09/30/2019	Expiration Date of License or Certification:
Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 7/22/19	Date of Inspection:

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Location Map

Borrower	Sweitzer						
Property Address	2404 Ridge Ave						
City	Evanston	County	Cook	State	IL	Zip Code	60201
Lender/Client	Sweitzer						

Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800 ALAMODE

Subject Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Subject Front

2404 Ridge Ave

Sales Price	
Gross Living Area	2,430
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.5
Location	Busy Street/Train
View	Average
Site	28,776 (per assessor)
Quality	Brick/Frame
Age	150

Subject Rear

Subject Street

Comparable Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Comparable 1

2519 Ridge Ave

Prox. to Subject	0.17 miles NE
Sale Price	484,000
Gross Living Area	2,077
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.5
Location	Busy Street
View	Average
Site	4,954(per assess)
Quality	Stucco Veneer
Age	99

Comparable 2

2442 Sherman Ave

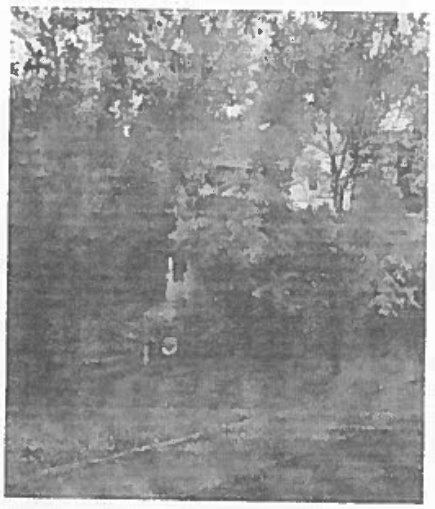
Prox. to Subject	0.20 miles NE
Sale Price	503,000
Gross Living Area	2,382
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3
Location	Residential Street
View	Average
Site	4,500(per assess)
Quality	Brick
Age	97

Comparable 3

1519 Colfax St

Prox. to Subject	0.41 miles W
Sale Price	700,000
Gross Living Area	2,990
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.5
Location	Residential Street
View	Average
Site	10,000(per assess)
Quality	Brick/Frame
Age	94

APPRAISAL OF REAL PROPERTY



LOCATED AT
2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

FOR
Switzer
2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

OPINION OF VALUE
655 000

AS OF
1/1/17

BY
Peter Soukoulis
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Form GA1V - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Sweitzer			File No.	17-2404Ridge
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code	60201
Lender Client	Sweitzer				

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FannieMae Solutions Appraisal (312) 738-4162

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT

Property Address 2404 Ridge Ave | City Evanston | State IL | Zip Code 60201
Legal Description N/A Complete Summary Appraisal Report | County Cook
Assessor's Parcel No. 11-07-108-004 | Tax Year 2015 | R.E. Taxes $ 18,764 | Special Assessments $ None
Borrower Sweitzer | Current Owner Sweitzer | Occupant X Owner Tenant Vacant
Neighborhood or Project Name Evanston | Project Type PUD | Condominium HOA $ 0 /Mo
Sales Price $ N/A | Date of Sale N/A | Description / $ amount of loan charges/concessions to be paid by seller None noted
Property rights appraised X Fee Simple Leasehold | Map Reference 16974 | Census Tract 8093.00

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Location	Urban	X Suburban	Rural	Property values	Increasing	X Stable	Declining		Single family housing		Condominium housing		
Built up	X Over 75%	25-75%	Under 25%	Demand/supply	Shortage	X In balance	Over supply		PRICE $(000)	AGE (yrs)	PRICE (if applic.) $(000)	AGE (yrs)
Growth rate	Rapid	X Stable	Slow	Marketing time	Under 3 mos.	X 3-6 mos	Over 6 mos		130	Low 1	N/A	Low N/A
									1,750	High 99+	N/A	High N/A
									Predominant		Predominant	
									611	75+	N/A	N/A

Neighborhood boundaries The subject's immediate area is bounded by Lincoln Avenue north, Ridge Avenue east, Noyes Street south and Green Bay Road west in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition.

SITE

Dimensions Per Assessor no survey provided | Site area 28,776 sf (per assr) | Shape Rectangular
Specific zoning classification and description R Single Family Residential District
Zoning compliance X Legal | Legal nonconforming (Grandfathered use) | Illegal, attach description | No zoning
Highest and best use of subject property as improved (or as proposed per plans and specifications): X Present use | Other use, attach description

Utilities	Public	Other	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	X		Water	X	Street	Asphalt	X	
Gas	X		Sanitary sewer	X	Alley	Asphalt	X	

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes X No If Yes, attach description

IMPROVEMENTS

Source(s) used for physical characteristics of property: Interior and exterior inspection X Exterior inspection from street X Previous appraisal files
X MLS X Assessment and tax records Prior inspection Property owner Other (Describe)
No. of Stories 2 | Type (Det./Att.) Det | Exterior Walls Frame/Avg | Roof Surface Asphalt /Avg | Manufactured Housing Yes X No
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? X Yes No If No, attach description
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
Yes X No If Yes, attach description
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes X No If Yes, attach description.

ILLUSTRATIVE SALES COMPARISON ANALYSIS

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
My research revealed a total of 100 sales ranging in sales price from $ 130,000 to $ 1,750,000
My research revealed a total of 14 listings ranging in list price from $ 320,000 to $ 1,595,000
The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	2404 Ridge Ave Evanston, IL 60201	1010 Isabella St Evanston, IL 60201	2126 Orrington Ave Evanston, IL 60201	630 Central St Evanston, IL 60201
Proximity to Subject		0.50 miles N	0.42 miles SE	0.37 miles NE
Sales Price	$ N/A	$ 630,000	$ 631,500	$ 649,000
Price/Gross Living Area	$	$ 250.30	$ 175.56	$ 229.49
Data & Verification Sources		CAR/MLS/Tax Records	CAR/MLS/Tax Records	CAR/MLS/Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjust.	DESCRIPTION +(-) $ Adjust.	DESCRIPTION +(-) $ Adjust.
Sales or Financing Concessions		None Noted	None Noted	None Noted
Date of Sale/Time		None Noted 7/26/16	None 12/19/16	None Noted 8/21/17
Location	Average	Average	Average	Average
Site	28,776 sf (per ass	6,110 sf (assr) +25,000	10,550 sf (assr) +25,000	8,325 sf (assr) +25,000
View	Average	Average	Average	Average
Design (Style)	2 story	2 story	2 story	2 story
Actual Age (Yrs.)	148 years	80 years	127 years	104 years
Condition	Average	Average	Average	Average
Room Count	Total 7 Bdrms 3 Baths 2.5	Total 8 Bdrms 4 Baths 3.5 -5,000	Total 13 Bdrms 7 Baths 4 -7,500	Total 11 Bdrms 5 Baths 3.5 +5,000
Gross Living Area	2,648 Sq. Ft.	2,517 Sq. Ft. +4,900	3,597 Sq. Ft. -25,100	2,828 Sq. Ft.
Basement & Finished	Partial, No Finish	Full, No Finish	Partial, No Finish	Full, No Finish
Rooms Below Grade	None	None	None	None
Garage/Carport	2 car garage	2 car garage	2 car garage	2 car garage
Modernization	Average	Average	Average	Average
Fireplace	One	One	One	One
Net Adj. (total)		X + - $ 24,900	+ X - $ -7,600	X + - $ 30,000
Adjusted Sales Price of Comparables		$ 654,000	$ 623,900	$ 679,000
Date of Prior Sale	No 36 month sale	No 36 month sales history	No 36 month sales history	No 36 month sales history
Price of Prior Sale	$ 0	$ 0	$ 0	$ 0

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: All transfer in the last 36 months for the subject and comparables are listed above.

Summary of sales comparison and value conclusion The comparable's listed above are from the subject's immediate area and were considered the best available. Gross living area was calculated utilizing published data as well from exterior inspection. All of the sales are similar detached residences located in the subject's immediate area. The subject was reported in average condition. Across the board adjustments were required for site size. Due to the lack of recent verifiable sales in the subject's immediate area the above sales were considered the best available. Equal emphasis on all sales after considering adjustments.

This appraisal is made X "as-is" subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions No warranty of the appraised property is given or implied. No liability is assumed for the structura

BASED ON AN X EXTERIOR INSPECTION FROM THE STREET OF AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE $ 655,000 AS OF 1/1/17

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Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

PUD

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes ☒ No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data Source(s)

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion:

Does the project contain any multi-dwelling units? Yes No Data Source

Are the common elements completed? Yes No If No, describe status of completion:

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities:

CONDOMINIUM

Project Information for Condominiums (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases | Total number of units | Total number of units sold

Total number of units rented | Total number of units for sale | Data Source(s)

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion:

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Mid-rise High-rise

Condition of the project, quality of construction, unit mix, etc.:

Are the common elements completed? Yes No If No, describe status of completion:

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities:

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on on the basis of a hypothetical condition that the improvements have been completed.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property), (2) collecting, confirming, and analyzing data from reliable public and/or private sources, and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.

2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.

3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them unless I have noted otherwise in this report.

9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).

10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.

11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature:
Name: Peter Soukoulis
Company Name: Soukoulis Appraisal
Company Address: 180 North Lasalle Street, Suite 2108, Chicago, IL 6

Date of Report/Signature: 8/30/17
State Certification #: 553-001439
or State License #:
State: IL
Expiration Date of Certification or License: 09/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Inverness, IL 60010

Signature:
Name:
Company Name:
Company Address:

Date of Report/Signature:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

ADDRESS OF PROPERTY APPRAISED:

2404 Ridge Ave
Evanston, IL 60201

APPRAISED VALUE OF SUBJECT PROPERTY $ 655,000
EFFECTIVE DATE OF APPRAISAL/INSPECTION 1/1/17

LENDER/CLIENT:

Name: Sweitzer
Company Name: Sweitzer
Company Address: N/A

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
- ☐ Did inspect interior and exterior of subject property

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street

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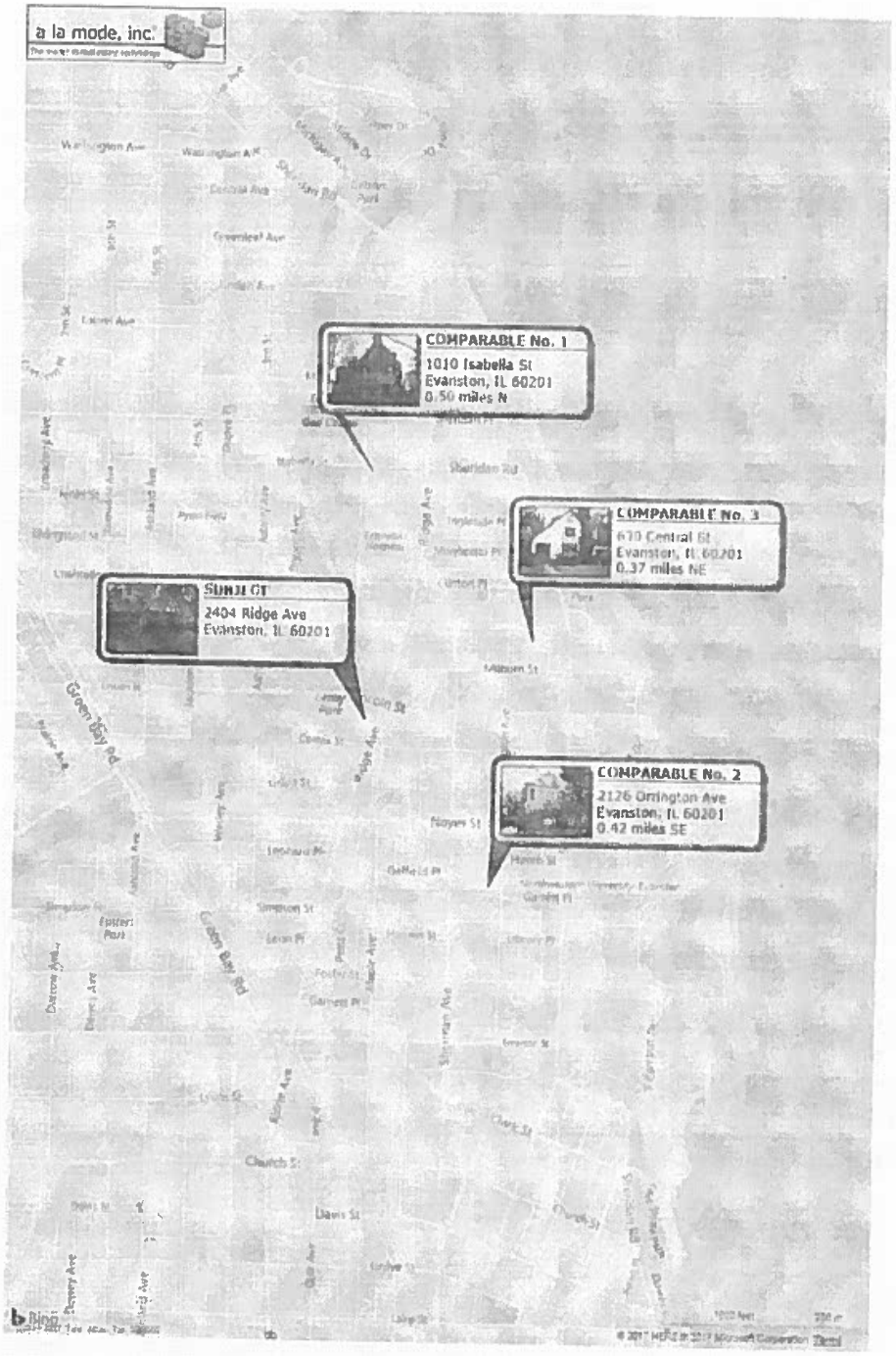
Location Map

Borrower	Sweitzer						
Property Address	2404 Ridge Ave						
City	Evanston		County	Cook	State	IL	Zip Code 60201
Lender/Client	Sweitzer						



Form MAP LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions.

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns, the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

Peter Soukoulis has not provided any appraisal services for the subject property in the last 36 months.

SUPERVISORY APPRAISER'S CERTIFICATION: If a Supervisory Appraiser signed this appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2404 Ridge Ave, Evanston, IL 60201

APPRAISER:

Signature:
Name: Peter Soukoulis
Date Signed: 8/30/17
State Certification #: 553-001439
or State License #:
State: IL
Expiration Date of Certification or License: 09/30/2017

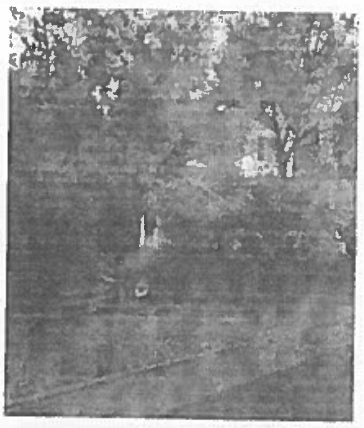
SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

☐ Did ☐ Did Not Inspect Property

Subject Photo Page

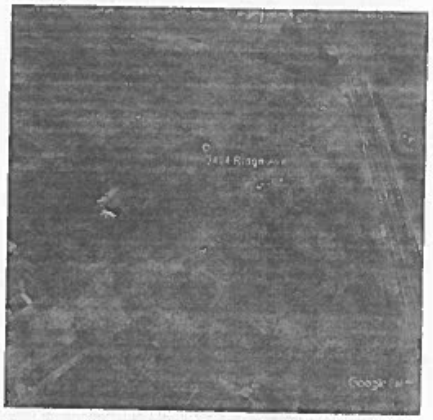
Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				



Subject Front

2404 Ridge Ave

Sales Price	N/A
Gross Living Area	1,158
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	28,776 sf (per assr)
Quality	
Age	148 years



Aerial

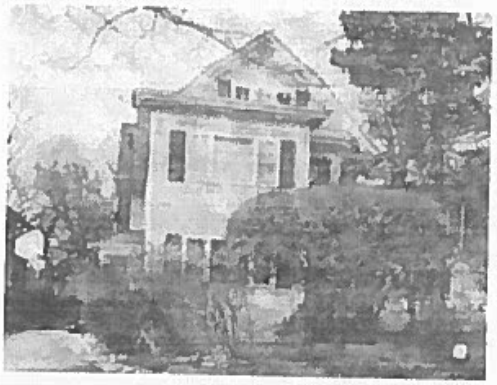
Comparable Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County Cook	State IL	Zip Code 60201	
Lender/Client	Sweitzer				

Comparable 1

1010 Isabella St

Prox. to Subject	0.50 miles N
Sale Price	630,000
Gross Living Area	2,517
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.5
Location	Average
View	Average
Site	6,110 sf (assr)
Quality	
Age	80 years



Comparable 2

2126 Orrington Ave

Prox. to Subject	0.42 miles SE
Sale Price	631,500
Gross Living Area	3,597
Total Rooms	13
Total Bedrooms	7
Total Bathrooms	4
Location	Average
View	Average
Site	10,550 sf (assr)
Quality	
Age	127 years

Comparable 3

630 Central St

Prox. to Subject	0.17 miles NE
Sale Price	649,000
Gross Living Area	2,828
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	3.5
Location	Average
View	Average
Site	8,325 sf (assr)
Quality	
Age	104 years

Form PICPIX.CR – "TOTAL" appraisal software by a la mode, inc. – 1-800-ALAMODE

PART TWO (D): #6

purchase mone

Lender WASHINGTON MUTUAL BANK FA

Est. Payment $7,005

Valuation

Schools

Demographics

Property History

Property | Mortgage | Tax | Assessments

2019 AUG 22

Transaction

DOCUMENT
Intrafamily Transfer & Dissolution

ID
1923406220

SELLER
SWEITZER PROPERTIES LLC

BUYER
SWEITZER RICHARD J

2014 FEB 24

Listing

STATUS Rented
MLS # 08537581
SOLD PRICE $4,400
LIST PRICE $4,600

2014 FEB 10

Listing

STATUS Cancelled
MLS # 08366266
LIST PRICE $4,400

Transaction

DOCUMENT Intrafamily
ID 1313350022

2013 MAY 13

Transfer & Dissolution

SELLER

SWEITZER RICHARD

BUYER

SWEITZER PROPERTIES LLC

2013 MAY 07

Listing

STATUS	MLS #
Cancelled	08318351

LIST PRICE

$4,750

2012 JUN 21

Listing

STATUS	MLS #
Rented	08067829

SOLD PRICE	LIST PRICE
$4,500	$4,500

2012 MAY 11

Listing

STATUS	MLS #
Cancelled	08049691

LIST PRICE

$4,500

2011 NOV 23

Listing

STATUS	MLS #
Rented	07812312

SOLD PRICE	LIST PRICE
$4,000	$4,000

2011 APR 05

Listing

STATUS	MLS #
Rented	07706783

SOLD PRICE	LIST PRICE
$4,500	$4,500

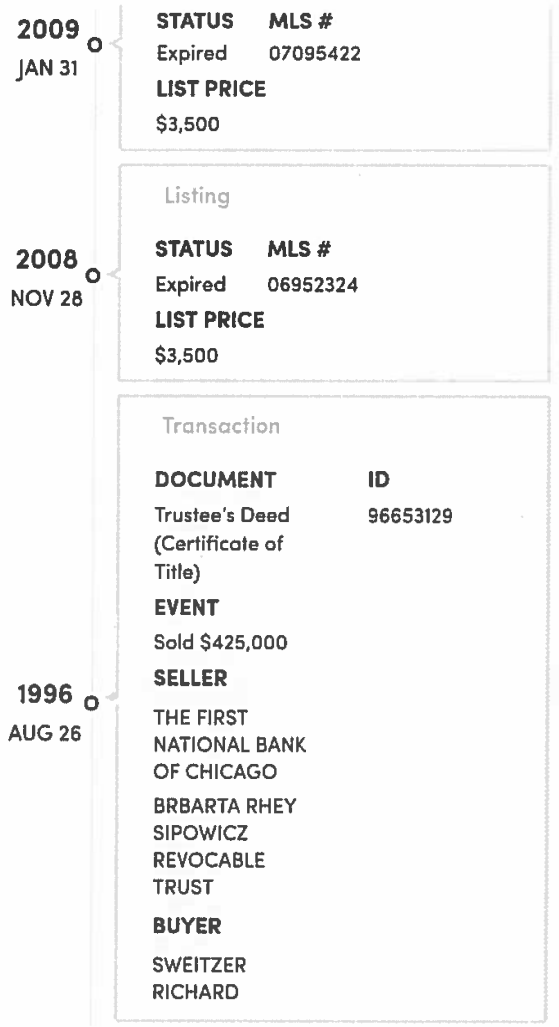
2009 MAR 16

Listing

STATUS	MLS #
Rented	07133155

SOLD PRICE	LIST PRICE
$3,600	$3,500

Listing



See Less

Associated People

PART TWO (D): #8-9

SCHEDULE E (Form 1040)
Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Go to *www.irs.gov/ScheduleE* for instructions and the latest information.

OMB No. 1545-0074

2018

Attachment Sequence No. 13

Name(s) shown on return

Your social security number

RICHARD & HELEN SWEITZER

Part I **Income or Loss From Rental Real Estate and Royalties** Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions)	Yes	X No
B	If "Yes," did you or will you file required Forms 1099?	Yes	No

	1a Physical address of each property (street, city, state, ZIP code)
A	2404 RIDGE, EVANSTON, IL 60201
B	[redacted]
C	[redacted]

	1b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	2		A	365		
B	1		B	365		
C	1		C	365		

Type of Property:

1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:		A	B	C
3 Rents received		3	32,421	[redacted]	[redacted]
4 Royalties received		4			
Expenses:					
5 Advertising		5	269		
6 Auto and travel (see instructions)		6			
7 Cleaning and maintenance		7			
8 Commissions		8			
9 Insurance		9	2,083		
10 Legal and other professional fees		10			
11 Management fees		11			
12 Mortgage interest paid to banks, etc. (see instructions)		12			
13 Other interest		13	34,208		
14 Repairs		14	27,953		
15 Supplies		15			
16 Taxes		16	27,312		
17 Utilities		17	568		
18 Depreciation expense or depletion		18	15,007		
19 Other (list) ▶ SEE STATEMENT 1,2,3		19	633		
20 Total expenses. Add lines 5 through 19		20	108,033		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198		21	-75,612		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)		22	(75,612)		

23a Total of all amounts reported on line 3 for all rental properties	23a	
b Total of all amounts reported on line 4 for all royalty properties	23b	
c Total of all amounts reported on line 12 for all properties	23c	
d Total of all amounts reported on line 18 for all properties	23d	
e Total of all amounts reported on line 20 for all properties	23e	
24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses	24	
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	( )
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	

Client Copy

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Schedule E (Form 1040) 2018

JSWEITZER

PART TWO (D): #8-9

SCHEDULE E (Form 1040)

Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

" Attach to Form 1040, 1040NR, or Form 1041.

" Go to *www.irs.gov/ScheduleE* for instructions and the latest information.

OMB No. 1545-0074

2017

Attachment Sequence No. 13

Name(s) shown on return

RICHARD J & HELEN SWEITZER

Your social security number

[redacted]

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2017 that would require you to file Form(s) 1099? (see instructions)	Yes	No
B	If "Yes," did you or will you file all required Forms 1099?	Yes	No

1a	Physical address of each property (street, city, state, ZIP code)
A	[redacted]
B	2404 RIDGE, EVANSTON, IL 60201
C	[redacted]

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	1		A	128		
B	2		B	365		
C	1		C	365		

Type of Property:

1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:			B		
3 Rents received		3		59,710		[redacted]
4 Royalties received		4				
Expenses:						
5 Advertising		5				
6 Auto and travel (see instructions)		6				
7 Cleaning and maintenance		7				
8 Commissions		8				
9 Insurance		9		2,244		[redacted]
10 Legal and other professional fees		10		157		[redacted]
11 Management fees		11				
12 Mortgage interest paid to banks, etc. (see instructions)		12		30,094		[redacted]
13 Other interest		13				
14 Repairs		14		3,269		[redacted]
15 Supplies		15				
16 Taxes		16		20,919		[redacted]
17 Utilities		17				
18 Depreciation expense or depletion		18		15,005		[redacted]
19 Other (list) ◆ SEE STATEMENT 4,5,6		19		3,010		[redacted]
20 Total expenses. Add lines 5 through 19		20		74,698		[redacted]
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198		21		-14,988		[redacted]
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)		22	(	14,988	(	[redacted]
23a Total of all amounts reported on line 3 for all rental properties		23a				
b Total of all amounts reported on line 4 for all royalty properties		23b				
c Total of all amounts reported on line 12 for all properties		23c				
d Total of all amounts reported on line 18 for all properties		23d				
e Total of all amounts reported on line 20 for all properties		23e				
24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses			24			
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here			25	(		
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2			26			

For Paperwork Reduction Act Notice, see the separate instructions.

DAA

Schedule E (Form 1040) 2017

JSWEITZER **PART TWO (D): #8-9**

SCHEDULE E (Form 1040)
Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Information about Schedule E and its separate instructions is at www.irs.gov/schedulee.

OMB No. 1545-0074

2016

Attachment Sequence No. 13

Name(s) shown on return

RICHARD J & HELEN SWEITZER

Your social security number [redacted]

Part I **Income or Loss From Rental Real Estate and Royalties** **Note:** If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A	Did you make any payments in 2016 that would require you to file Form(s) 1099? (see instructions)	Yes	No
B	If "Yes," did you or will you file all required Forms 1099?	Yes	No

1a Physical address of each property (street, city, state, ZIP code)

A [redacted]

B 2404 RIDGE, EVANSTON, IL 60201

C [redacted]

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
A	1		A	366		
B	2		B	366		
C	1		C	366		

Type of Property:
1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:					B
3 Rents received		3	[redacted]			60,188
4 Royalties received		4				
Expenses:						
5 Advertising		5				
6 Auto and travel (see instructions)		6				
7 Cleaning and maintenance		7				
8 Commissions		8				
9 Insurance		9				1,504
10 Legal and other professional fees		10				150
11 Management fees		11				
12 Mortgage interest paid to banks, etc. (see instructions)		12				28,536
13 Other interest		13				
14 Repairs		14				
15 Supplies		15				
16 Taxes		16				18,764
17 Utilities		17				
18 Depreciation expense or depletion		18				15,004
19 Other (list) ▶ SEE STATEMENT 4,5,6		19				1,594
20 Total expenses. Add lines 5 through 19		20				65,552
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198		21				-5,364
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)		22	(			5,364)
23a Total of all amounts reported on line 3 for all rental properties				23a		
b Total of all amounts reported on line 4 for all royalty properties				23b		
c Total of all amounts reported on line 12 for all properties				23c		
d Total of all amounts reported on line 18 for all properties				23d		
e Total of all amounts reported on line 20 for all properties				23e		
24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses					24	
25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here					25	( )
26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2					26	

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Schedule E (Form 1040) 2016

CITY OF EVANSTON

Building and Inspection Services Division

CONTRACTOR LICENSE CERTIFICATE

This is to certify that:

MELLOW BROTHERS PAINTING CO., INC.
DAVE SWEITZER
1130 GREENLEAF AVENUE
WILMETTE, IL 60091

has complied with the requirements of the Municipal Code of the City of Evanston and is hereby recorded as a:

License Type: **RESIDENTIAL GENERAL CONTRACTOR**

License Number: **09LICR-0023**

and is entitled to receive certificates of inspection of work completed; and provided further, that such certificates are subject to the provisions of the Municipal Code now in force or hereafter adopted.

The licensee, **DAVE SWEITZER,** exclusively holds the license. Once this person is no longer employed by the company listed above, the license becomes invalid.

This certificate, unless revoked or suspended for cause, expires **June 14, 2020.**

X _____

DAVE SWEITZER
Licensee

GARY GERDES
Building Official

PART TWO (D): #10

Valmar, Inc. - General Contractor	
14660 W Wadsworth Rd., Wadsworth IL 60083	
Estimated Schedule of Values	
prepared for: Mellow Bros. Painting Co.	
property address: 2404 Ridge Ave. Evanston IL 60201	
Construction clean up	
general site cleaning - exterior	$600.00
general site cleaning - interior	$750.00
subtotal	**$1,350.00**
Demolition, debris removal and disposal	$2,000.00
subtotal	**$2,000.00**
Site protection, sanitation	$2,400.00
subtotal	**$2,400.00**
Professional and permit fees (by Owner)	
architectural and engineering fees (allowance)	$5,500.00
building permits and fees (allowance)	$3,500.00
subtotal	**$9,000.00**
Exterior carpentry	
remove and dispose 3 skylights West elevation	$1,500.00
provide and install 3 new skylights and new flashing West elevation	$4,800.00
remove and dispose 3 windows West side of coach house	$1,500.00
provide and install 3 new windows West elevation (match existing if possible)	$4,800.00
remove and dispose largest window South elevation	$500.00
remove and dispose 2 skylights South elevation	$1,000.00
provide and install 2 new windows South elevation	$3,200.00
provide and install 2 new skylights and new flashing South elevation	$3,200.00
provide and install new wood siding at removed windows area	$1,800.00
provide and install new wood siding to cover remaining South elevation	$2,200.00
subtotal	**$24,500.00**

Roof	
repair shingle roof on East elevation, incl. plywood, asphalt shingles (color match not guaranteed)	$1,200.00
subtotal	**$1,200.00**
Insulation	
provide and install new insulation at removed skylights area	$400.00
provide and install new plywood, insulation at removed windows area	$700.00
provide and install new insulation as needed South elevation	$800.00
subtotal	**$1,900.00**
Drywall/plaster	
repair drywall at removed skylights area	$800.00
subtotal	**$800.00**
Interior paint	
prepare and paint entire ceiling at removed skylight area West elevation	$1,100.00
prepare and paint entire ceiling at removed skylight area South elevation	$2,400.00
prepare and paint at new installed windows South elevation	$2,400.00
subtotal	**$5,900.00**
Exterior paint	
prepare and repaint entire West elevation (match existing coach house exterior paint color)	$3,400.00
prepare an repaint entire South elevation (match existing coach house exterior paint color)	$2,200.00
subtotal	**$5,600.00**
Miscellaneous (allowance)	**$5,000.00**
Items subtotal	**$59,650.00**
General conditions/Overhead/Profit	**$13,000.00**
Estimate total amount, including GC/O/P	**$72,650.00**
Estimate prepared by: Valentin Markov for Valmar, Inc.	**Date:** 11/11/2019

SOUTH ELEVATION BARN
SOUTH ELEVATION BARN
3 NORTH ELEVATION BARN
3 NORTH ELEVATION BARN
2 EAST ELEVATION BARN
2 EAST ELEVATION BARN
4 WEST ELEVATION BARN
4 WEST ELEVATION BARN

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #11

2404 Ridge is owned by Rick Sweitzer, an individual.

2404 Ridge builder unknown 1866

A4 A7 A8

Barn: builder unknown 1866

A7 A8

The one and a half story L-shaped clapboard clad cottage with an extension to the west is a rare survivor of a formerly common house type. It gains additional importance not only from its conspicuous site atop a rise in the land, a common location for early settlers' houses when these were available, but also from its detailing which lends this example an importance beyond its important rarity. In each gable end a double window stands above a pair of ground floor windows which, with the other openings, retain traces of the Greek Revival in the treatment of their heads. Occupying most of the length of the stem's front is a porch with wooden three centered arches carried by posts built up of similarly thin struts and topped by punctured scallops.

To the west is a pitched roof barn with an extension on the west. It is said to contain fragments from the Lady Elgin wrecked in 1860. Although resting in part on a newer, concrete foundation, it is a rare surviving example of board and batten construction. Its siting next to a park fortuitously provides it with a semblance of its original setting.

Both buildings have excellent integrity.

City of EVANSTON

2404 RIDGE AVENUE

BEGINNING STREET NUMBER	2404
END STREET NUMBER	
STREET # SUFFIX	
STREET NAME	Ridge Avenue
PIN	11-07-108-004-0000

PHOTO ID: 11-07-108-004-0000-01.jpg

LOCAL

WITHIN LOCAL DISTRICT? No

LOCAL DIST CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? Yes

YEAR 1978

LOCAL LANDMARK ELIGIBLE?

CRITERIA

Barn: A7: Exemplify an architectural style, construction technique or building type once common in the City; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

House: HI Exemplify the cultural, political, economic, or social heritage of Evanston; A4: Exhibit a high quality of architectural design without regard to the time built or historic associations; A7: Exemplify an architectural style, construction technique or building type once common in the city; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB

WITHIN DISTRICT? No **NR LANDMARK?** No **YEAR**

NR ELIGIBLE? No **CRITERIA** **ALTERNATE ADDRESS?**

GENERAL INFORMATION

CATEGORY Single Family Residential **CONDITION** Excellent

INTEGRITY Excellent **CURRENT USE** Single Family Residential

HISTORIC USE Single Family Residential

SECONDARY STRUCTURE Original Barn **NR SECOND**

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Italianate

DETAILS Decorative wood porch, shutters. **CONSTRUCTION YEAR** 1866

OTHER YEAR

DATE SOURCE Landmark Nomination, Evanston History Center House Card

WALL MATERIAL (CURRENT) Wood Siding

WALL MATERIAL 2 (CURRENT) **PLAN** L Shape

NO OF STORIES 2 **ROOF TYPE** Cross-Gabled

ROOF MATERIAL Asphalt Shingle **FOUNDATION** Brick

PORCH Entry Porch **WINDOW MATERIAL** Wood

WINDOW MATERIAL 2 **WINDOW TYPE** Double Hung

WINDOW CONFIGURATION 1/1 **SIGNIFICANCE**

HISTORIC FEATURES

Italianate house in L shape form and in wood siding, double-hung wood windows.

ALTERATIONS Decorative porch has been rebuilt.

A HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) **BUILDING MOVED?**

MOVED FROM **ORIGINAL OWNER** Asher or Frank Merrill

ORIGINAL ARCHITECT Asher B. Merrell(?)

ARCHITECT SOURCE Landmark Nomination **BUILDER**

SURVEYOR Douglas Gilbert, AIA

SURVEYOR ORGANIZATION The Lakota Group

SURVEY DATE July 28, 2015 **SURVEY AREA**

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS 2404 Ridge Avenue **OLD ADDRESS** **DATE OF CONSTRUCTION** 1866 **MOVING PERMIT #** **DATE MOVED**

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # **DATE**

BUILDING PERMIT DESCRIPTION **COST**

ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

BP#40216, 1972.11.01, Remodel of existing enclosed porch.

OTHER PERMIT INFORMATION **COA INFO**

HISTORIC INFO **OTHER SOURCES**

HISTORIC INFO COMPILER **VOLUNTEER** Stephen Slaggert

City of Evanston

Carlos Ruiz <cruiz@cityofevanston.org>

Fwd: Would you please distribute to members of the Preservation Commission?

Peter Miller <milpeter@gmail.com> Fri, Jan 10, 2020 at 2:08 PM
To: Carlos Ruiz <cruiz@cityofevanston.org>

Dear Mr. Ruiz,

I don't know if the attachment below is in the packet for the January 14 meeting of the Preservation Commission or not. If it is not, would you please distribute it to the commissioners?

Thank you.

Peter Miller
2354 Ridge Avenue

---------- Forwarded message ---------
From: **Peter Miller** <milpeter@gmail.com>
Date: Mon, Dec 9, 2019 at 4:47 PM
Subject: Would you please distribute to members of the Preservation Commission?
To: Carlos Ruiz <cruiz@cityofevanston.org>

Dear Mr. Ruiz:

Attached please find a memorandum to members of the Preservation Commission concerning the application for economic hardship for 2404 Ridge Avenue. We would appreciate your sending this message to the members for their attention.

Thank you and best wishes.

Peter Miller
2354 Ridge Avenue

Memo to Preservation Commission re Hardship application for 2404 Ridge Avenue.pdf
945K

Memorandum

December 9, 2019

To: The Evanston Preservation Commission
From: Neighbors of 2404 Ridge Avenue
Re: Application for a Certificate of Economic Hardship for 2404 Ridge Avenue

Summary

The applicant is in violation of the Evanston Preservation Ordinance, as recognized by the Preservation Commission on August 6, 2019. The petitioner wilfully violated terms of a certificate of appropriateness for alteration of the barn on the property. The excuses offered for his actions have been rejected by the Commission and by the City Council.

The application for a certificate of economic hardship is the latest effort to avoid compliance with the Preservation Ordinance. The application does not establish that the Commission's denial of a certificate of appropriateness for the illegal alterations of the barn has resulted in the denial of all reasonable use of and return from the property.

Architect Opinion

The architect opinion recapitulates arguments that have been rejected by the Preservation Commission and the City Council. It seeks to excuse the willful violation of the Preservation Ordinance by casting blame on the City. The violation entailed making changes to the design putatively prepared by the architect himself, These changes were not approved by the Preservation Commission. The architect blames the City for not catching these illegal changes earlier. He offers no explanation for why the changes to his design were made without Preservation Commission approval. He does not discuss his own participation in the unauthorized changes, but it appears that he approves of them. He repeats unsubstantiated claims that the applicant somehow had received permission from building inspectors (which they have no authority to grant) to deviate from the plan approved by the Preservation Commission. Finally, the architect relies on only one estimate for the cost of remediating the barn to comply with the Preservation Ordinance.

Broker Opinion of Value

The opinion of value is offered by Compass real estate agent, Ben Lalez, who is a business partner of Chris Sweitzer, applicant for the certificate of economic hardship. Lalez and Sweitzer both list 2404 Ridge as a rental client. This blatant conflict of interest renders the "broker opinion" worthless. See exhibits and https://www.compass.com/agents/chris-sweitzer/ ;

https://www.compass.com/agents/benyamin-lalez/;
https://www.youtube.com/watch?v=Yat0SQR29TM).

Property Valuation

The assessments presented in the application markedly underestimate the value of the property.
The applicant purchased the property for $425,000 and later mortgaged it for $922,000. Any property valuation performed at the time of the mortgage must have placed it in excess of the loan. The applicant claims to have improved the property; any improvements should have increased its value. The current value of the property is accurately reflected in the recent estimate of the market value by Cook County - $1,030,710. The City's recent ADU ordinance may add further value in future.

Balance Sheet

The income from the property since purchase is not accurately represented in the application. There is no reported income between the purchase in 1996 and 2008, despite the fact that the property was rented to a number of tenants during that period. The tax documents presented do not cover 2019, when the house was rented for $6000 per month, to a family whose house is undergoing repair, from June through October.

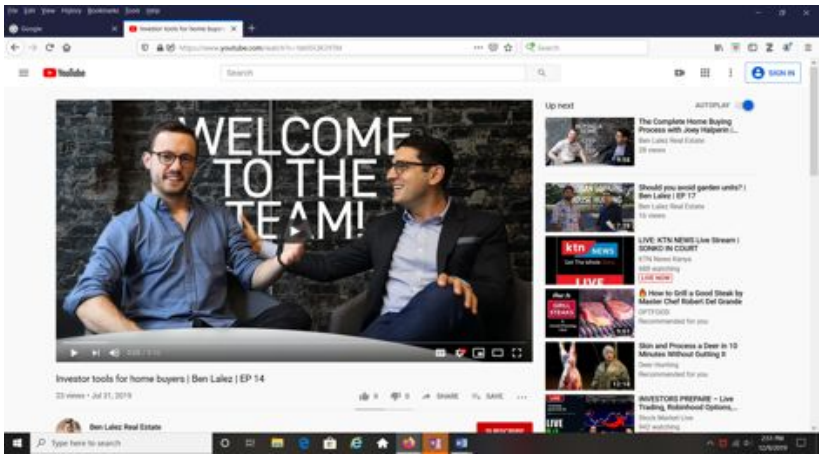
The business practices of the applicant must be considered when evaluating the losses shown on the 2017 and 2018 tax returns. Without the payments due for the $922,000 mortgage, a clear profit would have been seen in these years. In addition, the rental income would have been greater in 2018 if the applicant had not sought to substantially raise the rent on the tenants who occupied the house in January through June of that year, leaving them no option but to move. The house could still be rented today for $6000 per month, if the applicant did not seek to raise the rent to $8000 after October, driving the tenants from the house.

Despite the reported losses (which have been deducted from Federal tax obligations), the claim of hardship has no merit. The applicant has spent thousands of dollars in the past month to run water and sewer lines to the barn. He has also made expenditures to plant bushes on the southeast corner of the property in an attempt to block the view of the property from the public way. See attached photographs in exhibits.

In sum, no evidence is presented in the application that the Commission's denial of a certificate of appropriateness for the illegal alterations of the barn has resulted in the denial of all reasonable use of and return from the property. The applicant must be held accountable and be required to remediate the unauthorized alterations to the barn.

Exhibits

Chris Sweitzer and Ben Lalez Youtube video.



Rick Sweitzer planting bushes to obscure view of 2404 Ridge Avenue

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Lara Biggs, Bureau Chief - Capital Planning/City Engineer
CC:	David Stoneback, Public Works Agency
Subject:	Shoreline Condition Assessment Update Discussion
Date:	April 27, 2020

Recommended Action:
Staff requests City Council discuss and provide direction regarding the Capital Improvements to implement in order to stabilize the shoreline.

Council Action:
For Discussion

Summary:
Staff will present an update on the shoreline condition assessment.

Legislative History:
On 2/24/20, City Council approved a sole-source award for engineering services related to the shoreline condition assessment.

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	David Stoneback, Public Works Agency Director
CC:	Michael Callahan, City Arborist
Subject:	Dutch Elm Disease Injection Program Discussion
Date:	April 27, 2020

Recommended Action:
Staff requests City Council discuss and provide direction regarding the Dutch Elm Disease Injection Program.

Council Action:
For Discussion

Summary:
The City has 2,371 American and Red Elm trees located in parkways and parks that are being treated to prevent Dutch elm disease. In 2020, staff budgeted $800,000 to have approximately 1,820 elm trees injected by a contractor. The remaining 560 trees are treated by staff with approximately 185 trees injected annually.

The Forestry Division's annual budget includes $38,000 to purchase the chemical needed for staff to treat the 185 elm trees and the labor cost, approximately $20,000 per year, is included in the salary budget. The budget also includes an annual allocation of $75,000 for tree removals by an outside contractor. This includes the removal of private trees covered by the Dutch elm disease insurance program as well as city owned trees that are either too large or too near power lines for City staff to remove. The Forestry budget also includes an annual allocation of $135,000 to purchase approximately 430 trees and have 300 of them planted by an outside contractor. The City currently loses an average of 34 elm trees a year, and the replacement cost of these trees is included within this budget line item.

Background:
The City began treating American and Red Elm trees in 2005 to combat the aggressive spread of Dutch elm disease caused by fungi that can cause the rapid death of elm trees. The fungi enters the tree through an open wound (pruning during growing season or injury such as storm damage), from insects feeding on the tree bark, or through root grafting from tree to tree. Diseased trees usually die within one growing season and diseased trees should be removed within 30 days in order to prevent root grafting to a neighboring elm tree.

Between 1997 and 2005 the City lost an annual average of 169 elm trees, or approximately 4% of the elm population. Between 2006 and 2019, after the injection program began, the annual average number of elm trees lost dropped dramatically to 34 trees, or only 1.2% of the elm population.

The City has been injecting the majority of the elm trees once every three years since 2005. The proposed treatment in 2020 would be the sixth time that these trees would be injected.

An ordinance was adopted in 2005 and Section 7-8-7-2, - Injection Program, of the City Code states the following:

The City hereby establishes an elm tree injection program for health American elm and red elm trees on City property, including parkways as defined in Subsection 7-8-7-1 of this Section and parks (owned and leased).

(A) Injections will occur every three (3) years.

(B) Injections will be done only on signature trees thirty inches (30") or more in diameter.

(C) Injections will not be done on any public American elm or red elm tree located within the root graft zone of an adjacent private elm tree.

In 2011, based on the success of the injection program, the City Council directed staff to begin treating all elm trees located in parkways and parks, although an ordinance was not adopted to modify the City Code to reflect this. Of the 2,371 elm trees, 1,324 (56%) are 30-inch diameter or greater and 1,047 (44%) are less than 30-inch diameter.

Analysis:
Due to the budget shortfall created by the worldwide pandemic, staff was asked to analyze the injection program to determine if cost savings could be realized. Unfortunately, just stopping the injection program completely would not save any funds in the long run because the cost to remove trees, and then replace them, is vastly more expensive than injecting them. Staff is using a 2020 cost of $382 per tree to inject, $1,500 to remove an elm tree less than 30-inch diameter, $2,300 to remove an elm tree 30-inch diameter or greater, and $369 to purchase and plant a new tree.

However different options of implementing the program in the future could reduce the expenditure in 2020 and smooth the cost of the program on an annual basis rather than having such a large expense every three years.

Staff compared several different options for the implementation of the program for the City Council to consider. Many assumptions were incorporated when preparing these options, but consistent assumptions were used for each option. For example, the cost of the Arbotect 2-S fungicide used to treat the trees can vary widely. The price of the product was $385 per gallon from 2014 through 2017. In 2018 the price increased by 1.6% to $391.29 per gallon and in 2019 the price increased by 5.9% to $415.66 per gallon. Staff assumed a 3% annual

increase for the combined cost of labor and material to have the trees treated by a contractor. Another example of an assumption made by staff, is the number of elm trees expected to die if not treated. Between 1997 and 2005 the City lost an average of 169 elm trees per year, but that ranges from 90 to 230 trees per year. In making the comparisons, staff used the average figure for all of the different options.

Staff evaluated four options for implementing the Dutch elm disease injection program in future years.

•Option 1, Current Program, evaluates continuing the current program of treating the majority (77%) of the elm trees once every three years and one-third of the rest of the elm trees treated by staff each year.

•Option 2, Discontinue the Injection Program, evaluates the cost of completely stopping the injection program. Due to the number of trees expected to die each year, this program is more expensive than continuing the current program.

• Option 3, Treat One-Third of all Elm Trees each year, evaluates the cost to treat one-third of all 2,371 elm trees, but also the cost of tree removals for the additional elm trees anticipated to die and the replacement of the trees lost.

•Option 4, Treat One-Third of Elm Trees 30-inch Diameter or Larger each year, evaluates the cost to treat one-third of elm trees 30-inch in diameter or larger (1,234 trees), but also the cost of tree removals for the additional elm trees anticipated to die and the replacement of the trees lost.

The table below provides a comparison of these different options.

Option	2020 Cost to Provide Program	2020 Budget Savings (Note 1)	2020-2023 3-Year Total Cost (Note 2)	Anticipated Trees Lost Per Year	Trees Lost in 3-Year Period	Years from 2020 when all Elms will be gone
1	$700,000	$100,000	$1,135,300	34	102	70
2	$429,500	$370,500	$1,378,100	170	510	14
3	$414,000	$386,000	$1,360,700	70	210	34
4	$325,410	$474,600	$1,038,000	94	282	25

Note 1: Projected budget savings of the $800,000 in FY2020 budget to inject elm trees by contract.
Note 2: Includes cost to inject trees (by contract and staff) and/or the cost to remove dead elm trees plus the cost to purchase and replant new trees to replace the elm trees removed.

Option 4, Treat One-Third of Elm Trees 30-inch Diameter or Larger each year, provides the greatest savings in 2020, but also is projected to cost the least amount over each three year treatment cycle.

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Paul Zalmezak, Economic Development Manager
CC:	Erika Storlie
Subject:	City Owned Real Estate Assets Report from Consultant Jones Lang LaSalle (JLL)
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council consider the recommendations made in the in the City-owned Real Estate Assets Report from Consultant Jones Lang LaSalle (JLL), provide direction for next steps and accept the report and place it on file.

Council Action:
For Action: Accept and Place on File

Summary:
Staff was directed to explore the value of City-owned real estate structural assets: buildings, land, parks, and garages which led to the development of a Request for Proposals (RFP) 19-47 - City's Real Estate Assets and Evaluation. Proposals were requested from experienced consultants to evaluate the value of the City's holdings relative to their utilization and to make a recommendation to the City Council about their potential future use. The Evanston City Council approved a contract with Jones Lang LaSalle (JLL). JLL completed Phase I of the contract and provided the attached report. Staff recommends reviewing and placing this report on file.

JLL's Phase I report resulted from several months of activities including:
1. Review of the complete list of city holdings and determine a subset for further analysis.
2. Provide recommendations to staff about the disposition or renovation of the subset potential properties.
3. Site visits to the subset properties, which allowed for the collection of data including headcounts, space layouts, measurements, etc.
4. Calculation of "rule of thumb" cost estimates and/or valuation estimates.
5. Delivery and presentation of a Phase I report to City Council with recommendations for properties to consider for further detailed analysis in Phase II of the contract.

JLL narrowed the larger list of city-owned properties to a condensed list, including those summarized in the table below. The Phase I analysis, as summarized above, used recent sales data and/or appraisal data to estimate a preliminary redevelopment value.

Preliminary Redevelopment Value City-owned Properties

Property	Preliminary Redevelopment Value	Report Page Reference
Civic Center	$14,300,000	Page 19
Police/Fire HQ	$3,500,000	Page 23
Gibbs Morrison	$445,000	Page 30
Animal Shelter	$1,900,000	Page 32
633 Howard*	$174,000	Page 34
729 Howard*	$281,000	Page 34
1800 Maple Garage	$13,500,000	Page 40
1703 Orrington (library parking lot)	$4,000,000	Page 43
Church Street Garage	$5,300,000	Page 45
Total	$43,400,000	

** recommends listing for sale, phase II analysis not required*

These numbers should be considered starting points for purposes of estimating potential disposition value. The police and fire headquarters property, for example, adjacent to downtown, close to multiple transit stations and the ability to construct with density probably has a land value exceeding $3.5 million. JLL applied the $85 per square foot appraisal value for Lot 1 at South & Hinman. In comparison, the estimated 28,000 square foot 1703 Orrington (library parking lot) was appraised last year at $4 million ($142/sf) and is similarly situated in relation to downtown Evanston. If we assumed a value of $100 per square foot (to be conservative), the estimated value of the 1.4 acre police and fire station could be closer to $6 million.

JLL recommends these properties be considered for Phase II (additional) analysis. Phase II of the contract would provide a detailed evaluation, valuation, and cost estimation of preferred properties. Phase II of the contract would cost $145,761 and would include the following tasks:

1. The value/costs of properties identified in the first phase.
2. Strategy for disposition.
3. Strategy for renovation.

The report highlighted the option of a purpose-built combined Civic Center / Police Station. This option is one that City staff would like to explore further as there are existing city-owned properties in Downtown Evanston that could accommodate a purpose-built facility such as this. Downtown Evanston would benefit from having the Civic Center in the downtown and now more than ever it will be important for the long term stabilization of downtown to have additional office workers located there.

The Church St. Garage Parking Structure is another asset that City Staff would recommend exploring selling. The owners of the adjacent apartment building have expressed interest in purchasing the facility and any sale would be contingent upon accepting any parking leases in place for for area transit-oriented developments. Sale could also be contingent upon acceptance of a future parking lease to accommodate any possible future development of 1710 Chicago ave (Library Parking Lot).

Due to the COVID-19 public health emergency and its impact on the City's budget, staff does not recommend proceeding with Phase II with the consultant at this time. Instead, City staff will prepare as much as possible and see if Phase II could be modified to be more cost effective using a balance of City staff and consultants.

Legislative History:
On December 9, 2020, the City Council approved a contract with Jones Lang LaSalle Americas (IL) L.P. to provide Phase I of the City's Real Estate Assets and Evaluation Services related to RFP 9-47 in the amount of $128,938.

Attachments:
City of Evanston Phase I Report 04 17 2020

Jones Lang LaSalle Incorporated

Portfolio Assessment Report – Phase I

City of Evanston

April 2020

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Executive Summary

In January 2020, the City of Evanston engaged JLL and their sub-consultants, Tilton, Kelly + Bell, LLC ("TKB") and Grumman/Butkus Associates ("GBA") collectively referred to as the "JLL team". The JLL team was tasked to perform a preliminary review of the City's real estate assets and provide a professional recommendation ("Phase 1"). In Phase 1, the JLL team worked with the City's project team to narrow the exhaustive list of real estate assets to a sub-set for further review and site exploration. On February 14, 2020, the JLL team toured 13 sites led by Sean Ciolek and Lukasz Tatara of the City of Evanston.

Following the site tours, the JLL team evaluated the merits and shortcomings of each site supported by both quantitative and qualitative data to arrive at their recommendations. Overall, the JLL team recommends advancing the following sites to Phase II for further evaluation and analysis:

- Civic Center
- Police and Fire Department Headquarters
- Gibbs – Morrison Cultural Center
- Animal Shelter and Adoption Center
- 1800 Maple Avenue Self-Park
- 1703 Orrington Avenue (Lot 3)
- The Southeast Parking Lots
    - Lot 1 (South Boulevard and Hinman)
    - Lot 39 (711 Hinman)
    - Lot 42 (743 Hinman)
    - Lot 32 (825 Hinman)
    - Lot 35 (NW Main & Judson)
    - Lot 45 (833 Forest)
    - Lot 22 (Sheridan and South)

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Property Overview

Property Overview

City of Evanston Property Overview – Toured Sites		
Building Site Name	**Address**	**Description**
1. Civic Center	2100 Ridge Avenue	Admin Building
2. Police and Fire Department Headquarters	1454 Elmwood Avenue; 909 Lake Street	Admin Building
3. Gibbs – Morrison Cultural Center	1823 Church Street	Cultural Center
4. Animal Shelter and Adoption Center	2310 Oakton Street	Animal Shelter
5. Service Center	2020 Asbury Avenue	Service Building
6. Howard Street Storefronts	633 Howard Street; 729 Howard Street	Vacant Storefronts
7. James Park Sled Hill	Southeast corner of James Park	Park
8. Water Dept. Administration Building	555 Lincoln Street	Admin Building
Parking Lot/Garage Name	**Address**	**Description**
9. 1800 Maple Self-Park	1800 Maple Avenue	Parking Lot
10. Lot 3	1703 Orrington Avenue	Parking Lot
11. Church Street Self-Park Garage	525 Church Street	Parking Garage
12. Holiday Inn Garage	1501 Sherman Avenue	Parking Garage

City of Evanston Property Overview – Southeast Parking Lots			
Site Name	**Address**	**SF**	**Number of Spaces**
1. Lot 1	South Blvd and Hinman	27,000	66
2. Lot 39	711 Hinman	16,000	48
3. Lot 42	743 Hinman	8,655	24
4. Lot 32	825 Hinman	24,000	77
5. Lot 35	NW Main & Judson	19,000	56
6. Lot 45	833 Forest	9,400	25
7. Lot 22	Sheridan and South	13,400	50

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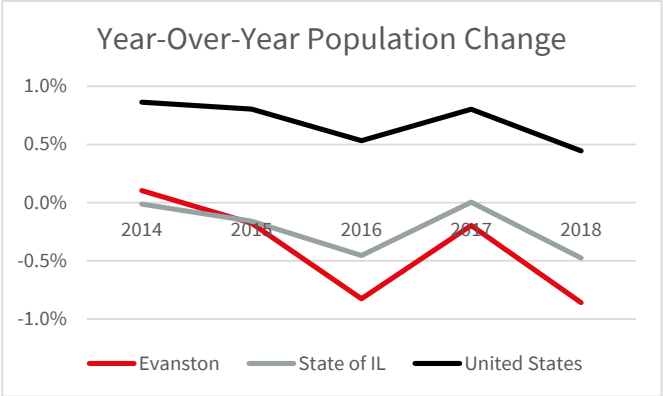
Market Analysis

Demographic and Economic Analysis



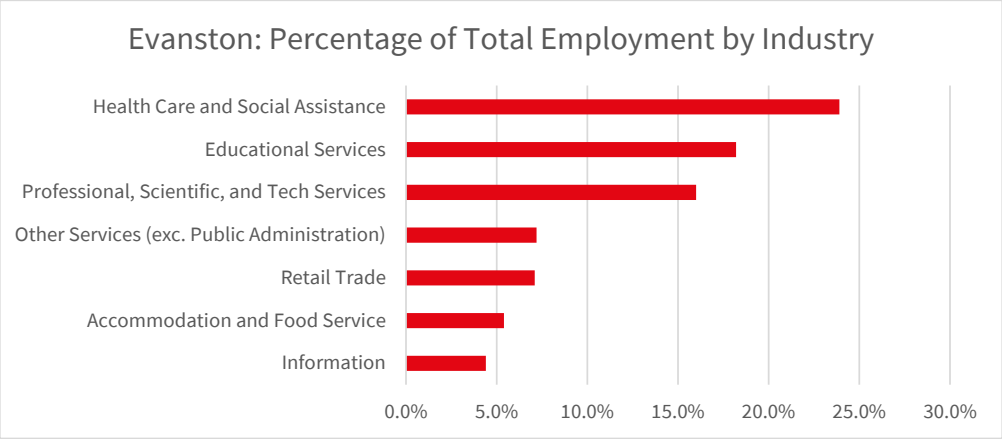
Source: U.S. Census Bureau

In 2018, Evanston had an estimated population of 74,110 with a median age of 36.5, younger than the statewide median age of 38.3. In Evanston, 65.7% of the population has a bachelor's degree or higher, which is significantly higher than the 34.1% of Illinois residents who have a bachelor's degree or higher. Evanston's population has decreased by 2.0% since 2014. During that period, the state of Illinois's population decreased by 1.1%, and the United States' population increased by 2.6%.

Labor Force and Employment Growth

Evanston's unemployment rate in December 2019 was 2.2%, lower than Illinois's 3.5% unemployment rate and the United States' 3.5% unemployment rate in the same month. Employment in Evanston was estimated to be 35,991 in 2018, up slightly from 35,295 in 2014.

Health care and social assistance is the largest employment sector in Evanston, estimated to account for 23.9% of all jobs. The next largest industries by employment are educational services with 18.2% of all jobs and professional, scientific, and tech services with 16.0% of all jobs.



Source: ESRI

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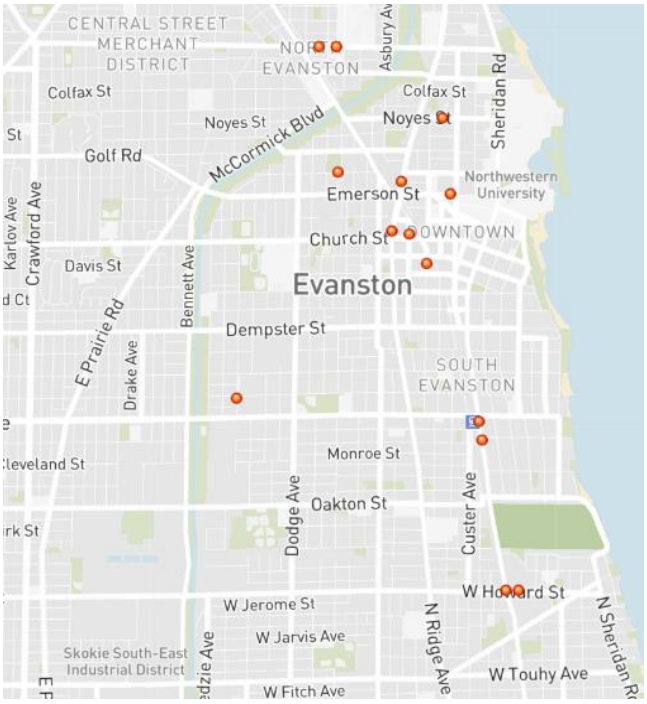
Multi-Family Market Analysis

Multi-Family Residential Market Conditions

In this analysis, the JLL team included Evanston's multi-family residential buildings that would be comparable to a newly constructed multi-family residential building on City-owned property. Comparable multi-family residential buildings in the market have similar amenities, were more recently constructed, and charge rents comparable to what would be required in a newly constructed multi-family residential building. The JLL team identified 22 multi-family residential buildings in the market to include in the competitive set.



Building Name	Address	Units	Rentable Building Area	Year Delivered
E2	1890 Maple Ave	352	304,700	2015
Albion at Evanston	1500 Sherman Ave	268	320,000	2019
The Link Evanston	811 Emerson St	242	242,000	2020
415 Premier Apartments	415 Howard St	221	200,000	2008
AMLI Evanston	739 – 749 Chicago Ave	214	246,000	2013
The Reserve	1930 Ridge Ave	193	162,935	2003
1717 Evanston	1717 Ridge Ave	175	200,000	2013
The Main at 847 Chicago	847 Chicago Ave	112	158,000	2016
Centrum Evanston	1571 Maple Ave	101	105,956	2017
	1621-1631 Chicago Ave	100	300,000	2022
Central Station	1720 Central Ave	80	100,000	2013
Avidor Evanston	1727 Oak Ave	80	80,000	2020
	910 – 938 Custer Ave	47	88,000	2021
1620 Central	1620 Central St	47	42,300	2017
Emerson Square Apartments	1600 Foster St	44	30,900	2013
828 Lofts	828 Noyes St	44	30,000	2018

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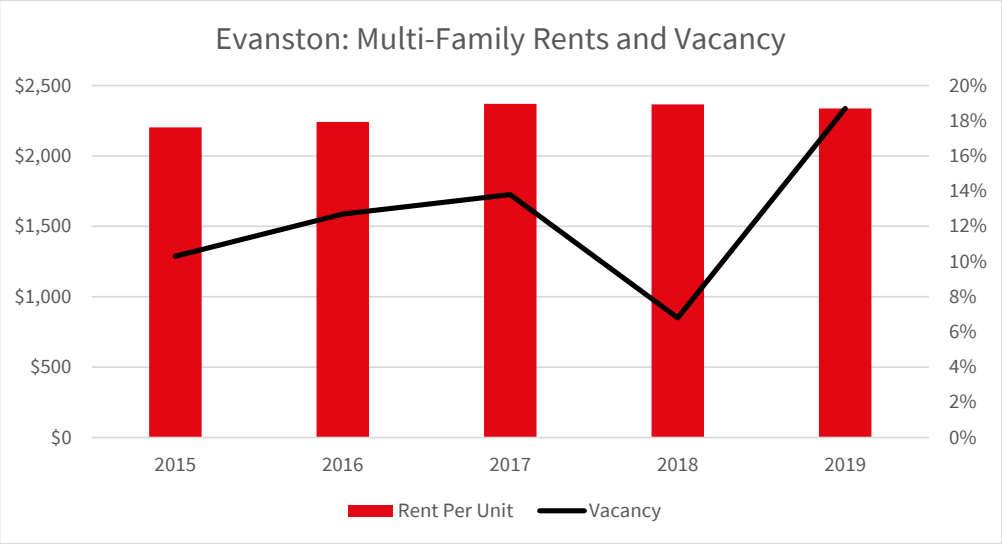
Building Name	Address	Units	Rentable Building Area	Year Delivered
Evanston Gateway	100 Chicago Ave	26	26,500	2021
	525 Kedzie Ave	21	62,650	2009
	1619 Chicago Ave	18	16,107	2017
	817 Chicago Ave	8	37,686	2009
Shop Studios	940 Pitner Ave	5	5,628	2010
	2624 – 2644 Prairie	4	12,936	2008

Source: CoStar

The inventory of comparable multi-family residential buildings in Evanston totals 2,137 units, with 80 new units under construction and 427 vacant units. Multi-family residential buildings in the competitive set have seen increases in asking rents and vacancy in recent years, with rents increasing from $2,203 per unit in 2015 to $2,337 per unit in 2019, or from $2.51 per square foot per month in 2015 to $2.67 per square foot per month in 2019. Vacancy rates in the competitive set increased from 10.3% in 2015 to 18.7% in 2019. The high vacancy rate in 2019 is due largely to the 244 new units that were delivered in 2019 but were not absorbed by the end of the year.



Source: CoStar

With the 242-unit Link Evanston property at 811 Emerson Street completed in early 2020, only 80 units remain under construction in the market. Along with the Link Evanston, the Albion at Evanston, delivered in 2019, has 268 units, bringing more than 500 units to the market since the beginning of 2019. These two properties sit at greater than 40% vacancy, indicating that the market has been slow to absorb units. The other properties delivered in the market since 2015 have generally leased up within 24 months, indicating that market absorption may be slowing.

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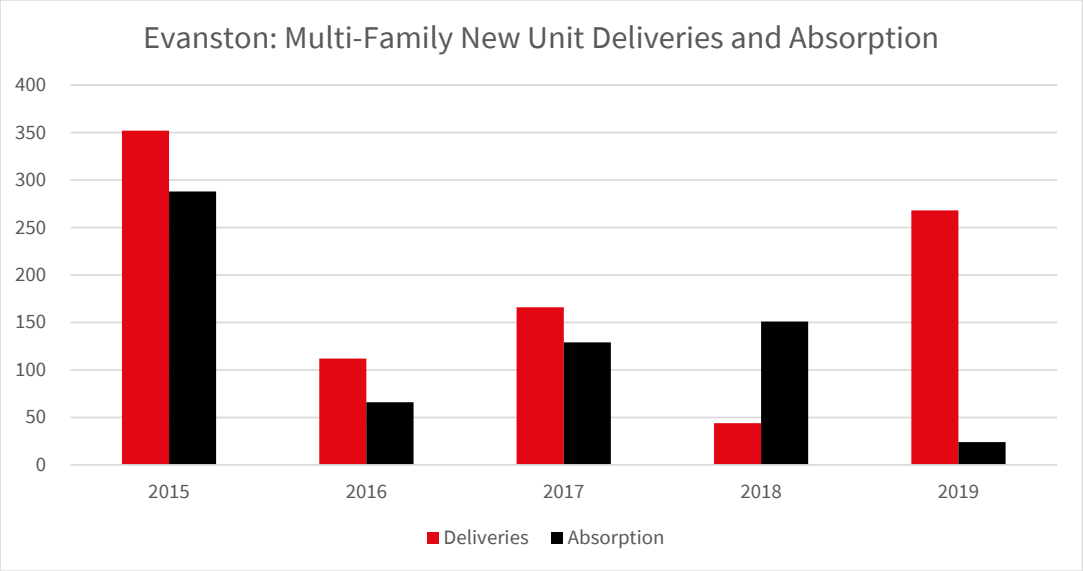

Source: CoStar

Following the delivery of a substantial number of units in the market in recent years, construction has slowed. Only the 80 units at the Avidor Evanston broke ground in 2019, with no new construction starts in 2020 year-to-date.

Multi-Family New Unit Deliveries					
Year	2015	2016	2017	2018	2019
Construction Starts (Units)	159	119	44	510	80
New Deliveries (Units)	352	112	166	44	268

Source: CoStar

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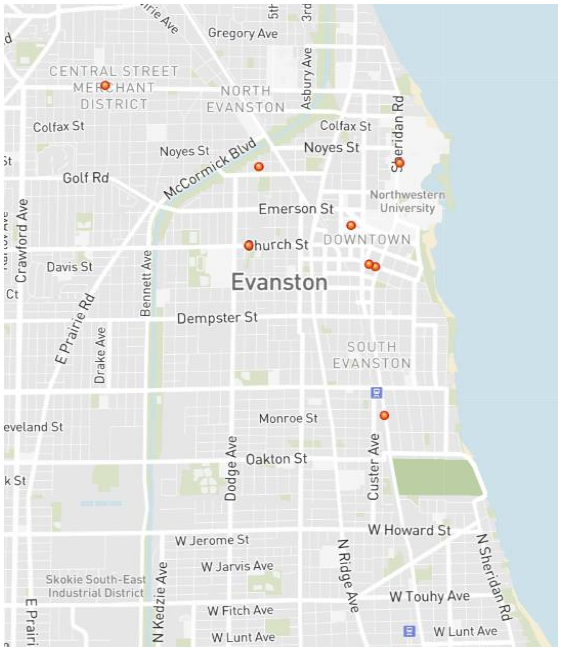
Office Market Analysis

Office Market Conditions



In this analysis, the JLL team included Evanston office spaces that would be comparable to a newly constructed office building on City-owned property. Comparable office spaces in the market have similar amenities, were more recently constructed, and charge rents comparable to what would be required in a newly constructed office building.

The JLL team identified seven office properties in the market to include in the competitive set. Besides the property located at 909 Davis Street, which is a 195,098 square foot office building with tenants like Houghton Mifflin Harcourt and NorthShore University Health System, the remaining comparable office spaces in the Evanston Market are all located within larger, mixed-use developments that generally consist of first floor office spaces with several floors of residential space above. A similar mixed-use office and residential project could be developed on City-owned property, so the JLL team included these spaces in its office market analysis.

Building Name	Address	Office Building Area	Year Delivered/ Renovated
	909 Davis St	195,098	2002
Optima Horizons	1821 Benson Ave	21,528	2004
Strange Lofts	1715 Church Street	6,800	2003
	622 Davis St	6,382	2003
	2935 Central St	5,900	2006
	2934 Central St	5,650	2000
AMLI Evanston Lofts	709 Chicago Ave	3,696	2013

Source: CoStar

Comparable office spaces in the Evanston market total 245,054 square feet, with 46,420 square feet of vacant space. Comparable spaces have seen an increase in rents and vacancy in recent years. Rents have increased from $26.00 in 2015 to $27.83 in 2019, while vacancy rates in the market have varied significantly in recent years, jumping from near 0.0% in 2015 to 22.9% in 2017 before dropping back to 13.6% in 2019. While rising rents suggest increasing demand for office space in the competitive set, the vacant space at 909 Davis Street suggests there is likely sufficient office space available in the market.

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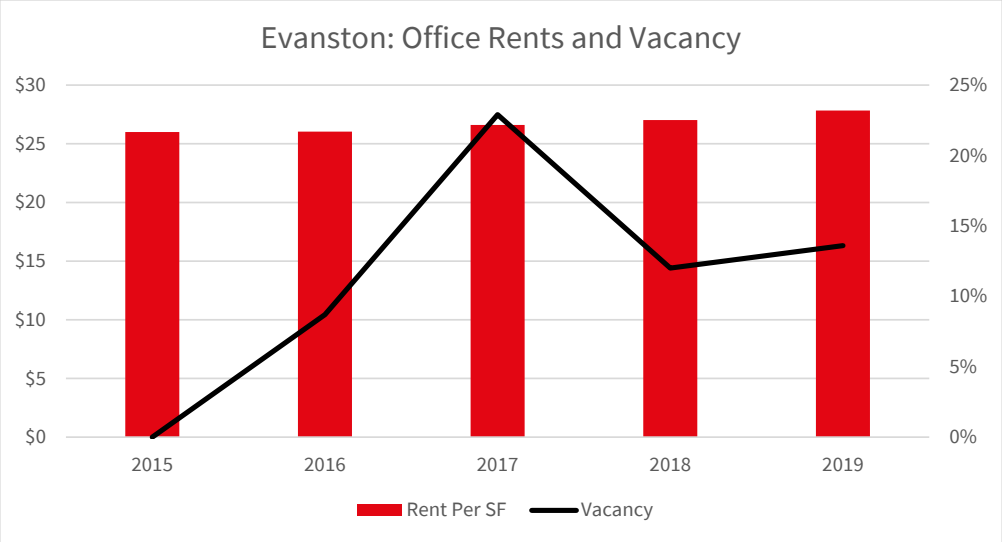
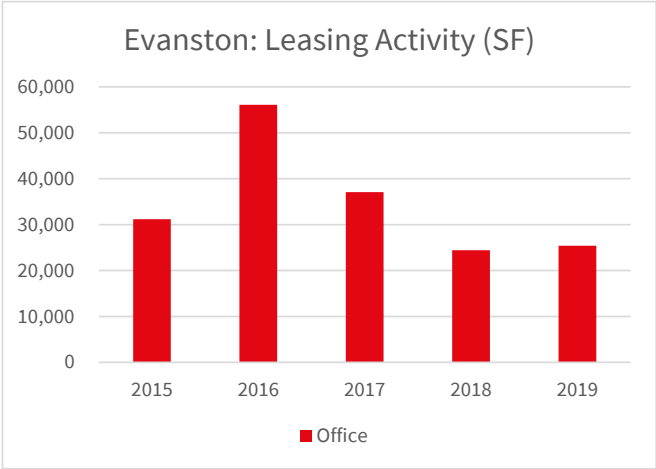


Source: CoStar

The market's lone comparable office building, 909 Davis Street, was delivered in 2002. While a new 76,000 square foot building has been proposed at 601 Davis Street, no comparable office properties are currently under construction in the market. Leasing activity in the market has been fairly modest, with 25,392 square feet of activity occurring in 2019. The greatest amount of leasing activity in recent years occurred in 2016, with 56,097 square feet transacted that year. While increasing rents indicate a potentially tightening office market, a high vacancy rate, modest leasing activity, and no recent deliveries suggest that market rents may not be enough to support new construction.



Source: CoStar

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Retail Market Analysis

For this retail market analysis, JLL performed a retail gap analysis to assess specific types of retailers who may be attracted to a development on City-owned property. This particular retail gap analysis is based around the Civic Center property, although it will generally represent retail activity in the market. For each property that is chosen for Phase II of the JLL team's analysis, the JLL team will perform a separate retail gap analysis to demonstrate the potential demand for retail near the subject property.

A retail gap analysis starts with the dollar value spent by residents and workers in a trade area on particular retail goods and subtracts from that amount the dollar value of goods sold by retailers. For a specific retail category, if the result is positive, this indicates that residents and workers are spending more than what stores are selling, indicating that they are traveling outside of the trade area to purchase those goods. In this case, there either are not enough stores, existing stores may not match consumers' tastes, or both; and there may be excess demand that a retailer can capture. If the result is negative, this indicates that stores are selling more than residents and workers are buying, indicating that not only are residents and workers needs being met for that particular category, but that stores are drawing in customers from outside of the trade area, as well.

Defining the "trade area" is a key component of a gap analysis. Consumers are willing to travel varying distances for different types of goods. Typically, consumer goods are divided into two groups: "convenience goods" and "comparison goods." Convenience goods are those goods which consumers are willing to only drive or walk a short distance to purchase. This includes grocery, personal care items, restaurants, and other goods which are typically consumed more regularly. For this analysis, the convenience trade area is a 5-minute drive or walk from the Civic Center.

Comparison goods are those goods which consumers are willing to travel farther to purchase, and for which consumers are more likely to compare prices. These include apparel and accessories, furniture, electronics, auto parts, etc. These are goods which are purchased much less frequently, and therefore for which consumers shop less frequently. In a retail gap analysis, comparison goods also encompass the general merchandise offered by big box stores, warehouse clubs, and supercenters without necessarily calling attention to specific retail goods. The comparison good trade areas are a 10-minute and a 15-minute drive from the Civic Center.

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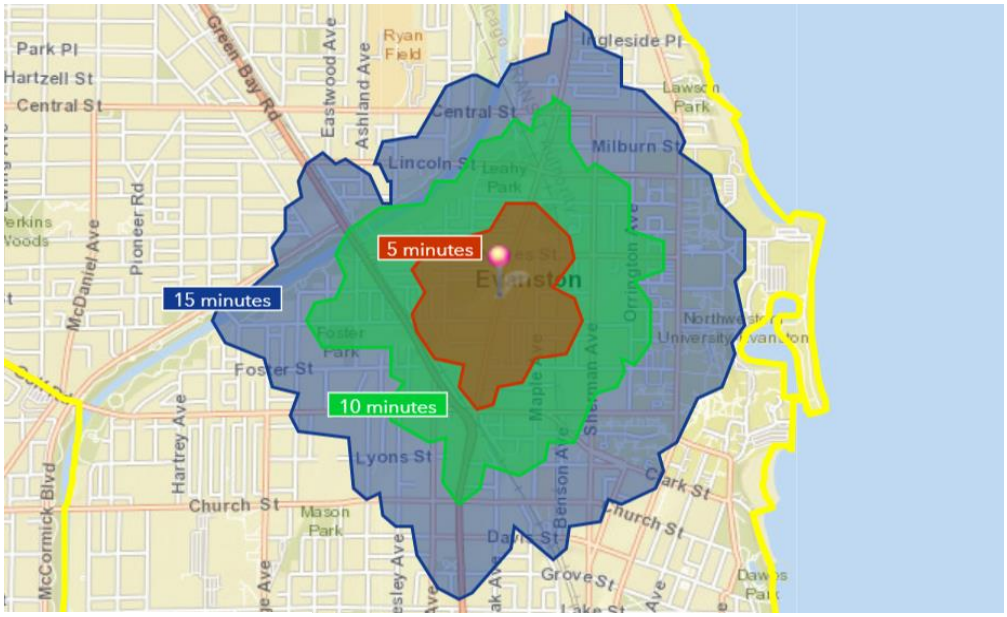
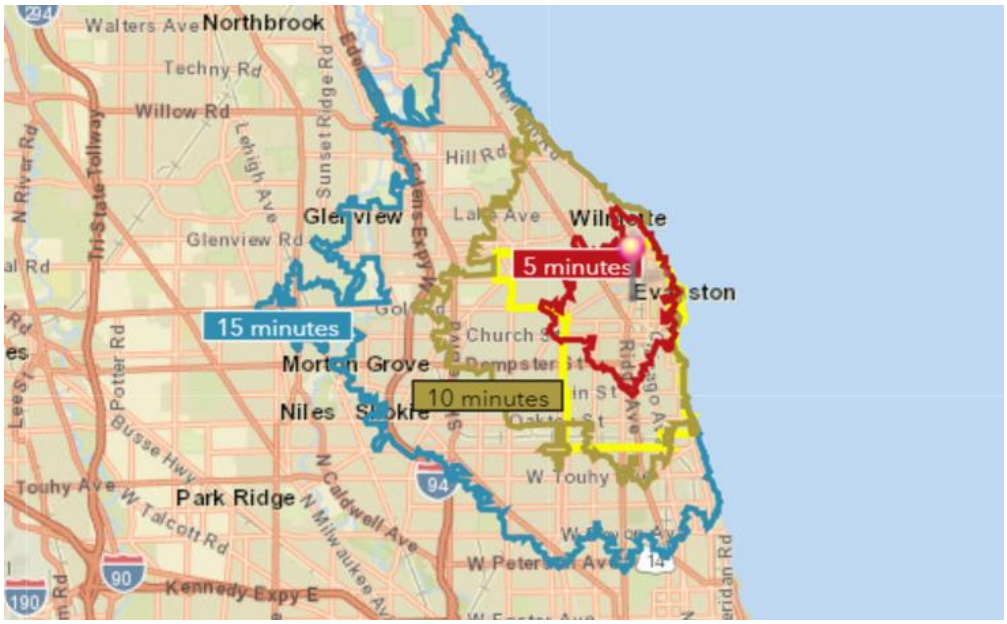
Walk-Time Map



Source: ESRI

Drive-Time Map



Source: ESRI

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Convenience Goods

Convenience Goods, 5-minute walk time			
Category	Demand	Supply	Surplus/Gap
Grocery Stores	$3.7 M	$1.1 M	$2.6 M
Personal Care	$1.5 M	$0	$1.5 M
Restaurants	$2.8 M	$2.7 M	$0.1 M

Convenience Goods, 5-minute drive time			
Category	Demand	Supply	Surplus/Gap
Grocery Stores	$101.5 M	$133.6 M	($22.0 M)
Personal Care	$44.6 M	$77.3 M	($32.6 M)
Restaurants	$82.4 M	$105.4 M	($22.9 M)

Source: ESRI

The retail gap analysis shows that demand exceeds supply for all convenience goods within a 5-minute walk of the Civic Center, while supply greatly exceeds demand for all convenience goods within a 5-minute drive of the Civic Center. This means that standalone grocery store, personal care, or restaurant retail establishments will likely face significant competition if they were to open on the site. However, since there is little supply of convenience goods within a 5-minute walk of the Civic Center site, a small retail program that's part of a larger, mixed-use development may be able to cater to users of the site, such as residents of a multi-family residential building or employees in an office building.

Comparison Goods

Comparison Goods, 10-minute drive time			
Category	Demand	Supply	Surplus/Gap
Furniture	$92.2 M	$90.6 M	$1.6 M
Electronics	$107.6 M	$48.7 M	$58.9 M
Building Materials	$188.5 M	$91.5 M	$97.0 M
Clothing	$159.1 M	$224.2 M	($65.1 M)
Sporting Good, Books, Music	$74.2 M	$92.9 M	($18.7 M)
Department Stores	$475.1 M	$268.7 M	$206.5 M

Comparison Goods, 15-minute drive time			
Category	Demand	Supply	Surplus/Gap
Furniture	$179.7 M	$164.9 M	$14.8 M
Electronics	$210.9 M	$115.3 M	$95.6 M
Building Materials	$366.3 M	$211.6 M	$154.7 M
Clothing	$313.7 M	$393.8 M	($80.1 M)
Sporting Good, Books, Music	$146.0 M	$149.4 M	($3.4 M)
Department Stores	$937.6 M	$566.3 M	$371.3 M

Source: ESRI

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Three comparison goods categories have significant retail gaps within both a 10-minute and 15-minute drive of the Civic Center: electronics, building materials, and department stores. These gaps indicate that residents living within a 10-minute and 15-minute drive of the site generally purchase these goods outside of the trade area, likely either in the Chicago suburbs, which have more space for larger standalone retail stores, or closer to the Chicago downtown, which has greater density and a more varied selection of retailers, although the stores are generally smaller in scale. The Civic Center site could be a viable location for electronics, building materials, or department store retailers, either in a standalone retail development on a portion of the site or as part of a larger, mixed-use development that is anchored by multi-family residential or office uses.

However, at approximately 7.0 acres, the Civic Center site may not be large enough to house the volume of retail square footage that would make these types of retailers viable, such as a Best Buy, Home Depot, or Lowe's Home Improvement. The site is also not highway adjacent, which big box retailers tend to prefer as highway adjacency provides maximum accessibility and visibility for their businesses. Finally, the Civic Center site is located in a primarily residential area of Evanston, so a large retailer, and the traffic it would bring, would likely not be the most desired use of the site by the community. Rather, smaller site- and neighborhood-focused retailers, such as a small hardware store or electronics store, may find success in a larger, mixed-use project given the lack of competition in the trade area.

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Site #1: Civic Center

Site Description

The Civic Center property is an approximately 7.0-acre site that houses the 114,614 square foot Lorraine H. Morton Civic Center. Along with the main building, the site includes a separate 1,200 square foot boiler house building with a boiler room on the ground floor and a 1,414 square foot coach house on the second floor. The Civic Center building houses most of the City's administrative and operational services, including seven City departments, an adjudication/chamber and 11 conference meeting rooms. The site is located at 2100 Ridge Avenue and is surrounded on three sides by surface roads, with Ingraham Park bordering the site to the northwest.

Site #1: Civic Center	
Site Address	2100 Ridge Avenue
Current Use	Lorraine H. Morton Civic Center
Site Size	7.0 acres
Building Size	Civic Center: 112,000 SF Boiler Room: 1,200 SF Coach House: 1,414 SF *Total On Site: 114,614 SF*
Parking Spaces	162 surface lot spaces

Site Access

The Civic Center site is located west of Ridge Avenue, one of the main northbound and southbound roads in Evanston. The site is 0.3 miles southwest of the CTA Noyes Purple Line station, 0.4 miles northwest of the CTA Foster Purple Line station, and 0.8 miles north of the Metra Evanston Davis Street station. Northwestern University, the largest employer in Evanston, is located approximately 0.6 miles east of the site, and NorthShore University Evanston Hospital, another significant employer in Evanston, is located approximately 0.6 miles north of the site. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 4.3 miles west of the site.

Nearby Uses

Nearby uses primarily consist of multi-family and single-family residential properties. The site is not immediately adjacent to retail uses, with the nearest retail approximately 0.3 miles to the northeast near the CTA Noyes Purple Line station and approximately 0.4 miles to the south near the intersection of Ridge Avenue and Emerson Street. The site is zoned OS/R4, meaning the property currently holds an open space designation intended for park or green spaces and a residential designation intended for various single-family and multi-family residential uses.

Headcount

The City of Evanston estimates that approximately 162 employees work at the Civic Center. This is an approximate number and includes multiple shifts of people who are also not always permanently at this location

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but have it as their home base. This also does not include seasonal employees, summer youth employees, contractors, tenants or volunteers.

With a building size of 114,614 square feet, that equates to approximately 707 square feet per employee. While JLL would expect to see higher-than-average space utilization due to the public spaces in the building, like the lobby or waiting areas, as well as the workspaces for temporary or seasonal employees, this is significantly higher than industry best practice. According to JLL's 2019 occupancy benchmarking annual guidelines, more than half of the firms surveyed by JLL utilize 225 square feet or less per employee. Based on the available space utilization estimate, there is significant opportunity to improve the City's office space utilization, either by renovating the existing facility or developing a new build-to-suit facility.

Current Condition and Site Visit Findings

The Civic Center was built in 1927 and was originally designed and used as a high school. While the facility has served as the City's Civic Center for several decades, the facility's original design is largely unchanged, leaving wide hallway corridors and large, irregularly sized meeting rooms that formerly served as classrooms. Generally speaking, the building's original configuration as a high school dominates and severely limits the City's ability to use the space effectively.

Overall, the exterior is in good condition with a relatively new roof (10 years old), updated elevators (as of last year) and well-maintained masonry. Double hung windows have also been replaced; however, numerous windows are no longer operable or move with great difficulty and/or allow excessive air infiltration.

The interior condition of the building, originally constructed as a double-loaded corridor with classrooms on either side, is highly spatially restrictive and inefficient for its current purpose. Closely spaced structural columns, buried in the corridor walls, limit the opportunity to reconfigure to provide flexible office space.

There is approximately 3,000 square feet of space devoted to the central corridor, representing more than 17% of the available office space on a given floor. Collectively, the long wings dominated by a broad central corridor and the preponderance of narrow office suites limits flexibility, effective space assignments/allocations, and likely reinforces departmental silos.

Additionally, the inherited locations of entrances, stairs and elevators taxes security efforts and adds confusion to the visiting public. Other interior shortcomings observed while on the site tour include the lack of a proper dock and the absence of a freight elevator.

Estimated Renovation Costs

Several of initial renovation items were noted as a result of the touring the Civic Center. We have broken out the renovation costs in two categories: "like-for-like" renovations and "upgrade" renovations. Below is a summary of each.

Like-for-Like Renovations:

Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Demo & replace ceilings in conjunction with heat pump & piping repairs (assumes 70% done with heat pumps)	$420,000		

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Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Replacement of heat pumps. Keep and maintain boilers and fluid cooler. Keep and maintain switchgear. Replace light fixtures as/when needed and during remodels. Keep and maintain plumbing system. Keep and maintain fire protection systems	$6,500,000	$550,000	$900,000
Provide new lighting and controls in areas of new ceilings. Reuse existing branch wiring (assumes 70% done with heat pumps in years 1-2; years 3-10 anticipate replacement of 50% balance on an as-needed basis but without controls)	$619,500	$39,375	$65,625
Window repairs &/or replacement (assumes 10% of windows)	$24,080	$36,120	
Toilet room upgrades	$75,000	$75,000	
Total	**$7,638,580**	**$700,495**	**$965,625**

Upgrade Renovations:

Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Demo & replace ceilings in conjunction with installation of central AC system	$600,000		
New central airside system and central cooling/heating plant. Demolish heat pump system and existing central plant. Provide new central AHUs, terminal boxes, chillers, and hydronic boilers. Replace and upgrade switchgear as required to accommodate new and larger loads. Replace light fixtures. New lighting control system. Keep and maintain plumbing systems. Keep and maintain fire protection systems.	$11,000,000	$500,000	$900,000

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Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Provide new lighting and controls throughout. Reuse existing branch wiring	$825,000		
Window replacement	$24,080	$36,120	
Toilet room upgrades	$75,000	$75,000	
Install freight elevator (six stop, 5,000 lb. capacity)	$295,300		
Reconfigure to improve adjacencies, circulation and security	$1,625,000		
Total	**$14,444,380**	**$611,120**	**$900,000**

Valuation

To estimate the Civic Center's potential disposition value, the JLL team looked at recent comparable sales in the market for both office and land properties. A buyer may be interested in renovating the existing building for office use or demolishing the existing building and developing a new office or residential project in its place.

Sale Comparable	
Address	1840 Oak Avenue
Use	Office
Building Size	66,000 SF
Year Built / Renovated	1945 / 1990
Sale Date	January 2017
Sale Price	$4.5 million
Sale Price Per SF	$68.18

Since the Civic Center was built in 1927 and remains largely unrenovated, the JLL team looked for recent office sale comparables of similar age and condition. The 66,000 square foot office building at 1840 Oak Avenue, which was built in 1945 and renovated in 1990, served as the best sale comparable. The building was sold in January 2017 for $4.5 million, or $68.18 per square foot. Along with its similar age, 1840 Oak Avenue is located in close proximity to the Civic Center at a distance of 0.6 miles.

In addition to 1840 Oak Avenue, the JLL team also identified the 85,935 square foot office building at 820 Davis Street as a sale comparable. 820 Davis Street was built in 1975 and renovated in 1985 and was sold in March of 2019 for $10.6 million, or $123.35 per square foot. While 820 Davis Street is a viable comparable for the Civic Center, it's newer than 1840 Oak Avenue and is located further from the Civic Center in downtown Evanston, a potentially more desirable location. For these reasons, the JLL team views the $68.18 per square foot value of 1840 Oak Avenue as the preferred sale comparable for the Civic Center's initial valuation. At a similar per-square foot valuation to 1840 Oak Avenue, the Civic Center site would be valued at $7.8 million.

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To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Civic Center site would be valued at $15.2 million. The JLL team reduced this valuation based on the estimate demolition costs for the existing Civic Center building, estimated at $900,000. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $14.3 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

The valuation estimates provided in this report are intended to serve as preliminary, high-level estimates of the potential value of the site. If the City engages the JLL team in a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Valuation Summary: Civic Center		
	Valuation (Office)	**Valuation (Redevelopment)**
Property Size	114,614 SF (building)	7.0 acres (site)
Value Per SF / Acre	$68.18 / SF	$2.2 million / acre
Estimated Demolition Cost	None	$900,000
Estimated Value	$7.8 million	$14.3 million

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the Civic Center site for disposition. The Civic Center building will require significant capital investment in the coming years, so the City may prefer to invest that money in developing or acquiring a replacement facility rather than investing in the aging Civic Center building. Also, at 707 square feet per employee, the Civic Center is significantly underutilized due to its original use as a school building. It would take a large investment from the City to improve the efficiency of the Civic Center's space program, and due to the building's age, only some alterations to the building's design to accommodate a new space program may be feasible.

While the JLL team estimates that the Civic Center's value ranges from $7.8 million to $14.3 million, the City may need to reinvest some of the Civic Center property's disposition value to develop or acquire a replacement facility, as well as move its employees out of the Civic Center into a new replacement facility. If the City engages the JLL team in a second phase of this engagement, the JLL team will work to develop estimates for each of these costs. As the City's primary administrative and operational facility, replacing the aging Civic Center could have a significant positive impact on the City's future capital maintenance costs, employee retention, and service delivery. Further analysis of the City's options and costs for a replacement facility will help to inform the City of the potential risks and upside that may result from pursuing its replacement options.

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Site #2: Police and Fire Headquarters

Site Description

The Police and Fire Headquarters totals approximately 1.8 acres, with the 1.4 acres north of Lake Street housing the 53,084 square foot shared Evanston Police and Fire Headquarters and the 0.4 acres south of Lake Street currently used as a parking lot. The Police and Fire Headquarters houses the Fire Department's administrative offices as well as the following uses for the Police Department: headquarters for the Police Chief, Field Operations Division, Investigative Service, and Support Services.

Along with the main building, the site has approximately 20 parking spaces in a parking lot east of Elmwood Avenue, approximately 68 parking spaces in the parking lot south of Lake Street, and approximately 52 parking spaces that wrap the Police and Fire Headquarters building. These parking spots are designated for the 222 employees, administration and support, and local patrol vehicles.

Elmwood Avenue, which separates the Police and Fire Headquarters building from the small parking lot near the Metra tracks, could be closed to provide the parking lot and the Police and Fire Headquarters building site to be combined.

Site #2: Police and Fire Headquarters	
Site Address	1454 Elmwood Avenue and 909 Lake Street
Current Use	Police and Fire Offices
Site Size	1.4 acres north of Lake Street 0.4 acres south of Lake Street *Total On Site: 1.8 acres*
Building Size	Police Headquarters: 40,500 SF Fire Headquarters: 12,584 SF *Total On Site: 53,084 SF*

Site Access

The Police and Fire Headquarters is located approximately 0.3 miles south of downtown Evanston. The site is 0.3 miles south of the CTA Davis Purple Line station and Metra Davis Street/Evanston station, and 0.3 miles northwest of the CTA Dempster Purple Line station. Northwestern University, the largest employer in Evanston, is located approximately 1.1 miles northeast of the site. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 4.5 miles west of the site.

Nearby Uses

Nearby uses primarily consist of multi-family and single-family residential properties, although Sherman Avenue to the east of the site has several restaurants and retail businesses. The Holiday Inn and Hyatt House are both located within 0.3 miles of the site, as are most of the businesses in downtown Evanston. The site is zoned D1, the

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designation for the downtown fringe district. This zoning is intended to provide for business and office development at compact locations.

Headcount

The City of Evanston estimates that approximately 222 employees work at the shared Police and Fire Department Headquarters. This is an approximate number and includes multiple shifts of people who are also not always permanently at the location but have it as their home base. This also does not include seasonal employees, summer youth employees, contractors, tenants or volunteers.

With a building size of 53,084 square feet, that equates to approximately 239 square feet per employee. According to JLL's occupancy benchmarking annual guidelines, more than half of the firms surveyed by JLL utilize 225 square feet or less per employee. Given this utilization estimate, the Police/Fire square footage utilized per employee is slightly higher but close to target. However, the shared headquarters not only use the space for administrative purposes but for other operational and storage purposes thus artificially inflating the square footage per employee. Non-administrative spaces include but are not limited to holding cells, interrogation rooms, a gun range, evidence and file storage in basement, bike room etc.

Current Condition and Site Visit Findings

The Police and Fire Department Headquarters share a masonry building comprised of two stories. The building was originally built in the late 1940s to house the police station and headquarters, a working fire station, and a courtroom. The building now houses headquarters of both police and fire and the City's only police station.

The fire station has been relocated. The original fire truck bays were converted into the Fire Department Headquarters approximately 15 years ago. As it stands today, the space is a stand-alone area that provides necessary office and training classroom for the department.

Based on our site visit tours, due to the sensitive and confidential nature of the work, the space is highly compartmentalized. Some of the original spaces have been repurposed to their present use (i.e. the fire station's original handball court is now the 911 center, the original court room is presently the police records department). It is apparent that multiple iterations of remodeling have occurred as needs have evolved over the years and space became available.

The reconfigurations and space re-assignments have created a difficult and circuitous circulation pattern with multiple jogs and dead-end corridors. Some staff work appeared to be cramped. Based on our observation, it is likely that the building cannot respond to desired adjacencies as the space is not flexible.

Estimated Renovation Costs

Several of initial renovation items were noted as a result of the touring the Police and Fire Headquarters. We have broken out the renovation costs in two categories: "like-for-like" renovations and "upgrade" renovations. Below is a summary of each.

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Like-for-Like Renovations:

Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Elevator replacement (three stop, 3,000 lb. capacity)	$158,375		
Two new large AHUs in mid- and long-term future. Three new burners for boilers in the mid- and long-term future. PM and standard servicing for all other systems	$250,000	$750,000	$1,000,000
Toilet upgrades (fixture and piping replacement as needed)	$15,000	$20,000	
Total	**$423,375**	**$770,000**	**$1,000,000**

Upgrade Renovations:

Description	Budget/Timeframe 0-2 years	Budget/Timeframe 3-5 years	Budget/Timeframe 6-10 years
Elevator replacement (three stop, 3,000 lb. capacity)	$158,375		
Two new large AHUs in mid- and long-term future. Three new boilers in the mid-term future. PM and standard servicing for all other systems	$250,000	$750,000	$1,500,000
Toilet upgrade	$15,000	$20,000	
Target remodeling to improve operational effectiveness	$209,000		
Total	**$632,375**	**$770,000**	**$1,500,000**

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Valuation

To estimate the Police and Fire Headquarters' potential disposition value, the JLL team looked at recent comparable sales in the market for land properties. Since the existing building was purpose built, a buyer would likely opt to demolish the existing building and develop a new office or residential project in its place rather than attempt to renovate the existing building.

To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Police and Fire Headquarters site would be valued at $3.9 million. The JLL team reduced this valuation based on the estimate demolition costs for the existing Police and Fire Headquarters, estimated at $425,000. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $3.5 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

The valuation estimate provided in this report is intended to serve as a preliminary, high-level estimate of the potential value of the site. If the City engages the JLL team in a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Valuation Summary: Police and Fire Headquarters	
	Valuation (Redevelopment)
Property Size	1.8 acres (site)
Value Per SF / Acre	$2.2 million / acre
Estimated Demolition Cost	$425,000
Estimated Value	$3.5 million

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the Police and Fire Headquarters site for disposition. While the JLL team's initial observations of the property suggest that the existing Police and Fire Headquarters is in good condition, our team observed and heard from City staff that the building is underutilized with some inadequate spaces, such as the detective rooms. If the City continues to consider the relocation of the Civic Center, the Police and Fire Headquarters may be a great candidate for consolidation with the Civic Center, potentially bringing most of the City's office spaces into a single, purpose-built facility.

While the JLL team estimates that the Police and Fire Headquarters' value is approximately $3.5 million, the City may need to reinvest some of the Police and Fire Headquarters' disposition value to develop or acquire a replacement facility, as well as move its employees out of the current Police and Fire Headquarters into a new replacement facility. If the City engages the JLL team in a second phase of this engagement, the JLL team will work to develop estimates for each of these costs. In tandem with the replacement of the Civic Center, the consolidation of the Civic Center and the Police and Fire Headquarters could have a significant positive impact on

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the efficiencies and effectiveness of service delivery from police, fire, and the City's administrative staff. Further analysis of the City's options and costs for the consolidation of the Civic Center and Police and Fire Headquarters facilities will help to inform the City of the potential risks and upside that may result from pursuing its consolidation options.

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Site #3: Gibbs-Morrison Cultural Center

Site Description

The Gibbs-Morrison Cultural Center is located at 1823 Church Street. The Site is approximately 0.2 acres. The City of Evanston acquired the property in January 2015. Its center was named after Mr. Thomas Gibbs and Dr. William Morrison, who were both long-time residents. Mr. Gibbs owned a gas station on the corner of Church Street and Dodge, while Mr. Morrison was the owner and pharmacist of Morrison's Pharmacy at 1823 Church Street.

Site #3: Gibbs-Morrison Cultural Center	
Site Address	1823 Church Street
Current Use	Cultural center
Site Size	0.2 acres
Building Size	4,200 SF

Site Access

The Gibbs-Morrison Cultural Center is located north of Church Street, one of the main eastbound and westbound roads in Evanston. The site is located less than one mile from downtown Evanston. The site is accessible from the CTA Davis Purple Line station and Metra Davis Street/Evanston station, which are approximately 0.8 miles east of the site. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 3.6 miles west of the site.

Nearby Uses

Nearby uses primarily consist of multi-family and single-family residential properties with some retail uses, including a dental office to the east of the site and a few restaurants west of the site across Dodge Avenue. Evanston Township High School is located to the southwest of the site. The site is zoned B2, a commercial designation intended to accommodate and encourage the continued use of older, pedestrian-oriented shopping areas. This designation allows for multi-family and office development.

Headcount

The City of Evanston staffs one employee at the Gibbs-Morrison Cultural Center fulltime and estimates that 2-to-3 restaurant employees work at the site.

Current Condition and Site Visit Findings

Overall the Gibbs-Morrison Cultural Center seemed under-utilized. At the time of our site tour, there were a handful (5 or less) of customers frequenting the Litehouse Whole Food and Grill, otherwise the center was empty.

The overall configuration and flow of the center seemed inefficient given the various uses for the center.

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Valuation

To estimate the Gibbs-Morrison Cultural Center's potential disposition value, the JLL team looked at recent comparable sales in the market for both retail and land properties. A buyer may be interested in operating the existing building for retail use or demolishing the existing building and developing a new project in its place.

Sale Comparable	
Address	1806 Church Street
Use	Retail
Building Size	3,840 SF
Year Built / Renovated	1959 / 2016
Sale Date	July 2015
Sale Price	$240,000
Sale Price Per SF	$62.50

The 3,840 square foot retail building at 1806 Church Street, which was built in 1959 and renovated in 2016, served as the best sale comparable. The building was sold in July 2015 for $240,000, or $62.50 per square foot. At a similar sales price per square foot, the Gibbs-Morrison Cultural Center property would be worth $262,500. However, the JLL team revised its estimated disposition value for the Gibbs-Morrison Cultural Center for a few reasons. First, the City purchased the Gibbs-Morrison property in 2015 for $315,000 or $75.00 per square foot, suggesting that the Gibbs-Morrison property had more value on a per square foot basis than 1806 Church Street had at the time it was purchased in 2015. Second, the sales price of 1806 Church Street represents the property's value prior to the completion of the property's renovations, meaning the property would likely sell for a higher value today. Similarly, the City of Evanston renovated the Gibbs-Morrison Cultural Center after it purchased the property in 2015, likely adding value to the property from the $315,000 purchase price paid by the City. With these considerations in mind, the JLL team estimated that the Gibb-Morrison Cultural Center has an estimated value of $350,000 if the buyer's intent is to use the existing facility as a retail space.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Gibbs-Morrison Cultural Center site would be valued at $480,000. The JLL team reduced this valuation based on the estimate demolition costs for the existing Gibbs-Morrison Cultural Center building, estimated at $35,000. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $445,000.

The valuation estimates provided in this report are intended to serve as preliminary, high-level estimates of the potential value of the site. If the City engages the JLL team in a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

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Valuation Summary: Gibbs-Morrison Cultural Center		
	Valuation (Retail)	**Valuation (Redevelopment)**
Property Size	4,200 SF (building)	0.22 acres (site)
Value Per SF / Acre	$83.33 / SF	$2.2 million / acre
Estimated Demolition Cost	None	$35,000
Estimated Value	$350,000	$445,000

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the Gibbs-Morrison Cultural Center site for disposition. While the JLL team's initial observations of the property suggest that the existing facility is in good condition, the City has faced challenges in operating the cultural center, including proposals to defund the cultural center during City budget considerations. While the disposition of the site may not generate significant revenue to the City, the City would see ongoing operating cost reductions from the property's disposition. As with any public asset, the City will need to consider the potential public response to the proposed sale of the Gibbs-Morrison Cultural Center. Further analysis will help to inform the City's decision regarding the property's disposition.

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Site #4: Animal Shelter and Adoption Center

Site Description

The Animal Shelter and Adoption Center is located at 2310 Oakton Street. The Site is approximately 0.9 acres. The shelter is operated by volunteers. Its mission is committed to providing compassionate and humane care for Evanston's abandoned, abused and relinquished animals to find them homes through rehabilitation, foster care, adoption, and rescue organizations. The shelter aims to further support the community as a proactive resource for education, counseling and support.

The Animal Shelter and Adoption Center is located north of Howard Street, south of Oakton Street, west of Dodge Avenue and east of McCormick Boulevard.

Site #4: Animal Shelter and Adoption Center	
Site Address	2310 Oakton Street
Current Use	Animal shelter
Site Size	0.9 acres
Building Size	1,400 SF

Site Access

The Animal Shelter and Adoption Center is located south of Oakton Street, one of the main eastbound and westbound roads in Evanston. Since the site is located near Evanston's western edge, it is approximately 1.5 miles from the South Boulevard Purple Line station, the nearest CTA station. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 3.2 miles west of the site.

Nearby Uses

Nearby uses primarily consist of retail properties, including large standalone retail stores like the Home Depot, PetSmart, and ALDI, which are all north of Oakton Street; a Steak 'n Shake north of Oakton Street; and a Shell gas station and Gordon Food Service grocery store south of Oakton Street to the west of the site. The Animal Shelter and Adoption Center property borders James Park, which is east and southeast of the site. The site is zoned I2, an industrial designation intended to provide sites for light manufacturing and light industrial uses that minimize any adverse effects on nearby residential, business, and commercial districts.

Headcount

The Animal Shelter and Adoption Center is a volunteer-based operation with no more than 5 volunteers occupying the facility at a time.

Current Condition and Site Visit Findings

Overall the Animal Shelter and Adoption Center seemed tight in terms of space. At the time of the site tour, there was one volunteer at the facility. The space seems constrained but appears to have potential for expansion with

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undeveloped land behind the building. At the time of this report, we understand that the City of Evanston has applied for a grant to build a new shelter.

Valuation

To estimate the Animal Shelter and Adoption Center's potential disposition value, the JLL team looked at recent comparable sales in the market for land properties. Since the existing building was purpose built, a buyer would likely opt to demolish the existing building and develop a new project in its place rather than attempt to renovate the existing building.

To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Animal Shelter and Adoption Center site would be valued at $1.9 million. Since the Animal Shelter and Adoption Center is a small facility, the JLL team estimated demolition costs would total approximately $10,000. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $1.9 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

The valuation estimate provided in this report is intended to serve as a preliminary, high-level estimate of the potential value of the site. If the City engages the JLL team In a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Valuation Summary: Animal Shelter and Adoption Center	
	Valuation (Redevelopment)
Property Size	0.9 acres (site)
Value Per SF / Acre	$2.2 million / acre
Estimated Demolition Cost	$10,000
Estimated Value	$1.9 million

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the Animal Shelter and Adoption Center site for disposition. The City is seeking an $18.0 million grant to cover a portion of the cost of construction of a replacement Animal Shelter and Adoption Center. If the City is able to obtain this grant, the current Animal Shelter and Adoption Center property would be a candidate for disposition. In particular, since the site is located on Oakton Street and is proximate to several standalone retail businesses, this property may be particularly attractive to a retail developer. Further analysis will help to inform the City's decision regarding the property's disposition should the City obtain the grant.

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Site #5: Service Center

Site Description

The Evanston Service Center is located at 2020 Asbury Street. The Site is approximately 144,000 square feet. The facility houses administrative services for Evanston's Fleet and Parking Division, Public Works, Forestry, and Street and Waste operations. There are approximately 125 uncovered parking spaces available on top of the building.

The Service Center is located north of Emerson Street, south of Simpson Street, west of Ridge Avenue and east of Green Bay Road.

Site #5: Service Center	
Site Address	2020 Asbury Avenue
Current Use	Administrative offices for several City departments, including Public Works, Fleet, Parking, and Waste Services
Site Size	5.50 acres
Building Size	144,000 SF
Parking Spaces	125 uncovered rooftop spaces

Site Access

The Service Center is located less than one mile from downtown Evanston. The site is accessible from the CTA Foster Purple Line station, which is approximately 0.4 miles east of the site; the CTA Noyes Purple Line station, which is approximately 0.5 miles northeast of the site; and the Metra Davis Street/Evanston station, which is approximately 0.7 miles southeast of the site. Northwestern University, the largest employer in Evanston, is located approximately 0.8 miles northeast of the site. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 3.8 miles west of the site.

Nearby Uses

Nearby uses primarily consist of multi-family and single-family residential properties. Northwestern University's Facilities Department building is located directly east of the site. There is a small cluster of retail uses, including a Walgreens drug store, within 0.2 miles of the site to the northwest. The site is zoned R4, a residential designation intended for various single-family and multi-family residential uses.

Headcount

The City of Evanston estimates approximately 162 employees work the Service Center. This is an approximate number and includes multiple shifts of people who are also not always permanently at the locations but have it as their home base. This also does not include seasonal employees, summer youth employees, contractors, tenants or volunteers.

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Current Condition and Site Visit Findings

Overall the Service Center seemed well-kept. The maintenance and fueling portions of the Service Center were bustling during the site tour. During the site tour, we learned that due to the demand and volume of fleet vehicles in need of the Service Center, vehicles are often left outdoors due to indoors space availability constraints. This can be troublesome for certain vehicles under cold weather conditions.

Valuation

To estimate the Service Center's potential disposition value, the JLL team looked at recent comparable sales in the market for land properties. Since the existing building was purpose built, a buyer would likely opt to demolish the existing building and develop a new project in its place rather than attempt to renovate the existing building.

To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Service Center site would be valued at $12.0 million. The JLL team reduced this valuation based on the estimate demolition costs for the existing Service Center building, estimated at $1.2 million. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $10.8 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

The valuation estimate provided in this report is intended to serve as a preliminary, high-level estimate of the potential value of the site. If the City engages the JLL team in a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Valuation Summary: Service Center	
	Valuation (Redevelopment)
Property Size	5.5 acres (site)
Value Per SF / Acre	$2.2 million / acre
Estimated Demolition Cost	$1.2 million
Estimated Value	$10.8 million

Recommendation

The JLL team does not recommend that the City of Evanston conduct further analysis to consider the Service Center site for disposition. The JLL team's initial observations of the property suggest that the existing Service Center is in good condition, the site is well utilized, and its location along the train tracks away from residential uses makes public works/fleet an ideal use for the site. In addition, relocating some uses of the current Service Center, such as the salt dome, would prove difficult or costly, reducing the potential value to the City from disposing of the site.

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Site #6: Howard Street Storefronts

Site Description

633 Howard Street

633 Howard Street is a vacant space which was formerly used as a restaurant (a French coffee shop and bakery). The site is approximately 2,565 square feet.

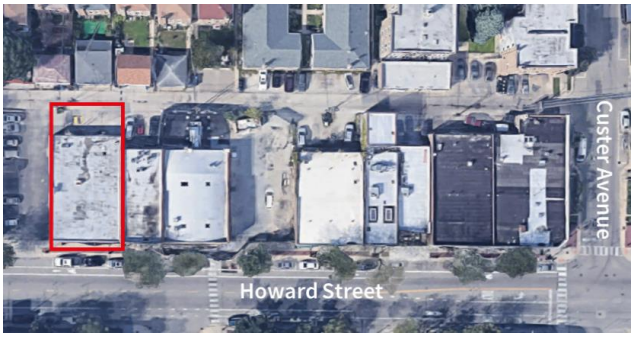
633 Howard Street is located north of Howard Street, south of Brummel Street, east of Custer Avenue and west of Callan Avenue.

729 Howard Street

729 Howard Street is a vacant space which was previously used a dance/fitness studio. The site is approximately 4,138 square feet.

729 Howard Street is located north of Howard Street, south of Dobson Street, west of Custer Avenue and east of Elmwood Avenue.

633 Howard Street	
Site Address	633 Howard Street
Current Use	Restaurant (vacant)
Site Size	0.05 acres
Building Size	2,565 SF



729 Howard Street	
Site Address	729 Howard Street
Current Use	Restaurant (Vacant)
Site Size	0.15 acres
Building Size	4,138 SF

Site Access

The Howard Street Storefront properties are located north of Howard Street, one of the main eastbound and westbound roads in Evanston. The properties are approximately 0.8 miles from the CTA Howard Red Line station and approximately 1.0 miles from the Metra Rogers Park station. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 3.6 miles west of the site.

Nearby Uses

Nearby uses consist of mostly retail uses as Howard Street is a primary commercial corridor. Nearby retail uses include restaurants, a laundromat, storage, and hair salons. The site is zoned B3, a business designation intended to provide for higher density business development.

Current Condition and Site Visit Findings

633 Howard Street

Based on our observations at the site tour, the space needs some renovations. The space was used as storage for restaurant food equipment and seating.

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The City of Evanston notified us that this space is being leased out to a new tenant.

729 Howard Street

The City of Evanston notified us that this space is being leased out to a new tenant.

Valuation

To estimate the disposition value of the Howard Street Storefront properties, the JLL team looked at recent comparable sales in the market for retail properties. Since both properties are small and are located in a commercial corridor, a buyer would most likely opt to continue using the existing buildings for retail uses rather than redevelop either property.

In recent years, a few retail properties have sold near the Howard Street Storefront properties. Two properties that sold were storefronts: 741-751 Howard Street, which sold for $1.3 million or $80 per square foot in February 2016, and 611-621 Howard Street, which sold for $675,000 or $68 per square foot in October 2019. The property at 741-751 Howard Street has a second story, which may have provided additional value to the buyer. Since the Howard Street Storefront properties are both one story buildings, the JLL team estimated that the properties could be sold for a similar valuation of $68 per square foot, or $174,000 for 633 Howard Street and $281,000 for 729 Howard Street.

Sale Comparable	
Address	611-621 Howard Street
Use	Retail
Building Size	9,929 SF
Sale Price	$675,000
Sale Price Per SF	$67.98

Valuation Summary: Howard Street Storefronts		
	Valuation (Retail)	**Valuation (Retail)**
Property Address	633 Howard Street	729 Howard Street
Building Size	2,565 SF	4,138 SF
Value Per SF	$68 / SF	$68 / SF
Estimated Value	$174,000	$281,000

Recommendation

The JLL team does not recommend that the City of Evanston conduct further analysis for the Howard Street Storefront properties currently. The properties do not house City departments, so the City could opt to market one or both properties at any time, if desired, without disrupting City services. Offers received from the market would ultimately dictate each property's value, so the City could consider how the disposition of the property would align with the City's objectives for the property upon receipt of offers. Finally, these properties are being leased to new tenants who will pay lease revenue to the City. The disposition of these properties would eliminate the City's ongoing lease revenue, and since these are small properties, disposition of the properties would generate minimal revenue for the City. The disposition of these properties will be less impactful than the potential disposition of some of the other properties included in the JLL team's analysis, making the Howard Street Storefront properties less of a priority.

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Site #7: James Park Sled Hill

Site Description

The James Park Sled Hill is a 65-foot hill located at James Park. Although this site is nicknamed "sled hill" and often used for that purpose, pursuant to the City of Evanston Municipal Code (Section 7-10-4), tobogganing, skiing and snowboarding are prohibited on the hill.

The site was formerly a solid waste landfill that was closed and converted into a park in 1965.

James Park is located north of Howard Street, south of Oakton Street, west of Dodge Avenue and east of McCormick Boulevard.

Site #7: James Park Sled Hill	
Site Address	Southwest corner of James Park
Current Use	Park
Site Size	4.9 acres

Site Access

The James Park Sled Hill is located at the southwest corner of James Park and is currently accessible only from Mulford Street. The CTA Yellow Line tracks border the site to the south. Since the site is located near Evanston's western edge, it is approximately 1.6 miles from the CTA South Boulevard Purple Line station, the nearest CTA station. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 3.1 miles west of the site.

Nearby Uses

Bordered predominantly by James Park and the CTA Yellow Line tracks, the James Park Sled Hill is distant from most nearby uses. Northwest of the site near the Evanston Animal Shelter are a few retail uses, including a Gordon Food Service store and a Shell gas station. Approximately 0.3 miles north of the site and north of Oakton Street are other standalone retail uses including the Home Depot, ALDI, and PetSmart. The site is zoned OS, an open space designation intended for park or green spaces.

Valuation

To estimate the potential disposition value of the James Park Sled Hill, the JLL team looked at recent comparable sales in the market for land properties. The JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the James Park Sled Hill site would be valued at $10.7 million. However, because the site lack visibility and accessibility, it likely holds less value than the parking lot at 504 South Boulevard, which is located directly on South Boulevard, one of the main eastbound and westbound roads in Evanston. In addition, the James Park Sled Hill has a steep slope,

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

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which may make the design and construction of a development on the site more difficult than the flat 504 South Boulevard site. Finally, since the James Park Sled Hill is a former landfill, there could be issues with soil quality under the property, potentially adding further cost to the design and construction of a development on the site. For these reasons, JLL has greatly discounted the estimated value of the James Park Sled Hill in comparison to 504 South Boulevard, estimating that the James Park Sled Hill may be valued at $2.1 million to $4.3 million.

Valuation Summary: James Park Sled Hill		
	Valuation (Low)	**Valuation (High)**
Property Size	0.9 acres	0.9 acres
Value Per SF / Acre	$435,000 / acre	$870,000 / acre
Estimated Value	$2.1 million	$4.3 million

Recommendation

The JLL team does not recommend that the City of Evanston conduct further analysis for the James Park Sled Hill at this time. The property does not house City departments, so the City could opt to market the property at any time, if desired, without disrupting City services. Offers received from the market would ultimately dictate the property's value, so the City could consider how the disposition of the property would align with the City's objectives for the property upon receipt of offers.

Also, since this property is currently part of a public park, has low accessibility and visibility, is sloped, and could have soil issues due to the property's prior use as a land fill, much is uncertain regarding the property's value and potential for development. A developer would need to spend money to complete the due diligence activities required to demonstrate that the site is developable. As a result, when offering to purchase the property, the developer would price the cost of completing those due diligence activities, as well as their assumed risk regarding the potential that the property can't be developed, into their offer to purchase the property. This could significantly reduce the property's value, so even the JLL team's conservative estimate of the property's value may overstate the property's value to a developer. Because so much about the James Park Sled Hill site is uncertain, the JLL team does not recommend that the City conduct further analysis for this property at this time.

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Site #8: Water Department Administration Building

Site Description

The Evanston Water Department Administration Building is located at 555 Lincoln Avenue. The Site is approximately 7.1 acres located just west of Lake Michigan. In addition to the administrative offices, the site is designated to the operations and maintenance of the Water Treatment Plant and the water mains, valves and fire hydrants in the Evanston distribution system. The facility supplies water to the residents of Evanston, the Village of Skokie and the Northwest Water Commission (comprised of Arlington Heights, Buffalo Grove, Palatine and Wheeling). Overall the facility supplies water to a population over 365,000 people.

Site #8: Water Department Administration Building	
Site Address	555 Lincoln Avenue
Current Use	Water plant
Site Size	7.1 acres
Building Size	Admin: 6,520 SF Filtration: 84,598 SF Pumping: 33,188 SF *Total on Site: 124,306 SF*

The Water Department Administration Building is located north of Lincoln Street, south of Milburn Street, west of Lake Michigan east of Sheridan Road.

Site Access

The Water Department Administration Building is located in the northeast portion of Evanston, with Northwestern University to the south and Lake Michigan to the east. The property is located near Sheridan Road, one of the main northbound and southbound roads in Evanston. The CTA Noyes Purple Line station is 0.6 miles from the site, and the CTA Central Purple Line station is 0.7 miles from the site. Northwestern University to the south of the site is the largest employer in Evanston. The site is not near a highway, as the closest entrance to Interstate 94 is approximately 4.1 miles west of the site.

Nearby Uses

Bordered by Northwestern University to the south and Lake Michigan to the east, the Water Department Administration Building site is primarily surrounded by residential, recreational, and university uses. The nearest retail cluster to the site surrounds the CTA Noyes Purple Line station approximately 0.6 miles from the site. The site is zoned R1, a residential designation allowing for the lowest density single-family housing development.

Headcount

The City of Evanston estimates that approximately 15 employees work at the Water Department Administration Building. This is an approximate number and includes multiple shifts of people who are also not always permanently at this location but have it as their home base. This also does not include seasonal employees, summer youth employees, contractors, tenants or volunteers.

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While the total building size is 124,306 square feet, the administration space is 6,520 square feet. The administration space equates to approximately 434 SF per employee, which is well above JLL's occupancy benchmarking annual guidelines of 225 square feet or less per employee. However, much is the administration space is occupied by large and medium sized conference rooms and a long corridor which is artificially inflating the square foot per employee.

Current Condition and Site Visit Findings

Overall the Water Department Administration Building was very well kept. The administration space was adequate for the needs of their employees and meeting rooms were being utilized efficiently.

Valuation

To estimate the Water Department Administration Building's potential disposition value, the JLL team looked at recent comparable sales in the market for land properties. Since the existing building was purpose built, a buyer would likely opt to demolish the existing building and develop a new project in its place rather than attempt to renovate the existing building.

To value the property for redevelopment, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the Water Department Administration Building would be valued at $15.5 million. The JLL team reduced this valuation based on the estimate demolition costs for the existing Water Department Administration Building, estimated at $1.0 million. After accounting for the estimated demolition costs, the property's estimated value for redevelopment is approximately $14.5 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

The valuation estimate provided in this report is intended to serve as a preliminary, high-level estimate of the potential value of the site. If the City engages the JLL team in a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Valuation Summary: Water Dept. Administration Building	
	Valuation (Redevelopment)
Property Size	7.1 acres (site)
Value Per SF / Acre	$2.2 million / acre
Estimated Demolition Cost	$1.0 million
Estimated Value	$14.5 million

Recommendation

The JLL team does not recommend that the City of Evanston conduct further analysis for the Water Department Administration Building at this time. This facility supplies water to a population of over 365,000 people, so the City would need to plan for and implement this facility's replacement in order to continue supplying the necessary public service that it currently provides. The property's estimated valuation of $14.5 million is likely not enough to cover the cost required to acquire land, design, and construct a new replacement facility.

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Site #9: 1800 Maple Avenue

Site Description

The 1800 Maple Avenue site is a covered self-park garage with 6 levels and 1,400 parking spaces. This site is utilized throughout the year for parking and is available 24/7 365 days a year.

There is an adjacent surface lot to the parking garage that is commonly referred to as the "Farmers' Market Lot," which is owned by Northwestern University. The 1800 Maple Avenue site and Farmers' Market Lot could be combined to provide a single development site.

The 1800 Maple Avenue site is located north of Church street, south of University Place and west of Maple Avenue. The parking lot can be entered from Maple Avenue at Clark Street or University Place.

Site #9: 1800 Maple Avenue	
Site Address	1800 Maple Avenue
Current Use	Event and Parking Lot
Site Size	4.0 acres
Building Size	527,800 SF
Parking Spaces	1,400

Site Access

1800 Maple Avenue is located in downtown Evanston near the intersection of Ridge Avenue, Emerson Street, and Green Bay Road, three major roads in Evanston. The site is very accessible by transit, with the CTA Foster Purple Line station approximately 0.4 miles to the north and the CTA Davis Purple Line station and Metra Davis Street/Evanston station approximately 0.4 miles to the south. The site is also approximately 0.6 miles from Northwestern University, the largest employer in Evanston.

Nearby Uses

Since the site is located in downtown Evanston, it is proximate to numerous multi-family residential, office, and retail buildings. The site is zoned RP, a research park designation that allows for a variety of dense, urban uses, including multi-family, office, and retail.

Number of Parking Spaces

There are currently 1,400 parking spaces of which 25 are designated as for the disabled.

Current Condition and Site Visit Findings

Overall the parking garage looked in reasonable condition with normal wear and tear of potholes and cracks on the surface.

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Valuation

To estimate 1800 Maple Avenue's potential disposition value, the JLL team looked at recent comparable sales in the market for parking garage properties. The JLL team identified the 625-space parking garage at 5051 N Broadway in Chicago as the preferred sale comparable. 5051 N Broadway sold in April 2015 for $4.3 million, or $21 per square foot. At a similar $21 per square foot valuation, 1800 Maple Avenue property would be valued at $10.8 million.

The City could work with Northwestern University to offer the parking garage at 800 Maple Avenue as a package with the adjacent Farmers' Market Lot that's owned by Northwestern. The 1800 Maple Avenue site may have greater value if it can be paired with the Farmers' Market Lot as a developer would have the option to develop the Farmers' Market Lot while using the 1800 Maple Avenue site for parking for the new development. The City could discuss this possibility with Northwestern to see if the university would consider disposing of their property.

Sale Comparable	
Address	5051 N Broadway, Chicago
Use	Parking garage
Building Size	210,342 SF
Year Built / Renovated	1994
Sale Date	April 2015
Sale Price	$4.3 million
Sale Price Per SF	$20.56

Valuation Summary: 1800 Maple Avenue	
	Valuation (Parking Garage)
Parking Garage Size	527,800 SF
Parking Garage Value Per SF	$20.56
Estimated Value	$10.8 million

The valuation estimate provided in this report is intended to serve as a preliminary, high-level estimates of the potential value of the site. If the City engages JLL In a second phase of this engagement, JLL will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the 1800 Maple Avenue site for disposition. While the JLL team's initial estimate of 1800 Maple Avenue's value is $10.8 million, if the City engages the JLL team in a second phase of this engagement, the JLL team will work to refine its estimate by utilizing a more detailed financial analysis.

The City has also considered 1800 Maple Avenue as a potential location for the consolidated Civic Center and Police and Fire Headquarters facility. Further analysis of the City's options and costs for a consolidated facility will help to inform the City of the potential risks and upside that may result from pursuing its consolidation options.

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Site #10: 1703 Orrington Avenue (Lot 3)

Site Description

1703 Orrington Avenue (Lot 3) is 0.6 acres and has approximately 74 parking spaces. This lot's users are typically from the Women's Club of Evanston or the Evanston Library given its close proximity to both locations.

The parking lot is located north of Church Street, south of Clark Street and west of Chicago Avenue and east of Orrington Avenue.

Site #10: Lot 3 (behind Women's Club of Evanston)	
Site Address	1703 Orrington Avenue
Current Use	Surface Parking Lot
Site Size	0.6 acres
Parking Spaces	Approximately 74 spaces

Site Access

1703 Orrington Avenue is located in downtown Evanston adjacent to Chicago Avenue, one of the main northbound and southbound roads in Evanston. However, the site does not currently have vehicle access from Chicago Avenue. Vehicle access from Chicago Avenue may increase developer interest and the value of the site, but because Chicago Avenue is a major pedestrian connection to Northwestern University, the City may not approve this access. The site is very accessible by transit, with the CTA Davis Purple Line station and Metra Davis Street/Evanston station approximately 0.4 miles west of the site. The site is also approximately 0.5 miles from Northwestern University, the largest employer in Evanston.

Nearby Uses

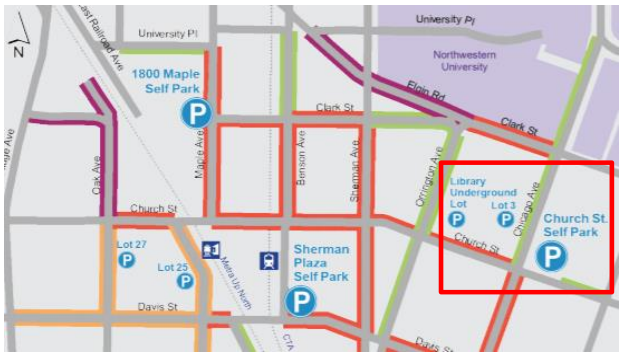
Since the site is located in downtown Evanston, it is proximate to numerous multi-family residential, office, and retail buildings. The site is zoned D3/R6, a downtown core designation that is intended to provide high-density development, including office, multi-family, and retail uses.

Number of Parking Spaces

There are currently approximately 74 surface parking spaces.

Current Condition and Site Visit Findings

Overall the parking lot is in good condition with normal wear and tear. The parking lot is located near other City parking sites, the Evanston Library Underground Lot and the Church Street Self-Park Garage, making it seem redundant. At the time of the site tour, the parking lot was not nearly at full capacity.



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Valuation

To estimate 1703 Orrington Avenue's potential disposition value, the JLL team referenced a January 2018 appraisal of 504 South Boulevard in Evanston, which valued that property at $1.4 million, or $2.2 million per acre. 504 South Boulevard is currently used as a parking lot, so its value serves as a good approximation for the value of most land development sites in Evanston. At a similar per-acre valuation, the 1703 Orrington Avenue site would be valued at $1.4 million.

Sale Comparable	
Address	504 South Boulevard
Use	Parking Lot
Site Size	0.6 acres
Appraised Value	$1.4 million
Sale Price Per Acre	$2.2 million

In addition, the City of Evanston obtained an appraisal for the 1703 Orrington Avenue site that valued the property at approximately $4.0 million. Since 1703 Orrington Avenue's downtown location is likely more attractive to developers than 504 South Boulevard's south Evanston location, it's reasonable to expect that developers may value the 1703 Orrington Avenue site at a higher price. A $4.0 million valuation would equate to approximately $6.7 million per acre. The site's value may ultimately depend on the developer's ability to obtain vehicle access to Chicago Avenue, which will require City approval.

Valuation Summary: 1703 Orrington Avenue		
	Valuation (Low)	**Valuation (High)**
Property Size	0.6 acres (site)	0.6 acres (site)
Value Per SF / Acre	$2.2 million / acre	$6.7 million / acre
Estimated Value	$1.4 million	$4.0 million

The valuation estimates provided in this report are intended to serve as preliminary, high-level estimates of the potential value of the site. If the City engages the JLL team In a second phase of this engagement, the JLL team will conduct a financial analysis that will further refine our valuation assumptions and utilize a real estate pro forma and land residual approach to estimate the property's value to real estate developers.

Recommendation

The JLL team recommends that the City of Evanston conduct further analysis to consider the 1703 Orrington Avenue site for disposition. This area of Evanston has several nearby parking lots that are not at full utilization. With adjacency to Chicago Avenue, developers may be attracted to the site's visibility and accessibility, especially if vehicle access from Chicago Avenue can be added. While the JLL team's initial estimate of 1703 Orrington Avenue's value is $1.4 million, if the City engages the JLL team in a second phase of this engagement, the JLL team will work to refine its estimate by utilizing a more detailed financial analysis.

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Site #11: 525 Church Street (Church Street Garage)

Site Description

525 Church Street is a 260,000 square foot, 600-space parking garage. The City of Evanston utilizes four floors of the parking garage for public parking. The adjoining apartment complex, Evanston Place Apartments, owns a portion of the garage, which its residents use for parking. The parking garage can be utilized 24/7 365 days a year with overnight parking available.

Site #11: Church Street Self-Park Garage	
Site Address	525 Church Street
Current Use	Parking Garage
Site Size	0.15 acres
Building Size	260,000 SF
Parking Spaces	600

Site Access

525 Church Street is located in downtown Evanston adjacent to Chicago Avenue, one of the main northbound and southbound roads in Evanston. The site is very accessible by transit, with the CTA Davis Purple Line station and Metra Davis Street/Evanston station approximately 0.6 miles west of the site. The site is also approximately 0.5 miles from Northwestern University, the largest employer in Evanston.

Nearby Uses

Since the site is located in downtown Evanston, it is proximate to numerous multi-family residential, office, and retail buildings, including Hilton and Hyatt House hotels and a Whole Foods grocery store. The site is on the eastern edge of downtown, so the property borders a residential area that is east of the property.

Number of Parking Spaces

There are currently 600 parking spaces of which 12 are designated as for the disabled. There are a few security employees on site at any given time.

Current Condition and Site Visit Findings

Overall, the parking garage looked in well-kept condition. Based on the JLL tam's observations, the parking facility is currently underutilized.

Valuation

To estimate 525 Church Street's potential disposition value, the JLL team looked at recent comparable sales in the market for parking garage properties. JLL identified the 625-space parking garage at 5051 N Broadway in Chicago as the preferred sale comparable. 5051 N Broadway sold in April 2015 for $4.3 million, or $21 per square foot. At a

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similar $21 per square foot valuation, the parking garage portion of the 525 Church Street property would be valued at $5.3 million.

Since the parking garage is embedded into the adjacent apartment building, the City could sell its ownership interest in the property to the Evanston Place Apartments, or if allowed under the current ownership agreement, to another interested party like a parking garage operator. Ultimately, the property's valuation would depend on the parking garage's utilization, as well as the City's right to attract other buyers for its ownership interest in the property. If the City cannot market the property to buyers besides the Evanston Place Apartments, it would likely reduce the property's potential value as the Evanston Place Apartments would face no competition to purchase the City's ownership interest in the property.

Sale Comparable	
Address	5051 N Broadway, Chicago
Use	Parking garage
Building Size	210,342 SF
Year Built / Renovated	1994
Sale Date	April 2015
Sale Price	$4.3 million
Sale Price Per SF	$20.56

Valuation Summary: 525 Church Street	
	Valuation (Parking)
Parking Garage Size	260,000 SF
Parking Garage Value Per SF	$20.56
Estimated Value	$5.3 million

Recommendation

The JLL team does not recommend that the City of Evanston conduct further analysis to consider the 525 Church Street site for disposition at this time. The City could opt to sell its ownership right in the property to Evanston Place Apartments or another buyer if it's allowed under the City's ownership agreement. Without the right to sell to buyers besides the Evanston Place Apartments, the property's value may be less than the $5.3 million that the JLL team estimated in this report. Finally, if the City considers redeveloping the site at 1703 Orrington Avenue, the City may need the garage at 525 Church Street to help absorb some of the lost parking supply. The City could reassess the utilization of 525 Church Street after the disposition of 1703 Orrington Avenue to assess the impact to the City's parking program from disposing of the parking spaces at 525 Church Street.

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Site #12: 1501 Sherman Avenue (Holiday Inn Garage)

Site Description

1501 Sherman Avenue, known as the "Holiday Inn Garage," is a 40,600 square foot parking garage with 95 parking spaces. The City of Evanston currently leases parking spaces in this garage from the SB Yen Management group. The current lease expires June 30, 2019.

The parking lot is located north of Lake Street, south of Grove Street and west of Chicago Avenue and east of Sherman Avenue.

Site #12: Holiday Inn Garage	
Site Address	1501 Sherman Avenue
Current Use	Parking Garage
Site Size	40,600 SF
Parking Spaces	95 garage parking spots

Site Access

1501 Sherman Avenue is located on the southern edge of downtown Evanston near Chicago Avenue, one of the main northbound and southbound roads in Evanston. The site is very accessible by transit, with the CTA Dempster Purple Line station approximately 0.2 miles south of the site, and the CTA Davis Purple Line station and Metra Davis Street/Evanston station approximately 0.3 miles north of the site. The site is also approximately 0.8 miles from Northwestern University, the largest employer in Evanston.

Nearby Uses

The site is located on the southern edge of downtown Evanston, so most of the uses south of the site are residential. Uses north of the site are a mix of multi-family, office, and retail uses. The property is embedded into a Holiday Inn hotel.

Number of Parking Spaces

There are currently are approximately 95 covered garage parking spaces.

Current Condition and Site Visit Findings

Overall the condition of this parking lot is fair or poor due to spalling concrete both on the entrance and egress ramps and overhead.

Recommendation

On March 12, 2020 the City of Evanston provided their notice of intent to terminate their lease to the garage owner, SB Yen Management Group. Since the City does not own the garage and will not continue to lease it, the JLL team does not recommend that the City conduct further analysis related to the 1501 Sherman Avenue property.

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Site #13: Southeast Evanston Parking Lots

The Southeast parking lots consist of the following surface parking lots:

- Lot 1 (South Boulevard and Hinman)
- Lot 39 (711 Hinman)
- Lot 42 (743 Hinman)
- Lot 32 (825 Hinman)
- Lot 35 (NW Main & Judson)
- Lot 45 (833 Forest)
- Lot 22 (Sheridan and South)

Based on our initial evaluation of the above parking lots, the JLL team recommends advancing all the above southeast parking lots to Phase II for valuation and utilization studies to better determine off street parking demand from vintage condominium and apartment residents, business employee parking, District 65 teacher parking, and shopper/visitor parking.

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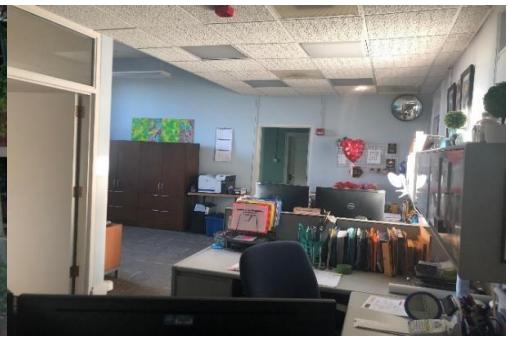
Appendix: Site Visit Photos

Civic Center (2100 Ridge Avenue)



Police and Fire Department Headquarters (1454 Elmwood Avenue; 909 Lake Street)

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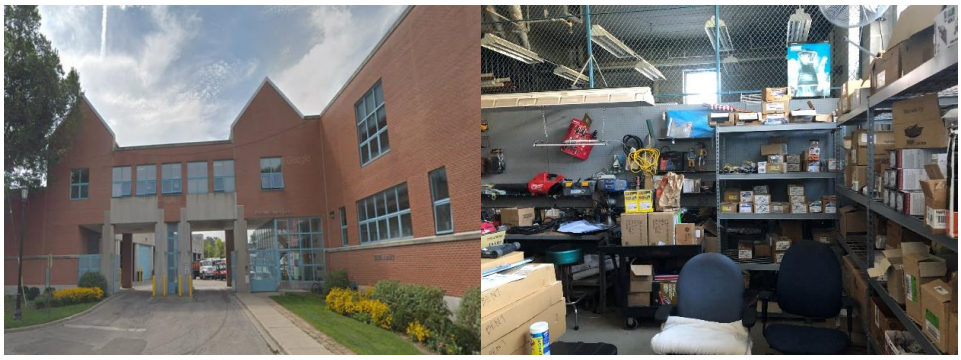
Service Center (2020 Asbury Avenue)



Gibbs-Morrison Cultural Center (1823 Church Street)

Animal Shelter and Adoption Center (2310 Oakton Street)

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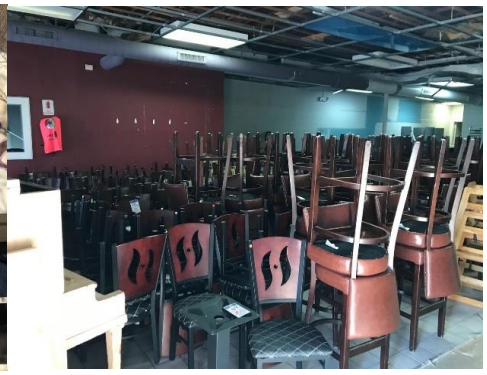
Howard Street Storefronts (633 Howard Street; 729 Howard Street)

***729 Howard Street not pictured below**



Sled Hill at James Park

Water Department Administration Building (555 Lincoln Street)

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Farmer's Market Lot / 1800 Maple Self-Park (1800 Maple Avenue)

1703 Orrington Avenue (Lot 3)

Church Street Self-Park Garage (525 Church Street)

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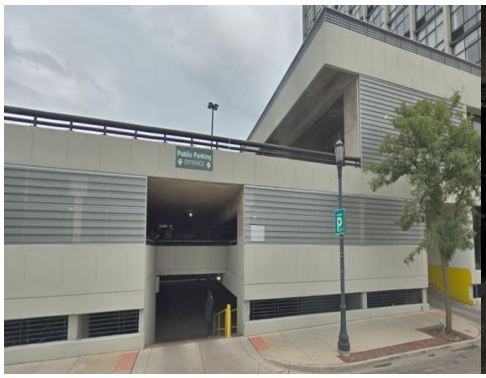
Holiday Inn Garage (1501 Sherman Avenue)



Lot 1 (South Blvd and Hinman)

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The report and analysis do not purport to represent a formal valuation of any land or property interest and must not be construed as such. Such analysis including forward looking statements are opinions and estimates only and are based on a wide range of variables which may not be capable of being determined with accuracy. Variation in any one of these variables can have a material impact on the analysis and we draw your attention to this.

It should be noted that the estimation of future sales prices, rental levels, development and investment returns, and development viability is an exercise subject to constantly changing known and unknown variables, and the result of which at best should be regarded as an indicative assessment of possibilities rather than absolute values. The process of making forward projections for such key elements involves assumptions which are acutely sensitive to changing conditions, variations in any one of which factors may significantly affect the viability of a project.

Such variables that might result in a material deviation from the findings put forth in the report include, but are not limited to:

- Volatility - Due to the global COVID-19 pandemic and the current situation of the global, national, and state economies, there may be a diminished propensity for equity investment or lending by financial institutions, impacting the availability of debt and equity to the real estate construction sector and the mortgage market.
- Supply and Demand Analysis - The supply and demand analyses put forth in the associated report are based in part on historic trends and may be impacted significantly due to unforeseen delays in supply growth given “construction cessation” orders or volatility in demand due to changing consumer behaviors and economic conditions.

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Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Hitesh Desai, Chief Financial Officer
Subject:	Authorization for the City Manager to Access Up To A $7.5 Million Line of Credit With Byline Bank
Date:	April 27, 2020

Recommended Action:
Staff recommends that City Council authorize the City Manager to sign an agreement with Byline Bank to have access to a Line of Credit up to an amount of $7.5 million for essential functions including Public Safety, Public Health, Public Works and Community Development.

Council Action:
For Action

Summary:
The COVID-19 pandemic is expected to have a major impact on the City's finances for the remainder of 2020 and will certainly have an effect on future budgets. Staff is currently projecting a General Fund revenue loss of $10.6 million as compared to budget. Revenues impacted include sales and use taxes, income taxes, taxes from hotels, amusements, liquor sales, transportation, and more.

Additionally, the City continues to spend on the COVID-19 response to pay for supplies, services and personnel costs. The City anticipates receiving partial reimbursement from FEMA and other programs.

COVID-19 is going to result in delayed flow of most of the revenues like Sales Tax, Income Tax Property Tax, and Liquor Tax. At the same time, the City continues to not only spend on COVID-19 related expenses, but also on personnel costs for current employees, as well as payments to vendors for supplies and services.

Considering the above factors, staff explored various options to ensure short-term liquidity including short-term loans through the Municipal Liquidity Fund and lines of credit with banks. Staff is seeking City Council approval to access a $7.5 million line of credit already sanctioned by Byline Bank.

Per the attached term sheet (Attachment A) from Byline Bank, the City's rate will be based on the London Interbank Offered Rate (LIBOR) 30 day plus 100 basis points. Presently the LIBOR 30 day is at 0.81% making our total initial interest rate 1.81%, and this rate will fluctuate monthly.

Staff will evaluate the need to increase the line of credit based on the COVID-19 impact affecting the overall economy, our core revenues and also savings from reduced personnel costs.

Attachments:
Byline Bank Term Sheet

April 10, 2020

Mr. Hitesh Desai, Chief Financial Officer & Treasurer
City of Evanston
2100 Ridge Ave.
Evanston, IL 60201

Dear Hitesh:

Byline Bank ("Bank") is pleased to present the following terms for a new one year unsecured, revolving line of credit to the City of Evanston ("Borrower"). Byline Bank appreciates the opportunity to continue our long, mutually beneficial relationship. Terms and conditions are outlined below:

Borrower:	City of Evanston
Loan Amount:	$7,500,000
Term:	1 year
Purpose:	Working Capital
Rate:	30 Day Libor + 100 B.P.; Floor Rate of 1.00% *(As of this letter the 30 Day Libor rate = 0.81% resulting in an all-in rate of 1.81%)*
Repayment:	Interest monthly on outstanding balance; Principal at Maturity
Fees:	No closing or unused commitment fees
Reporting Requirements:	Audited Financial Report Annually
Covenant Requirements:	1) City of Evanston General Obligation Bonds to remain Aa3 (Moody's) and AA- (Fitch) or better 2) Borrower will maintain current depository and treasury management depository relationship with the bank for term of loan
Terms & Conditions Precedent:	Minutes reflecting city's approval for establishment of line of credit and designation of authorized signer(s) for associated loan documents

Byline Bank thanks you for the opportunity to extend this commitment. If the terms are acceptable to you, please sign below, where indicated. This commitment will expire if not accepted by May 15th, 2020. Please call with any questions you may have regarding the outlined terms.

Sincerely,

BYLINE BANK

By: _____

Karen J. Hunt
Senior Vice President

ACCEPTED AND ACKNOWLEDGED:

City of Evanston

By: _____

Hitesh Desai
Chief Financial Officer and Treasurer

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Hitesh Desai, Chief Financial Officer
CC:	Erika Storlie, City Manager
Subject:	2020 Budget Discussion - COVID-19 Impacts
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council review and discussion of financial projections and recommendations.

Council Action:
For Discussion

Summary:
The COVID-19 pandemic is expected to have a major impact on the City's finances for the remainder of 2020 and will certainly have an effect on future budgets. possibly beyond. Staff is currently projecting a General Fund revenue loss of $10.6 million as compared to budget. Revenues impacted include sales and use taxes, income taxes, taxes from hotels, amusements, liquor sales, transportation, and more.

Additionally, staff is projecting spending on the COVID-19 response to be about $835,000. Staff is working diligently to track and record these expenses, and anticipates receiving reimbursement from FEMA and other sources for about 75% of these expenses.

Due to the catastrophic revenue loss anticipated in the current year, the City is pursuing multiple strategies for restricting expenses. So far, this has included holding all currently vacant positions, instituting layoffs for non-union employees, and renegotiating large contracts. A modest retirement incentive has also been offered to all employees. The City Manager and Human Resources Director are in discussions with the four employee unions to explore additional options, including unpaid holidays, furlough days, and delayed annual payouts.

Revenue Projections
Staff is currently projecting a loss of $10.6 million in the General Fund as a result of the COVID-19 pandemic and resulting stay-at-home order. This is the result of high unemployment, closures of restaurants and bars, cancelling of large events, and reduced travel. The City has also instituted a 60-day delay on payment of certain fees and fines,

including water bills and parking tickets. The table below shows the impacted revenue sources and projected losses from budget. The attached charts provide further detail on the revenue losses and impact on projected fund balance through the end of 2020.

Selected Revenue Sources	2020 Budget	2020 Projected	Projected Loss	Loss %
State Use Tax	$2,100,000	$2,041,542	($58,458)	-2.8%
Sales Tax - Basic	$10,250,000	$9,351,154	($898,846)	-8.8%
Sales Tax - Home Rule	$7,800,000	$5,748,976	($2,051,024)	-26.3%
Auto Rental Tax	$55,000	$43,185	($11,815)	-21.5%
Transportation Network Provider Tax	$680,000	$614,467	($65,533)	-9.6%
Athletic Contest Tax	$1,160,000	$871,551	($288,449)	-24.9%
State Income Tax	$7,600,000	$6,699,384	($900,616)	-11.9%
Municipal Hotel Tax	$2,390,000	$1,211,872	($1,178,128)	-49.3%
Evanston Motor Fuel Tax	$1,300,000	$1,164,365	($135,635)	-10.4%
Liquor Tax	$3,150,000	$2,131,993	($1,018,007)	-32.3%
Parking Tax	$3,200,000	$2,617,926	($582,074)	-18.2%
Real Estate Transfer Tax	$3,800,000	$3,549,910	($250,090)	-6.6%
Amusement Tax	$430,000	$342,965	($87,035)	-20.2%
Wheel Tax	$3,000,000	$2,861,583	($138,417)	-4.6%
Business Licenses	$97,800	$1,475	($96,325)	-98.5%
Liquor Licenses	$525,000	$462,837	($62,163)	-11.8%
Building Permits	$4,225,100	$4,046,333	($178,767)	-4.2%
Ticket Fines - Parking	$3,800,000	$2,888,474	($911,526)	-24.0%
Recreation Program Fees	$6,473,500	$4,782,168	($1,691,332)	-26.1%
Total Selected Revenue	**$62,036,400**	**$51,432,160**	**($10,604,240)**	**-17%**
General Fund Total	**$118,820,557**	**$108,216,317**	**($10,604,240)**	**-9%**

Staff continues to monitor other revenue sources for potential impact, and to consider additional reductions beyond those currently projected. One of these is ambulance service fees, which could move in either direction depending on the severity of the COVID-19 crisis. Another is athletic contest taxes which are dependent on the Northwestern Football season in fall 2020. The full effect of COVID-19 remains unknown, but economists expect a hard hit to the economy, and the recovery remains uncertain. Staff continues to review ongoing analysis and reporting from the Illinois Department of Revenue, Illinois Municipal League, and other sources to continue to shape and refine these projections.

COVID-19 Response Expenses

Staff is closely tracking and documenting all costs related to the City's COVID-19 response. The City is registered as an applicant for FEMA Public Assistance, and anticipates receiving reimbursement up to 75% of eligible expenses.The table below shows costs associated with the City's COVID-19 response through April 15, 2020 and projected through the end of the crisis.

COVID-19 Response Expenses	Through April 17	Total Projected
Staff Overtime	$46,948	$80,000
Supplies	$108,774	$150,000
Lodging (Hotels)	$298,780	$600,000
Transportation	$0	$5,000
Total Expenses	**$454,502**	**$835,000**
Estimated City Share (25%)	$113,626	$208,750

Staff is exploring all options for federal and state funding to support these expenses, in addition to the FEMA Public Assistance Program. This includes HUD CDBG and ESG funding, HHS Medicare funding, and distributions through the State of Illinois and/or Cook County from the CARES Act (CARES Act funding for state and local governments currently only applies to jurisdictions with populations greater than 500,000). City finance staff is coordinating with staff across Evanston community organizations, including Northwestern, School Districts 65 and 202, Evanston Hospital and St. Francis Amita Health, and the Evanston Community Foundation, to share information and resources on available funding sources to maximize recovery across the community.

City Expense Reductions

Due to the projected catastrophic revenue loss, the City is implementing various measures to reduce current year costs across the organization. As of April 17, 2020, the City Manager has instituted a hiring freeze and laid off 8 full-time, non-union staff members across various departments. Two of these employees who were eligible chose to retire, and these employees will continue to receive health insurance coverage for 5 months. This incentive has been made available to all retirement-eligible employees who choose to retire by April 30, 2020, and 2 additional employees have taken advantage of this incentive. Finally, the Mayor has also elected to receive no salary for the remainder of the year, while the City maintains his health insurance coverage.

Between current existing vacancies, layoffs, and retirements, the City has 51 full and part-time positions vacant as of April 17, 2020. Of these, 38 are in the General Fund and will remain vacant for multiple months. The remaining positions are in other funds including the Human Services, CDBG, Water, Sewer and Solid Waste Funds, and certain essential positions will be filled. These remaining 38 vacancies yield $292,000 in savings every month they remain vacant. If these vacancies are continued through the end of 2020 (8 months), the savings would be approximately $2.3 million.

The City Manager has placed restrictions on non-personnel expenses, delaying non-essential purchases until after the COVID-19 crisis to support cash flow. Finance staff will work with all departments to find savings of approximately 5% in each department's non-personnel expenses, which will generate an additional savings of $1 million. Finance staff also anticipates the ability to reduce transfers from the General Fund to the Debt Service, Equipment Replacement, and Insurance funds to generate an additional $1.5 million in savings. The City also benefits from the $1.6 million surplus included in the 2020 adopted budget, which will reduce the deficit caused by the COVID-19 crisis.

Altogether, these measures enacted so far will result in savings of $6.4 million, leaving a remaining budget deficit of $4.2 million.

Projected Revenue Loss:	**($10,600,000)**
Savings measures enacted:	
Layoff and vacancy savings	$2,300,000
Non-personnel expense cuts	$1,000,000
Reduce transfers to other funds	$1,500,000
Adopted budget surplus	$1,600,000
Remaining budget deficit	**($4,200,000)**

The City Manager and Human Resources Director are in conversations with the four employee unions on how to achieve additional savings. Options on the table include unpaid holidays through the remainder of the year, additional furlough days, delay in annual sick and vacation payouts (for Police and Fire employees), reduction in work hours, and/or additional layoffs. These may also be applied to non-union employees. Each unpaid day for all full-time City employees would yield $230,000 in savings across all funds, with about $200,000 attributed to the General Fund.

Outside of personnel measures, the City has also achieved savings through a renegotiation of the contract with SP+ for management of the three City-owned parking garages. This contract is paid from the Parking Fund, which will also see significant revenue loss with the shutdown of most in-person business and recreation in downtown Evanston. The new contract retains two full-time employees at each of the garages and a 24/7 call center. Maintenance and security of garages will be shifted from SP+ to current City employees. The contract was reduced from $1.2 million to $418,000 annually; because the City has already paid for the first three months of the year at the prior rate, the savings by year end will be $600,000-$650,000.

Other Finance Items for Consideration

City Council received a presentation at the meeting on April 13, 2020 regarding reductions to the Capital Improvement Program. This will create savings for the Capital and enterprise funds, and reduce the amount of bonds that the City will issue in late summer. This will not create additional savings in the General Fund operating budget, as the capital projects were intended to be funded through new general obligation bond proceeds.

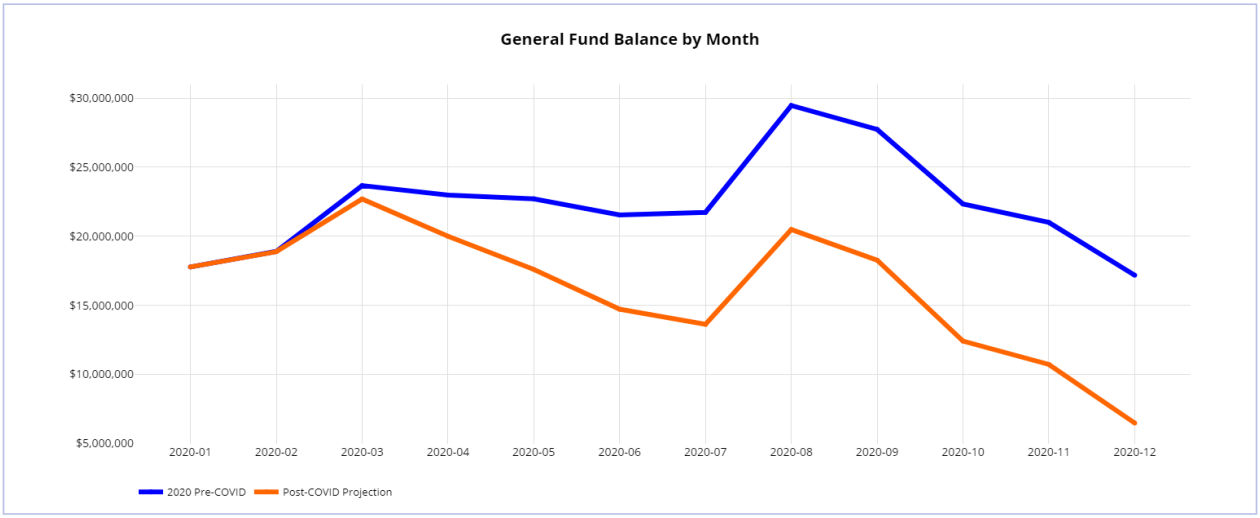
The City hired a consultant (JLL) in early 2020 to assess all city assets for the highest and best use and provide recommendations. The consultant has prepared a detailed Phase #1 report which is also included on tonight's agenda for discussion. The report recommends some assets for disposition, others for further evaluation, and some to receive no further analysis. Staff recommends pursuing the sale of one or more of these assets, as this would provide one-time revenues to help balance current year losses and reduce ongoing property and building maintenance expenses.

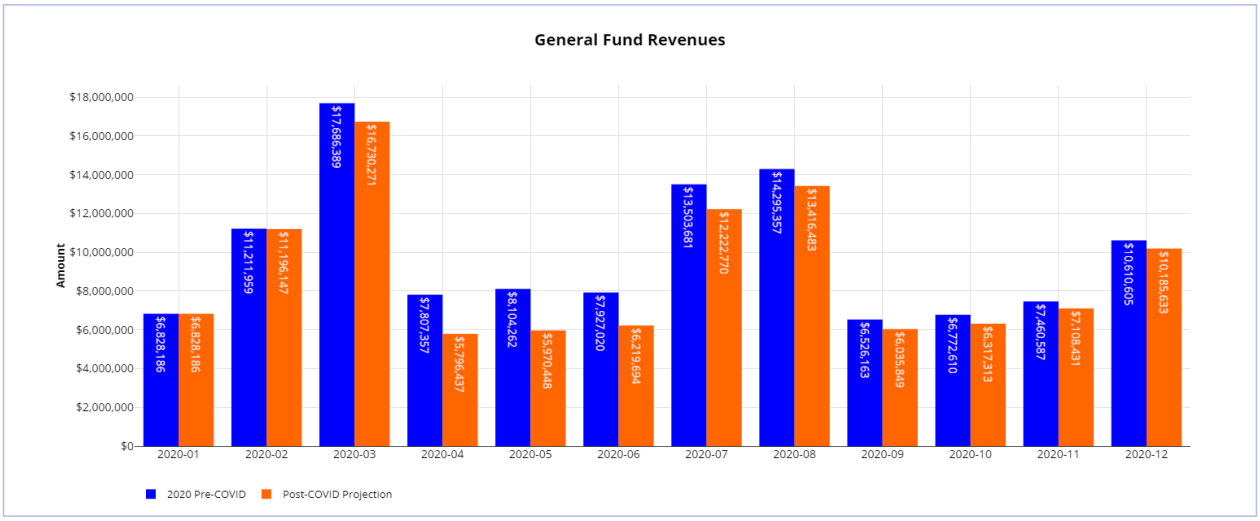
To shore up immediate cash liquidity, Staff is seeking City Council approval to access a $7.5 million line of credit already sanctioned by Byline Bank, which is presented in a separate item on the City Council agenda. Staff is also exploring the Municipal Liquidity Fund and other options for improving short-term liquidity.

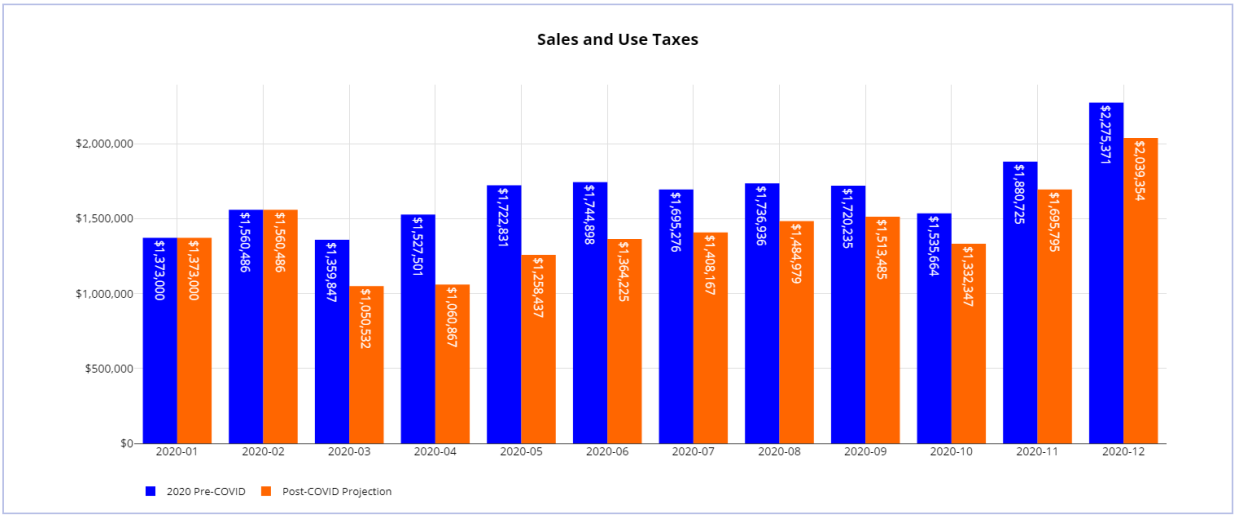
Attachments:

COVID Projections F5

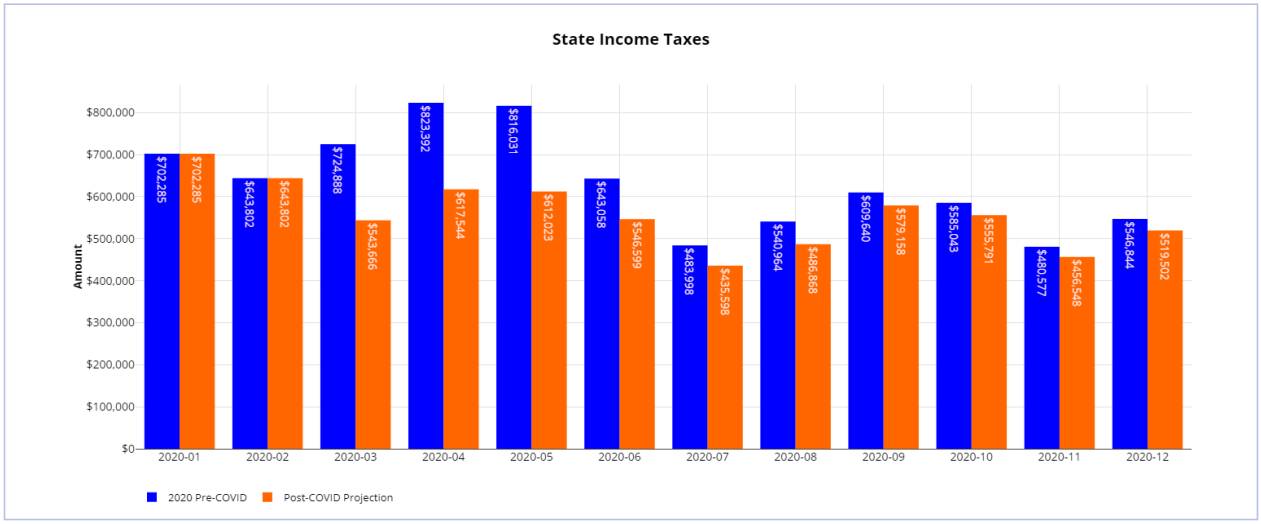
Overall

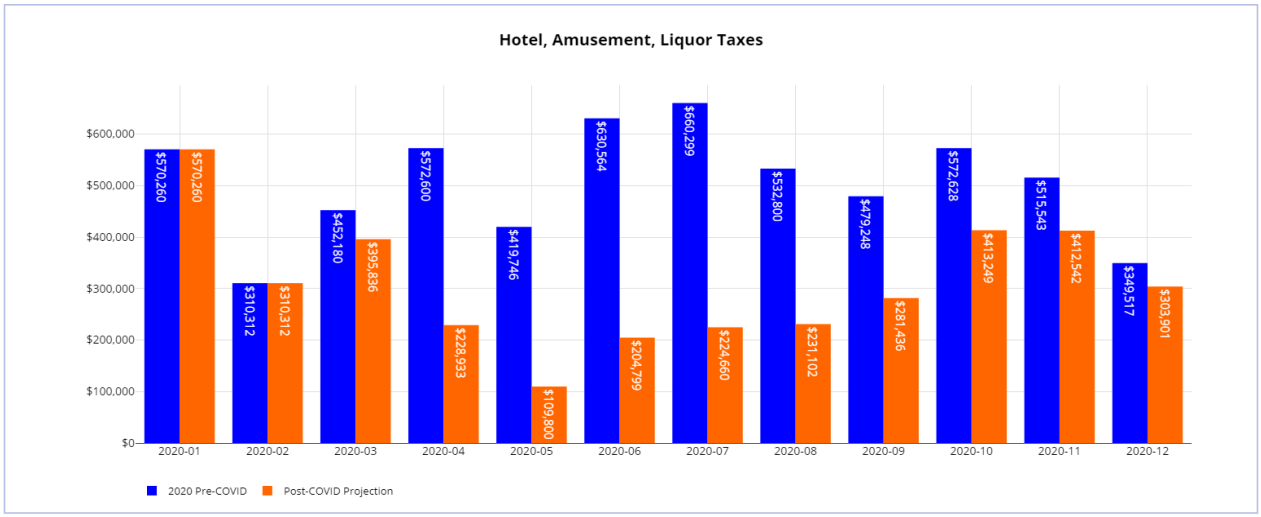

General Fund Balance by Month
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
2020-01
2020-02
2020-03
2020-04
2020-05
2020-06
2020-07
2020-08
2020-09
2020-10
2020-11
2020-12
2020 Pre-COVID
Post-COVID Projection

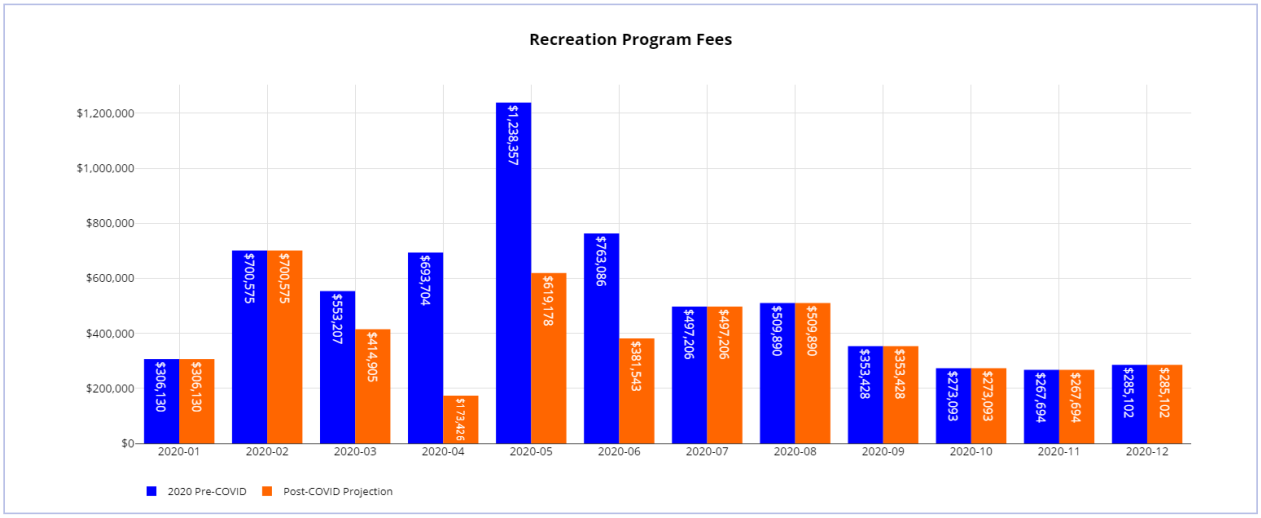

General Fund Revenues
Amount
$18,000,000
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$0
$6,828,186
$6,828,186
$11,211,959
$11,196,147
$17,686,389
$16,730,271
$7,807,357
$5,796,437
$8,104,262
$5,970,448
$7,927,020
$6,219,694
$13,503,681
$12,222,770
$14,295,357
$13,416,483
$6,526,163
$6,035,849
$6,772,610
$6,317,313
$7,460,587
$7,108,431
$10,610,605
$10,185,633
2020-01
2020-02
2020-03
2020-04
2020-05
2020-06
2020-07
2020-08
2020-09
2020-10
2020-11
2020-12
2020 Pre-COVID
Post-COVID Projection


Sales and Use Taxes
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
$1,373,000
$1,373,000
$1,560,486
$1,560,486
$1,359,847
$1,050,532
$1,527,501
$1,060,867
$1,722,831
$1,258,437
$1,744,898
$1,364,225
$1,695,276
$1,408,167
$1,736,936
$1,484,979
$1,720,235
$1,513,485
$1,535,664
$1,332,347
$1,880,725
$1,695,795
$2,275,371
$2,039,354
2020-01
2020-02
2020-03
2020-04
2020-05
2020-06
2020-07
2020-08
2020-09
2020-10
2020-11
2020-12
2020 Pre-COVID
Post-COVID Projection

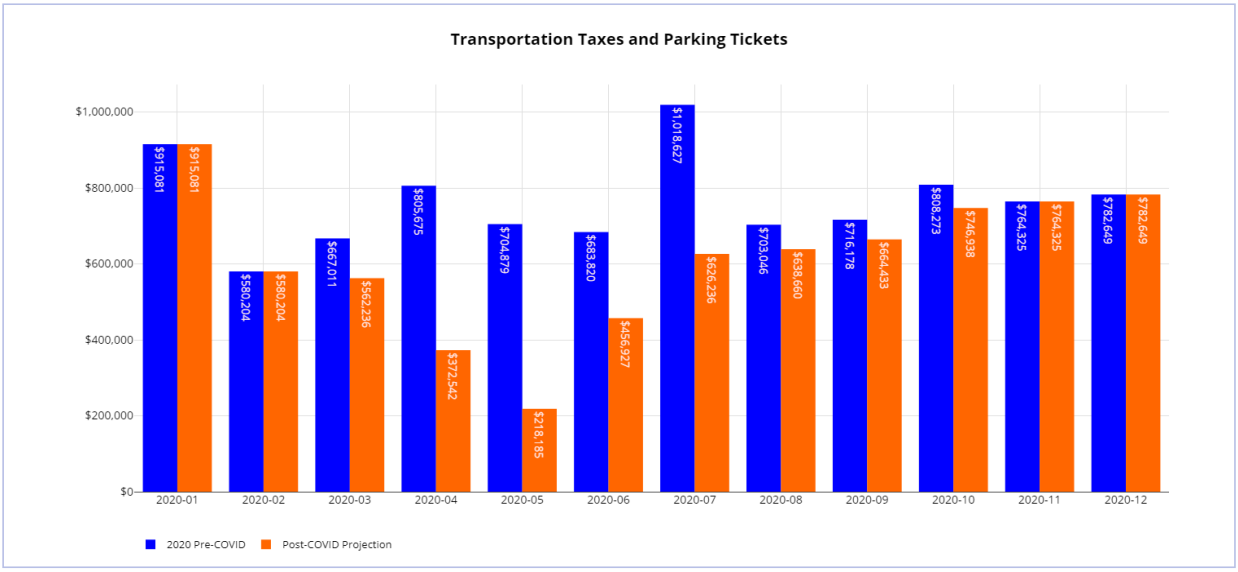
Revenues by Source







Revenues by Source 2



REGULAR CITY COUNCIL MEETING

CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JAMES C. LYTLE COUNCIL CHAMBERS
Monday, April 13th, 2020

Present:		
	Alderman Fiske	Alderman Revelle
	Alderman Braithwaite	Alderman Rainey
	Alderman Wynne	Alderman Fleming
	Alderman Wilson	Alderman Suffredin
	Alderman Rue Simmons	(9)
Absent:		
Presiding:	Mayor Stephen Hagerty	

Devon Reid
City Clerk

Motion to suspend the rules and allow the meeting to be held virtually **Passed 9-0**	**Motion:** Ald. Wilson **Second:** Ald. Wynne

Mayor's Public Announcements

Mayor Hagerty Announcements: Watch

- COVID-19 Update

City Manager's Public Announcements

City Manager Erika Storlie gave an update on the Mayor's Summer Youth Employment Program. Watch

City Clerk's Communications

City Clerk had no announcements Watch

Public Comment

Doreen Price	Said there should be new and shifting priorities in the City of Evanston's 2020 budget.	Watch
Mike Vasilko	Said there is a lack of personal protective equipment (PPE) being utilized by grocery store workers and curb-side restaurants. He wants the Health Department to require food service workers to use PPE.	Watch
Judith Treadway	Requested for agenda item P1 to be removed from the consent agenda because of the current Executive Order and the economic impact it would have on the community. She wants any additional funds the City has to be utilized to help keep residents in Evanston.	Watch
John Cleary	Owner of the property located at 2044 Wesley Ave. who shared his ideas for the expansion of the property.	Watch
Alderman Jane Grover	Thanked City staff and its leadership in their efforts to support the residents and businesses of Evanston.	Watch

Carl Klein	Spoke about the budget deficit faced by the City of Evanston due to the current COVID-19 pandemic. Requested the City Council to ask Northwestern University to pay their fair share of property taxes. Doesn't want the Mayor to have the authority to appoint the Chair for the Zoning Board of Appeals (ZBA) and Plan Commission.	Watch
Bob Froetscher	Shared his objection and concern over the 605 Davis St. proposed development.	Watch
Tina Payden	Opposed the ADU/coach house on the property at 1930 Jackson Avenue. Said the money should be utilized to help house families.	Watch
Roberta Hudson	Shared her concerns over the money being utilized to construct the ADU/coach house at 1930 Jackson Avenue. She wants the money to be given to nursing homes to help conduct testing for COVID-19.	Watch
Priscilla Giles	Stated that the 1400 block of Emerson St. and 1900 block of Jackson Ave. has multiple houses boarded up that formerly housed economically challenged families.	Watch
Lori Keenan	Questioned why the City Council is discussing agenda items related to development in the city when there are more pressing issues, such as COVID-19 to worry about. Doesn't believe meetings should be held unless it's to discuss the COVID-19 pandemic.	Watch
Kira Kelley	Stated that residents in the community are stressed and overwhelmed by the current crisis. Said the last thing the City Council should be doing is advance the approval process of development projects.	Watch
Carlis Suttin	Wants the ADU/coach house at 1930 Jackson Avenue to be placed on hold until the city can prioritize housing for landlords in Evanston.	Watch
Debbie Hillman	Talked about two funding mechanisms operationalized at the state level and are contained in a bailout plan for local economies.	Watch

Special Order of Business

SP1. <u>2404 Ridge Avenue - Application for Appeal of the Preservation Commission Denial of a Certificate of Economic Hardship</u> The City Council may make a motion to accept the application for appeal. If a motion is made and adopted, the City Council shall affirm, modify or reverse the decision of the Preservation Commission within forty-five (45) days (no later than May 28, 2020). If no motion to accept the application for appeal is made and adopted, the decision of the Commission shall be final.	**Motion:** Ald. Revelle **Second:** Wynne	Watch
Motion to hold item until the next regularly scheduled City Council meeting	**Motion:** Ald. Revelle **Second:** Ald. Wynne	

<u>For Action</u>
Item held until April 27 City Council Meeting

SP2. <u>Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish, to Expand Off-Street Parking in the R1 Single Family Residential District</u> Based on the applicant's request to withdraw its special use application, staff now recommends that the City Council deny Ordinance 166-O-19 granting special use approval for an Educational Institution - Private, and Religious Institution, St. Athanasius School and Parish, to expand off-street parking at 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. in the R1 Single Family Residential District.	**Motion:** Ald. Revelle **Second:** Ald. Wynne	Watch
Motion to withdraw the motion on Ordinance 166-O-19 that was tabled at the March 9, 2020 City Council meeting **Passed 9-0**	**Motion:** Ald. Revelle **Second:** Ald. Wynne	

<u>For Action</u>

SP3. Resolution 33-R-20, Adopting the City of Evanston 2020-2024 Consolidated Plan; Resolution 34-R-20 Adopting the 2020 Action Plan; and Resolution 32-R-20 Approving the Reallocation of Unspent CDBG Funds from Prior Years

Motion: Ald. Rainey
Second: Ald. Wilson

Watch

City Council adopted Resolutions 33-R-20, the City of Evanston 2020-2024 Consolidated Plan, 34-R-20, the 2020 Action Plan that governs the use of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) entitlement funding from the U.S. Department of Housing and Urban Development (HUD) and Resolution 32-R-20 reallocating prior years' unspent CDBG funds of $68,222 to new eligible activities as part of the 2020 Action Plan. Funding sources for the 2020- 2024 Consolidated Plan and 2020 Action Plan are the City's Community Development Block Grant (CDBG), HOME IFunding for the 2020 Action Plan totals $2,560,165 and is made up of 2020 entitlement funds, 2019 program income and prior year reallocated funds as shown below: CDBG: 2020 entitlement funds of $1,836,315; $105,431 in Program Income; and $68,222 in reallocated prior year funds for a total of $2,009,968 HOME: 2020 entitlement funds of $364,350; and $27,384 in Program Income for a total of $391,734 ESG: 2020 entitlement funds of $158,463

For Action
Passed 9-0

SP4. Resolution 35-R-20 Authorizing the City Manager to Sign a License Agreement Allowing a Fence to be Repaired and Replaced in the Alley Right-of-Way at 3434 Park Place

Motion: Ald. Suffredin
Second: Ald. Rainey

Watch

City Council adopted Resolution 35-R-20, authorizing the City Manager to sign a license agreement allowing a fence to be repaired and replaced in the alley right-of-way at 3434 Park Place.

For Action
Passed 9-0

SP5. Resolution 36-R-20, Extending the Declared State of Emergency to May 11, 2020

Motion: Ald. Wilson
Second: Ald. Wynne

Watch

City Council adopted Resolution 36-R-20, extending the declared State of Emergency from April 13, 2020 to May 11, 2020.

For Action
Passed 8-1 **Ald. Suffredin voted "No"**

SP6. City of Evanston / LEND Small Business Emergency Loan Program

Watch

Motion: Ald. Fleming
Second: Rue Simmons

Staff seeks direction from the City Council regarding implementation of the LEND Small Business Emergency Loan Program. Funding would be redeployed from the Workforce Development Line Item (Account 100.15.5300.62663). This account has a current balance of $100,000.

Motion to provide $100,000 in grants from the Workforce Development Funds to Evanston businesses
Passed 9-0

Motion: Ald. Rue Simmons
Second: Ald. Wynne

For Discussion

SP7. CIP Project Schedule Discussion

Watch

Staff will present information regarding recommendations to changes in Capital Improvement Program (CIP) project schedules.

For Discussion

Consent Agenda

M1. Approval of the Minutes of the Regular City Council Meeting of March 9, 2020

Watch

City Council approved the minutes of the Regular City Council meeting of March 9, 2020.

For Action
Passed 9-0

M2. Approval of the Minutes of the Special City Council Meeting of March 17, 2020

City Council approved the minutes of the Special City Council meeting of March 17, 2020.

Motion to amend the minutes to include the motion to suspend the rules to allow the City Council meeting to be held virtually

Motion: Ald. Wilson

Passed 9-0

For Action
Passed 9-0

M3. Approval of the Minutes of the Special City Council Meeting of March 26, 2020

City Council approved the minutes of the Special City Council meeting of March 26, 2020.

Motion to amend the minutes to include the motion to suspend the rules to allow the City Council meeting to be held virtually
Passed 9-0

Motion: Ald. Wilson

For Action
Passed 9-0

A1. Approval of the City of Evanston Payroll and Bills

City Council approved the City of Evanston Payroll for the period of March 02, 2020, through March 15, 2020, in the amount of $2,760,592.88 and March 16, 2020, through March 29, 2020, in the amount of $2,743,150.98 Bills List for April 14, 2020, in the amount of $5,078,039.93.

For Action
Approved on Consent Agenda

A2. Approval of the Purchase of Security Information and Event Management Platform

City Council authorized the purchase of a security information and event management (SIEM) platform from SHI International Corp. (290 Davidson Avenue, Somerset, NJ 08873) in the amount of $44,206.30. Funding for the purchase will be from the IT Computer Software Fund (Account 100.19.1932.62340) with a YTD balance of $738,728.26.

For Action
Approved on Consent Agenda

A3. Approval of Contract Award with Suburban Tree Consortium for the Purchase of Trees for the 2020 Spring Planting

City Council authorized the City Manager to execute a contract award for the purchase of 189 trees from Suburban Tree Consortium (STC) in the amount of $39,900.00. Funding for this purchase is provided from the

Motion: Ald. Fleming
Second: Ald. Rainey

Watch

General Fund account 100.40.4320.65005 which has an approved FY 2020 budget of $135,000 with no expenditures in 2020. Private funding in the amount of $2,500 is also being used from the “Replant Express” program.

For Action
Passed 8-1 **Ald. Suffredin voted “No”**

A4. Approval of Contract Award with GZA GeoEnvironmental, Inc. for the Public Canoe Launch Feasibility Study (RFP 20-13)

City Council authorized the City Manager to execute an agreement with GZA GeoEnvironmental, Inc. (915 Harger Road, Suite 330, Oak Brook, IL 60523) for the Public Canoe Launch Feasibility Study (RFP 20-13) in the amount of $29,946. Funding is provided from a grant through the Illinois Department of Natural Resources’ Coastal Management Program and a donation from the Evanston Environmental Association (Account 415.40.4219.62145- 520009), which has an approved FY 2020 budget of $30,000 and a YTD balance of $30,000.

For Actio
Approved on Consent Agenda

A5. Approval of Contract Award with Granite Inliner, LLC for 2020 CIPP Sewer Rehabilitation (Bid No. 20-12)

City Council authorized the City Manager to execute a contract for 2020 CIPP Sewer Rehabilitation Contract (Bid No. 20-12) with Granite Inliner, LLC (5031 W. 66th Street, Bedford Park, IL 60638) in the amount of $497,831. Funding for this project is from Sewer Fund (Account No. 515.40.4535.62461 – 420009), which has an FY 2020 budget of $700,000 for this work, all is remaining.

For Action
Approved on Consent Agenda

A6. Approval of Contract Award with Builders Asphalt for the Single Source Purchase of Hot Mix Asphalt

City Council authorized the City Manager to execute a one-year single source contract for the purchase of Hot Mix Asphalt with Builders Asphalt (4413 Roosevelt Road Suite 108, Hillside, IL 60162) in the amount of $51,000. Funding for this purchase will be provided by three separate accounts as follow: General Fund (Account 100.40.4510.65055) in the amount of $24,500; Water Fund (Account 100.40.4540.65051) in the amount of $17,500; Sewer Fund (Account 515.40.4530.65051) in the amount of $9,000.

For Action
Approved on Consent Agenda

A7. Approval of One-year Contract Extension with Precision Pavement Marking, Inc. for the 2020 Pavement Marking Program

City Council authorized the City Manager to execute a one-year contract extension for pavement markings with Precision Pavement Markings, Inc. (P.O. Box 705 Elgin IL 60123) in the amount of $110,000. This contract is part of a bid let by the Municipal Partnering Initiative (MPI). Funding for this work will come from the Capital Improvement Fund 2020 General Obligation Bonds (Account 415.40.4120.65515-420014), with a budget of $110,000, all of which is remaining.

For Action
Approved on Consent Agenda

A8. Approval of Contract Award with Ozinga Ready Mix for Single Source Purchase of Concrete

City Council authorized the City Manager to execute a one-year single source contract with Ozinga Ready Mix (2525 Oakton Street, Evanston, IL 60202) for the purchase of redi-mix concrete in the amount of $45,000. Funding for this purchase will be provided by three separate accounts as follows: General Fund (Account 100.40.4510.65055) in the amount of $18,500; Water Fund (Account 510.40.4540.65051) in the amount of $17,500; Sewer Fund (Account 515.40.4530.65051) in the amount of $9,000.

For Action
Approved on Consent Agenda

A9. Approval of Contract Award with Vaisala, Inc. for the Sole Source Lease of a Vaisala Road Weather Information System (RWIS)

City Council authorized the City Manager to execute a five year sole source contract award to lease a real-time road observation and monitoring system from Vaisala, Inc., 194 South Taylor Ave., Louisville, CO 80027 in the amount of $60,000.00 for the five years of the contract broken down as an annual lease payment of $12,000.00 Funding for this project is included in the proposed FY 2020 General Fund (Account 100.40.4550.62375), which has a total allocation of $40,000, and no expenditures yet in FY 2020.

For Action
Approved on Consent Agenda

A10. Approval of Change Order No. 2 to the Agreement with Bolder Contractors, Inc. for the Oakton Street Water Supply Connection (Bid 19-36)

City Council authorized the City Manager to execute Change Order No. 2 to the agreement with Bolder Contractors, Inc. (316 Cary Point Drive, Cary, IL 60013) for the Oakton Street Water Supply Connection (Bid 19-36) in the amount of $156,195.13. This will increase the overall contract amount from $2,722,875.24 to $2,879,070.37. This change order does not include a time extension. Funding is provided from the Water Fund (Account No. 513.71.7330.65515 – 419003), which as an approved FY 2020 budget of $2,600,000 and a YTD balance of $1,727,820.41.

For Action
Approved on Consent Agenda

A11. Resolution 31-R-20, Authorizing the Settlement and Release of all Claims in Lamaster v. City of Evanston, et al.

Motion: Ald. Fleming
Second: Ald. Rainey

Watch

City Council adopted Resolution 31-R-20 authorizing the City of Evanston to issue a settlement payment pursuant to a settlement agreement and release in Shannon Lamaster v. City of Evanston (Case No. 19-c-3249). Funding will be provided from the Insurance Fund Settlement Costs - Liability (Account 605.99.7800.62260).

For Action
Passed 7-2 **Ald. Suffredin and Fleming voted "No"**

A12. Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months

City Council adopted Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months.

For Introduction
Approved on Consent Agenda

A13. Ordinance 45-O-20, Authorizing the City to Borrow Funds from the Illinois Environmental Protection Agency Water Pollution Control Loan Program

City Council adopted Ordinance 45-O-20 authorizing the City to borrow funds from the Illinois Environmental Protection Agency (IEPA) Water Pollution Control Loan Program for the construction of the Large Diameter Sewer Rehabilitation - Greenleaf. This ordinance authorizes the City to borrow up to $2,000,000. The debt service will be paid from the Sewer Fund. A copy of the long-term sewer fund analysis is attached that includes this loan and the debt service for repayment. Staff requests suspension of the rules for Introduction and Action at the April 13, 2020 City Council Meeting.

For Introduction and Action
Approved on Consent Agenda

A14. Ordinance 40-O-20, Class C Liquor License Increase for Reza Restaurant

City Council adopted Ordinance 40-O-20, amending Class C Liquor License from nineteen (19) to twenty (20) Reza Evanston LLC d/b/a Reza Evanston 1557 Sherman Avenue, Evanston, IL 60201. Alderman Wilson requests suspension of the rules for Introduction and Action at the April 13, 2020 City Council Meeting.

For Introduction and Action
Approved on Consent Agenda

A15. Ordinance 20-O-20, Amending Title 10, Chapter 4, Section 1 "Stopping, Standing or Parking Prohibited in Specific Places"

City Council adopted Ordinance 20-O-20, amending Title 10, Chapter 4, Section 1 "Stopping, Standing or Parking Prohibited in Specific Places," regarding stopping, standing or parking a vehicle that blocks part or all of a bicycle lane. A fee of $75 was initially recommended due to high safety concerns, but the motion to receive a second on the Ordinance failed at the February 10, 2020 City Council meeting. Staff now requests Council consider a $55 fee, which is the same amount currently being assessed under Section 10-4-2 "Obstructing Traffic".

For Action
Approved on Consent Agenda

A16. Ordinance 26-O-20 Requiring Sidewalk Installation or Replacement of Substandard Sidewalk Whenever New Construction is Erected

City Council adopted Ordinance 26-O-20, Amending Title 7, Chapter 3 Sidewalks; Sidewalk Construction of the City Code to require public sidewalks be installed where none exist or to require the replacement of substandard sidewalk squares where sidewalks exist whenever new construction is erected.

For Action
Approved on Consent Agenda

A17. Ordinance 27-O-20, Amending Title 10, Chapter 11, Sections 10 "Limited Parking" and Title 10, Chapter 11, Section 18 "Residents Parking Only Districts"

City Council adopted Ordinance 27-O-20, amending Title 10, Chapter 11, Section 10 (Limited Parking) and Title 10, Chapter 11, Section 18 (Residents Parking Only Districts) of the City Code, combining Residential Parking District H with District 6.

For Action
Approved on Consent Agenda

A18. Ordinance 36-O-20, Amending City Code Subsections 7-10-3, "General Regulations," and 7-11-12, "Areas Prohibited for Bathing Purposes," By Preventing Access to the Rock Revement along the Lakefront

City Council adopted Ordinance 36-O-20 Amending City Code Subsections 7-10-3, "General Regulations," and 7- 11-12, "Areas Prohibited for Bathing Purposes," By Preventing Access to the Rock Revetment along the Lakefront. Funding for placing signage along the lakefront will come from the General Fund (Account 100.40.4520.65070), which has an FY 2020 budget of $68,000 and a YTD balance of $58,762.

For Action
Approved on Consent Agenda

P1. Approval of Application of HOME Community Housing Development Organization (CHDO) Funds to Construct a Coach House for Affordable Rental by Housing Opportunity Development Corporation (HODC)

Motion: Ald. Suffredin
Second: Ald. Rue Simmons

Watch

City Council approved a $190,000 forgivable HOME loan for Housing Opportunity Development Corporation (HODC) to construct an ADU/coach house on its property at 1930 Jackson Avenue. The property will be rented to households with incomes ≤ 60% of the area median for 20 years, as required. The loan would be forgiven following the successful completion

of the affordability period. Funding is from the City's HOME Investment Partnerships grant from the US Department of Housing and Urban Development. The City has $57,733.35 in 2018 funds, $53,282.40 in 2019 funds, and expects to get approximately $53,300 in 2020 funds that must be used for acquisition, construction or rehabilitation of housing units for income eligible households under the HOME program by a certified Community Housing Development Organization (CHDO). CHDO Reserve funding is 15% of each fiscal year HOME grant that must be awarded to a certified CHDO. Additional funding of approximately $25,700 to total $190,000 would come from the City's 2019 or 2020 HOME entitlement funds that are not specifically restricted for CHDOs.

For Action
Passed 8-1-0 **Ald. Revelle recused herself.**

P2. Ordinances 38-O-20, 39-O-20, and 47-O-20, Amendments to Boards Committees and Commissions (Plan Commission, ZBA, and Design and Project Review Committee)

Staff recommends City Council adoption of Ordinances 38-O-20, 39-O20, and 47-O-20 with changes to the City Code regarding the establishment of the Chair for the Zoning Board of Appeals (ZBA) and Plan Commission, the inclusion of the most recently adopted Comprehensive Plan (2000), and revisions to the membership of the Design and Project Review Committee (DAPR).

Motion: Ald. Suffredin **Second:** Ald. Wynne **(Motion withdrawn)**

Watch

Motion to adopt Ordinance 38-O-20
Failed 2-7 **Ald. Braithwaite and Revelle voted "Yes"**

Motion: Ald. Wilson **Second:** Ald. Rainey

Motion to adopt Ordinance 39-O-20
Failed 1-8 **Ald. Revelle voted "Yes"**

Motion: Ald. Wilson **Second:** Ald. Wynne

Motion to adopt Ordinance 47-O-20
Passed 8-1 **Ald. Suffredin voted "No"**

Motion: Ald. Wilson **Second:** Ald. Wynne

For Introduction

Ordinance 47-O-20 adopted for Introduction

P3. Ordinance 49-O-20, Special Use for a Planned Development and Drive-Through Facility for a Financial Institution at 605 Davis Street

Motion: Ald. Suffredin
Second: Ald. Wilson

Watch

City Council approved a Special Use for a Planned Development and drive-through facility for a financial institution. The proposal includes the following Site Development Allowances: 1.) FAR of 13.02 where 4.5 is allowed and 8.0 may be requested as a maximum Site Development Allowance, 2.) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed and 220 may be requested as a Site Development Allowance, 3.) 39 parking spaces where 420 are required, 4.) A 15-foot Ziggurat setback is proposed at 29 foot height along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5.) A 0-foot Ziggurat setback is proposed along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height, and 6.) A 0-foot Ziggurat setback is proposed along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.

For Introduction
Passed 8-1 **Ald. Fiske voted "No"**

P4. Ordinance 52-O-20, Special Use for a Planned Development located at 1555 Ridge Avenue

City Council adopted Ordinance 52- O-20 for approval of a Special Use for a Planned Development. The proposal includes the following Site Development Allowances: 1.) A 3' setback along the north property line where 15' is required for dwelling units, 2.) No landscaping where a 10' transition landscaped strip is required along the north property line, and 3.) A 10' X 25' loading space with 1.5' rear yard setback where a 10' X 35' loading space with a 3' rear yard setback is required.

For Introduction
Approved on Consent Agenda

P5. Ordinance 42-O-20, Extending the Time for the Applicant to Obtain a Building Permit for 2425 Oakton St.

City Council adopted Ordinance 42-O-20 granting approval of the Planned Development at 2425 Oakton St. for a car wash, originally approved on April 22, 2019. The ordinance would grant an extension of one year for a

building permit to be issued and construction to begin. No other changes to the existing Planned Development are proposed. The Interim City Manager recommends suspension of the rules for Introduction and Action at the April 13, 2020, City Council meeting.

For Introduction and Action
Approved on Consent Agenda

P6. Ordinance 33-O-20, Extending the Time for the Applicant to Obtain a Building Permit for 910-938 Custer Ave.

City Council adopted Ordinance 33-O-20 to extend the time frame for commencement of construction of the Planned Development at 910-938 Custer Ave., originally approved on April 8, 2019. The Ordinance would grant an extension of one year for a building permit to be issued and construction to begin. No other changes to the existing Planned Development are proposed.

For Action
Approved on Consent Agenda

P7. Ordinance 34-O-20 Amending the Zoning Map to Remove 2044 Wesley Ave. from the oWE West Evanston Overlay District

Motion: Ald. Suffredin
Second: Ald. Rainey

Watch

The Plan Commission recommends denial of Ordinance 34-O-20 to remove 2044 Wesley Ave. from the oWE West Evanston Overlay District. Staff recommends City Council consider the intent of the West Evanston Master Plan and logistical development issues at 2044 Wesley Ave. and surrounding parcels to determine if it is appropriate to remove the oWE Overlay regulations for future development at the site. Special attention should be given to the Plan and Overlay details that require the extension of Jackson Ave. and Wesley Ave. that should one day become complete through-streets. If deemed appropriate for the removal of the oWE Overlay, the site would follow the zoning regulations of the underlying R4 General Residential District.

For Action
Passed 6-3 **Ald. Wilson, Rainey and Fleming voted "No"**

HS1. Approval of Review of Evanston Police Complaints and Comments Report

Motion: Ald. Fleming
Second: Ald. Wilson

Watch

City Council accepted and placed on file the Review of Evanston Police Complaints and Comments Report.

For Action: Accept and Place on File
Passed 9-0

HS2. Resolution 3-R-20, Approval of the City of Evanston Donation Policy

City Council approved Resolution 3-R-20, City of Evanston Donation Policy.

For Action
Approved on Consent Agenda

HS3. Ordinance 32-O-20, Amending City Code Title 3 to Restrict the Sale and Adoptions of Cats, Dogs and Rabbits

Motion: Ald. Fleming
Second: Ald. Wilson

Watch

Staff recommends adoption of Ordinance 32-O-20, approving restrictions on the sale and adoption of cats, dogs, and rabbits in Evanston.

Motion to table item until April 27, 2020 City Council meeting.
Passed 9-0

Motion: Ald. Fiske
Second: Ald. Wilson

For Action
Tabled until April 27,2020

R1. Approval of Revised 2020 City Council Meeting Schedule

City Council approved the revised 2020 City Council Meeting Schedule.

For Action
Approved on Consent Agenda

APP1. Approval of M/W/EBE Committee and Economic Development Committee Appointments

City Council approved the appointment of Gretchen Kleinert to the M/W/EBE Committee and Scott Ogawa to the Economic Development Committee.

For Action
Approved on Consent Agenda

Call of the Wards

Ward 1:	Thanked city staff and the residents for their handling of the current public health emergency.	Watch
Ward 2:	Thanked city staff for their hard work. Pleased with the food donations that have been received.	Watch
Ward 3:	Thanked the Mayor and City Manager Strolie in their leadership for guiding city staff through the current crisis. Said residents are appreciative of all the effort made by the city staff.	Watch
Ward 4:	Said many people in the community are rallying to help those in need He is thankful for the hard work being done by the city staff and City Council members.	Watch
Ward 5:	Thanked everyone for their hard work. Expressed her condolences to those who've lost a family member to COVID-19.	Watch
Ward 6:	Made a referral to have a discussion at the next meeting on placing a cap on the commission delivery services can charge restaurants in Evanston.	Watch
Ward 7:	Thanked City Manager Storlie, Mayor Hagerty and city staff for their hard work. She's pleased with the non-profit community for stepping up to help.	Watch
Ward 8:	Shared her appreciation for the staff who continue to try to make the operations of the organization work uninterrupted. Shared her gratitude to Mayor Hagerty and his expertise during the current crisis.	Watch
Ward 9:	Ward meeting on April 18, 2020 via phone. There will be a food pantry drive at the Levy Senior Center on Tuesday, March 14, 2020, starting at 8:30 a.m. There will be another food drive on Wednesday, March 15, 2020 at the James Park Fieldhouse from 9:30-11:30 a.m.	Watch

Adjournment

Mayor Hagerty called a voice vote to adjourn the City Council meeting, and by unanimous vote the meeting was adjourned.

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Tera Davis, Accounts Payable Coordinator
CC:	Hitesh Desai, Chief Financial Officer/Treasurer
Subject:	Approval of the City of Evanston Payroll and Bills
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council approval of the City of Evanston Payroll for the period of March 30, 2020, through April 12, 2020 in the amount of $2,882,784.01, Bills List for April 28, 2020 in the amount of $3,494,212.88 and credit card purchases for the period ending February 26, 2020, in the amount of $193,367.73.

Council Action:
For Action

Summary:

Payroll – March 30, 2020 through April 12, 2020		$2,882,784.01
(Payroll includes employer portion of IMRF, FICA, and Medicare)		
Bills List – April 28, 2020		$3,494,212.88
General Fund Amount – Bills	$ 508,765.43	
Advanced Checks -	$ 19,953.36	
	$ 528,718.79	

TOTAL AMOUNT OF BILLS LIST & PAYROLL $6,376,996.89
*Advanced checks are issued prior to submission of the Bills List to the City Council for emergency purposes, to avoid a penalty, or to take advantage of early payment discounts.

Attachments:
04.28.2020 BILLS LIST FY20
February 2020 Transactions

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **100 - GENERAL FUND**				
Account **12100 - A/R MISCELLANEOUS**				
17357 - TERI COTTON SANTOS	GUN BUY BACK VOUCHER	04/15/2020	04/28/2020	100.00
		Account **12100 - A/R MISCELLANEOUS** Totals	1	$100.00
Account **21640 - DENTAL INSURANCE**				
106088 - METLIFE SMALL BUSINESS CENTER	METLIFE MONTHLY INVOICE	04/17/2020	04/28/2020	19,878.11
		Account **21640 - DENTAL INSURANCE** Totals	1	$19,878.11
Account **22725 - CELL PHONE BILLS PAYABLE**				
105394 - VERIZON WIRELESS	COMMUNICATION CHARGES FEB 2020	03/01/2020	04/28/2020	17,026.33
		Account **22725 - CELL PHONE BILLS PAYABLE** Totals	1	$17,026.33
Account **41223 - RSRV - FIELD USE FEES REC**				
101192 - CONSERV FS	ATHLETIC FIELD MAINTENANCE SUPPLIES	04/16/2020	04/28/2020	1,172.00
101192 - CONSERV FS	GRASS SEED FOR ATHLETIC FIELDS	04/16/2020	04/28/2020	1,247.00
103639 - NATIONAL SEED	ATHLETIC FIELD MAINTENANCE SUPPLIES	04/16/2020	04/28/2020	1,362.50
		Account **41223 - RSRV - FIELD USE FEES REC** Totals	3	$3,781.50
Account **41307 - RESERVE - L.E.P. VIOLATION FINES**				
12176 - EVANSTON REBUILDING WAREHOUSE	EVANSTON RESIDENT WORKFORCE TRAINEE PAYROLL REIMBURSEMENT	04/02/2020	04/28/2020	11,395.50
100941 - CENTRAL RUG & CARPET CO.	L.E.P VIOLATION FINE	04/09/2020	* 04/28/2020	(2,691.97)
		Account **41307 - RESERVE - L.E.P. VIOLATION FINES** Totals	2	$8,703.53
Department **13 - CITY COUNCIL**				
Business Unit **1300 - CITY COUNCIL**				
Account **62295 - TRAINING & TRAVEL**				
15622 - ROBIN RUE SIMMONS	REIMBURSEMENT-NATIONAL LEAGUE OF CITIES CONF - 3/7-3/11/2020	04/13/2020	04/28/2020	1,284.52
		Account **62295 - TRAINING & TRAVEL** Totals	1	$1,284.52
		Business Unit **1300 - CITY COUNCIL** Totals	1	$1,284.52
		Department **13 - CITY COUNCIL** Totals	1	$1,284.52
Department **15 - CITY MANAGER'S OFFICE**				
Business Unit **1505 - CITY MANAGER**				
Account **62315 - POSTAGE**				
100177 - ALLEGRA PRINT & IMAGING	POSTCARDS FOR BENCHMARKING ORDINANCE	04/10/2020	04/28/2020	212.25
		Account **62315 - POSTAGE** Totals	1	$212.25
		Business Unit **1505 - CITY MANAGER** Totals	1	$212.25
Business Unit **1510 - PUBLIC INFORMATION**				
Account **62210 - PRINTING**				
100177 - ALLEGRA PRINT & IMAGING	"KEEP A HEALTHY DISTANCE" YARD SIGNS	04/13/2020	04/28/2020	1,385.00
		Account **62210 - PRINTING** Totals	1	$1,385.00
		Business Unit **1510 - PUBLIC INFORMATION** Totals	1	$1,385.00
Business Unit **1520 - EMERGENCY OPERATIONS CENTER**				
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**				
137366 - HILTON GARDEN INN	*HOMELESS, FIRST RESPONDERS, QUARANTINED INDIVIDUALS COVID-19	03/27/2020	04/28/2020	51,435.41
137366 - HILTON GARDEN INN	*HOMELESS, FIRST RESPONDERS, QUARANTINED INDIVIDUALS COVID-19	04/17/2020	04/28/2020	28,749.44
17354 - MARGARITA EUROPEAN INN	*40 ROOMS- EVANSTON HOMELESS- IMPACTED COVID 19	04/03/2020	04/28/2020	100,000.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	3	$180,184.85
Account **65090 - SAFETY EQUIPMENT**				
17056 - RED ARROW SALES	COVID PPE	03/20/2020	04/28/2020	340.00
10546 - SUPERIOR INDUSTRIAL SUPPLY	SUPPLIES FOR EOC	04/16/2020	04/28/2020	503.70
10546 - SUPERIOR INDUSTRIAL SUPPLY	EOC SUPPLIES	04/16/2020	04/28/2020	389.06
101063 - CINTAS FIRST AID & SUPPLY	COVID-19 TYVEK COVERALLS	04/09/2020	04/28/2020	1,369.68
13413 - EMERGENT SAFETY SUPPLY	COVID-19 HAND SANITIZER	04/09/2020	04/28/2020	1,248.00
13413 - EMERGENT SAFETY SUPPLY	COVID-19 SOCIAL DISTANCING SIGNAGE	04/06/2020	04/28/2020	1,017.00
13413 - EMERGENT SAFETY SUPPLY	COVID-19 HAND SANITIZER	04/03/2020	04/28/2020	455.59
		Account **65090 - SAFETY EQUIPMENT** Totals	7	$5,323.03
		Business Unit **1520 - EMERGENCY OPERATIONS CENTER** Totals	10	$185,507.88
Business Unit **1560 - REVENUE & COLLECTIONS**				
Account **51620 - REAL ESTATE TRANSFER TAX**				
17358 - BETSY LANE	TRANSFER STAMP OVERPAYMENT - 2209 GREENWOOD	04/15/2020	04/28/2020	115.00
		Account **51620 - REAL ESTATE TRANSFER TAX** Totals	1	$115.00
Account **52010 - WHEEL TAX**				
321660 - JESSY YU	WHEEL TAX LATE FEE	04/17/2020	04/28/2020	35.00
17363 - MELISSA PUGA	WHEEL TAX LATE FEE	04/15/2020	04/28/2020	35.00
		Account **52010 - WHEEL TAX** Totals	2	$70.00
Account **65045 - LICENSING/REGULATORY SUPP**				
10643 - PASSPORT PARKING, INC`	ANNUAL ACTIVE PERMIT FEE-MARCH 2020	04/16/2020	04/28/2020	1,215.74
		Account **65045 - LICENSING/REGULATORY SUPP** Totals	1	$1,215.74
		Business Unit **1560 - REVENUE & COLLECTIONS** Totals	4	$1,400.74
Business Unit **1570 - ACCOUNTING**				
Account **62110 - AUDITING**				
12785 - FOSTER & FOSTER	PREPARATION OF 12/31/19 GASB 67/68 FIRE PLAN DISCLOSURE REPORT	04/08/2020	04/28/2020	3,000.00
		Account **62110 - AUDITING** Totals	1	$3,000.00
		Business Unit **1570 - ACCOUNTING** Totals	1	$3,000.00
Business Unit **1575 - PURCHASING**				
Account **65095 - OFFICE SUPPLIES**				
103425 - MIDWEST TIME RECORDER	TIME STAMP	03/06/2020	04/28/2020	210.00
		Account **65095 - OFFICE SUPPLIES** Totals	1	$210.00
		Business Unit **1575 - PURCHASING** Totals	1	$210.00
		Department **15 - CITY MANAGER'S OFFICE** Totals	18	$191,715.87
Department **17 - LAW**				
Business Unit **1705 - LEGAL ADMINISTRATION**				
Account **52041 - ONE DAY LIQUOR LICENSE**				
17361 - ERNIE BUDIMAN-SINGH	1 DAY LIQUOR LICENSE REFUND	04/15/2020	04/28/2020	150.00
17360 - EVANSTON SPACE	1 DAY LIQUOR LICENSE REFUND	04/15/2020	04/28/2020	150.00
		Account **52041 - ONE DAY LIQUOR LICENSE** Totals	2	$300.00
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**				
303856 - ROBERT HALF INTERNATIONAL	TEMP SERVICES 04/03/2020- 04/10/2020	04/21/2020	04/28/2020	2,690.22
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	1	$2,690.22
Account **65010 - BOOKS, PUBLICATIONS, MAPS**				
122375 - LAW BULLETIN PUBLISHING COMPANY	LEGAL RESEARCH	04/21/2020	04/28/2020	155.00
		Account **65010 - BOOKS, PUBLICATIONS, MAPS** Totals	1	$155.00
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/17/2020	04/28/2020	80.97
		Account **65095 - OFFICE SUPPLIES** Totals	1	$80.97
		Business Unit **1705 - LEGAL ADMINISTRATION** Totals	5	$3,226.19
		Department **17 - LAW** Totals	5	$3,226.19
Department **19 - ADMINISTRATIVE SERVICES**				
Business Unit **1929 - HUMAN RESOURCE DIVISION**				
Account **62160 - EMPLOYMENT TESTING SERVICES**				
11884 - QUEST DIAGNOSTICS CLINICAL LABORATORIES	EMPLOYMENT TESTING-QUEST DIAGNOSTICS	04/10/2020	04/28/2020	308.00
105201 - TRANS UNION CORP	EMPLOYMENT BACKGROUND CHECKS-TRANSUNION	04/10/2020	04/28/2020	121.25
		Account **62160 - EMPLOYMENT TESTING SERVICES** Totals	2	$429.25
Account **62270 - MEDICAL/HOSPITAL SERVICES**				
101665 - NORTH SHORE ENH OMEGA	EMPLOYEE TESTING-NORTHSHORE OMEGA	04/10/2020	04/28/2020	7,590.00
		Account **62270 - MEDICAL/HOSPITAL SERVICES** Totals	1	$7,590.00
		Business Unit **1929 - HUMAN RESOURCE DIVISION** Totals	3	$8,019.25
Business Unit **1932 - INFORMATION TECHNOLOGY DIVI.**				
Account **64505 - TELECOMMUNICATIONS**				
149416 - AT & T	COMMUNICATION CHARGES JAN 2020	01/01/2020	04/28/2020	655.82
149416 - AT & T	COMMUNICATION CHARGES-FEB 2020	02/01/2020	04/28/2020	655.82
149416 - AT & T	COMMUNICATION CHARGES-MAR 2020	03/01/2020	04/28/2020	655.82
100401 - COMCAST CABLE	COMMUNICATION CHARGES APR 20	04/01/2020	04/28/2020	1,487.36
		Account **64505 - TELECOMMUNICATIONS** Totals	4	$3,454.82
		Business Unit **1932 - INFORMATION TECHNOLOGY DIVI.** Totals	4	$3,454.82
Business Unit **1941 - PARKING ENFORCEMENT & TICKETS**				
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	132.65
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$132.65

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Account **65020 - CLOTHING**				
130931 - GALLS INCORPORATED	PEO CLOTHING	04/16/2020	04/28/2020	1,433.86
		Account **65020 - CLOTHING** Totals	1	$1,433.86
		Business Unit **1941 - PARKING ENFORCEMENT & TICKETS** Totals	2	$1,566.51
Business Unit **1942 - SCHOOL CROSSING GUARDS**				
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**				
16228 - ANDY FRAIN SERVICES, INC.	CROSSING GUARD SERVICES - 2020	04/16/2020	04/28/2020	33,648.93
16228 - ANDY FRAIN SERVICES, INC.	CROSSING GUARD SERVICES - 2020	04/16/2020	04/28/2020	33,987.60
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	2	$67,636.53
		Business Unit **1942 - SCHOOL CROSSING GUARDS** Totals	2	$67,636.53
Business Unit **1950 - FACILITIES**				
Account **62225 - BLDG MAINTENANCE SERVICES**				
100401 - COMCAST CABLE	COMMUNICATION CHARGES MAR 20	03/24/2020	04/28/2020	31.57
10798 - JOHNSON CONTROLS SECURITY SOLUTIONS	SECURITY FOR MULTIPLE BUILDINGS	03/31/2020	04/28/2020	3,448.04
103956 - OTIS ELEVATOR COMPANY	CIVIC CENTER ELEVATOR TESTING	04/25/2020	04/28/2020	547.50
12792 - UNIFIRST CORPORATION	MATS FOR SERVICE CENTER	03/31/2020	04/28/2020	82.37
12792 - UNIFIRST CORPORATION	MATS FOR SERVICE CENTER	02/04/2020	04/28/2020	82.37
12792 - UNIFIRST CORPORATION	MATS FOR SERVICE CENTER	02/25/2020	04/28/2020	81.37
		Account **62225 - BLDG MAINTENANCE SERVICES** Totals	6	$4,273.22
Account **62360 - MEMBERSHIP DUES**				
15633 - NORH ROBINSON III	REIMBURSEMENT: ELECTRICAL LICENSE 2020	03/11/2020	04/28/2020	200.00
		Account **62360 - MEMBERSHIP DUES** Totals	1	$200.00
Account **62425 - ELEVATOR CONTRACT COSTS**				
103956 - OTIS ELEVATOR COMPANY	OTIS ELEVATOR CONTRACT	12/20/2019	04/28/2020	4,289.95
		Account **62425 - ELEVATOR CONTRACT COSTS** Totals	1	$4,289.95
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**				
317013 - H-O-H WATER TECHNOLOGY	CHEMICAL WATER TREATMENT FOR HVAC IN MULTIPLE BUILDINGS	04/06/2020	04/28/2020	1,137.25
103956 - OTIS ELEVATOR COMPANY	OTIS ELEVATOR CONTRACT	12/20/2019	04/28/2020	12,655.69
101788 - SCHNEIDER ELECTRIC BUILDINGS AMERICA	2020 HVAC BAS FOR MULTIPLE FACILITIES	04/14/2020	04/28/2020	3,083.75
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	379.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	4	$17,255.69
Account **62518 - SECURITY ALARM CONTRACTS**				
100162 - ALARM DETECTION SYSTEMS, INC.	ALARM SERVICES FOR ANIMAL SHELTER	04/05/2020	04/28/2020	176.97
		Account **62518 - SECURITY ALARM CONTRACTS** Totals	1	$176.97
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	4.62
		Account **64005 - ELECTRICITY** Totals	1	$4.62
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	03/30/2020	04/28/2020	81.00
103744 - NICOR	UTILITIES: NICOR	03/31/2020	04/28/2020	327.45
		Account **64015 - NATURAL GAS** Totals	2	$408.45
		Business Unit **1950 - FACILITIES** Totals	16	$26,608.90
		Department **19 - ADMINISTRATIVE SERVICES** Totals	27	$107,286.01
Department **21 - COMMUNITY DEVELOPMENT**				
Business Unit **2126 - BUILDING INSPECTION SERVICES**				
Account **52080 - BUILDING PERMITS**				
16616 - AMERICAN VINTAGE HOME	REFUND PERMIT 20PLMB-0088	04/16/2020	04/28/2020	130.00
		Account **52080 - BUILDING PERMITS** Totals	1	$130.00
Account **62236 - SOFTWARE MAINTENANCE**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	151.60
		Account **62236 - SOFTWARE MAINTENANCE** Totals	1	$151.60
Account **62464 - PLUMB, ELEC, PLAN REVEIW SERV**				
316000 - SAFEBUILT ILLINOIS	INSPECTION AND PLAN REVIEW CONSULTING SERVICES	04/16/2020	04/28/2020	373.07
316000 - SAFEBUILT ILLINOIS	INSPECTION AND PLAN REVIEW CONSULTING SERVICES	04/16/2020	04/28/2020	6,372.04
		Account **62464 - PLUMB, ELEC, PLAN REVEIW SERV** Totals	2	$6,745.11
		Business Unit **2126 - BUILDING INSPECTION SERVICES** Totals	4	$7,026.71
Business Unit **2128 - EMERGENCY SOLUTIONS GRANT**				
Account **67110 - CONNECTIONS FOR THE HOMELESS**				
101187 - CONNECTIONS FOR THE HOMELESS	6TH ESG DISBURSEMENT FOR 2019 GRANT	04/17/2020	04/28/2020	14,365.92
		Account **67110 - CONNECTIONS FOR THE HOMELESS** Totals	1	$14,365.92
		Business Unit **2128 - EMERGENCY SOLUTIONS GRANT** Totals	1	$14,365.92
		Department **21 - COMMUNITY DEVELOPMENT** Totals	5	$21,392.63
Department **22 - POLICE**				
Business Unit **2205 - POLICE ADMINISTRATION**				
Account **62272 - OTHER PROFESSIONAL SERVICES**				
106332 - WEST PUBLISHING DBA THOMSON REUTERS - WEST	INFORMATION CHARGES - MAR20	04/01/2020	04/28/2020	569.83
		Account **62272 - OTHER PROFESSIONAL SERVICES** Totals	1	$569.83
Account **62490 - OTHER PROGRAM COSTS**				
104182 - PRESTONS FLOWERS & GIFTS	FUNERAL FLOWERS	03/07/2020	04/28/2020	60.00
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$60.00
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES - CAMERAS	04/01/2020	04/28/2020	29.54
101143 - COMED	UTILITIES - CAMERAS	04/02/2020	04/28/2020	219.85
101143 - COMED	UTILITIES - CAMERAS	04/03/2020	04/28/2020	107.19
		Account **64005 - ELECTRICITY** Totals	3	$356.58
		Business Unit **2205 - POLICE ADMINISTRATION** Totals	5	$986.41
Business Unit **2210 - PATROL OPERATIONS**				
Account **65020 - CLOTHING**				
102667 - J. G. UNIFORMS, INC	UNIFORM - PROMOTION	04/06/2020	04/28/2020	634.70
		Account **65020 - CLOTHING** Totals	1	$634.70
Account **65125 - OTHER COMMODITIES**				
105793 - BOUND TREE MEDICAL, LLC	PROTECTIVE SUPPLIES (COVID19)	03/30/2020	04/28/2020	103.60
105793 - BOUND TREE MEDICAL, LLC	PROTECTIVE SUPPLIES (COVID19)	03/30/2020	04/28/2020	158.25
105793 - BOUND TREE MEDICAL, LLC	PROTECTIVE SUPPLIES (COVID19)	03/25/2020	04/28/2020	155.40
		Account **65125 - OTHER COMMODITIES** Totals	3	$417.25
		Business Unit **2210 - PATROL OPERATIONS** Totals	4	$1,051.95
Business Unit **2215 - CRIMINAL INVESTIGATION**				
Account **62770 - MISCELLANEOUS**				
17284 - FIFTH THIRD BANK	SUBPOENA SERVICES	03/09/2020	04/28/2020	59.57
		Account **62770 - MISCELLANEOUS** Totals	1	$59.57
		Business Unit **2215 - CRIMINAL INVESTIGATION** Totals	1	$59.57
Business Unit **2255 - OFFICE-PROFESSIONAL STANDARDS**				
Account **62770 - MISCELLANEOUS**				
167307 - NET TRANSCRIPTS, INC.	TRANSCRIPTS	03/31/2020	04/28/2020	43.78
		Account **62770 - MISCELLANEOUS** Totals	1	$43.78
		Business Unit **2255 - OFFICE-PROFESSIONAL STANDARDS** Totals	1	$43.78
Business Unit **2260 - OFFICE OF ADMINISTRATION**				
Account **62295 - TRAINING & TRAVEL**				
101711 - EVANSTON ATHLETIC CLUB	HEALTH CLUB USAGE - MAR 2020	04/10/2020	04/28/2020	148.80
		Account **62295 - TRAINING & TRAVEL** Totals	1	$148.80
Account **64565 - CABLE - VIDEO**				
100401 - COMCAST CABLE	CABLE SERVICE	04/03/2020	04/28/2020	65.58
		Account **64565 - CABLE - VIDEO** Totals	1	$65.58
Account **65095 - OFFICE SUPPLIES**				
100924 - CDW GOVERNMENT INC.	EPD LOCKUP & FRONT DESK PRINTER SUPPLIES	04/08/2020	04/28/2020	283.08
100924 - CDW GOVERNMENT INC.	EPD LOCKUP & FRONT DESK PRINTER SUPPLIES	04/02/2020	04/28/2020	172.21
		Account **65095 - OFFICE SUPPLIES** Totals	2	$455.29
		Business Unit **2260 - OFFICE OF ADMINISTRATION** Totals	4	$669.67

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Business Unit **2265 - NEIGHBORHOOD ENFORCEMENT TEAM**				
Account **65123 - NARCOTICS SEIZURE EXPENSE**				
101463 - DIRECTOR, ILLINOIS STATE POLICE	SEIZED FUNDS 16-19866B	04/07/2020	04/28/2020	10,282.00
101463 - DIRECTOR, ILLINOIS STATE POLICE	SEIZED FUNDS 16-19866C	04/07/2020	04/28/2020	3,552.00
101463 - DIRECTOR, ILLINOIS STATE POLICE	SEIZED FUNDS 19-2327	03/31/2020	04/28/2020	834.85
101463 - DIRECTOR, ILLINOIS STATE POLICE	SEIZED FUNDS 19-5414	03/31/2020	04/28/2020	237.00
		Account **65123 - NARCOTICS SEIZURE EXPENSE** Totals	4	$14,905.85
		Business Unit **2265 - NEIGHBORHOOD ENFORCEMENT TEAM** Totals	4	$14,905.85
Business Unit **2280 - ANIMAL CONTROL**				
Account **62225 - BLDG MAINTENANCE SERVICES**				
100310 - ANDERSON PEST CONTROL	PEST CONTROL - ANIMAL SHELTER (APRIL 2020)	04/01/2020	04/28/2020	59.88
		Account **62225 - BLDG MAINTENANCE SERVICES** Totals	1	$59.88
Account **64015 - NATURAL GAS**				
103744 - NICOR	GAS - ANIMAL SHELTER	04/02/2020	04/28/2020	372.67
		Account **64015 - NATURAL GAS** Totals	1	$372.67
		Business Unit **2280 - ANIMAL CONTROL** Totals	2	$432.55
Business Unit **2291 - PROPERTY BUREAU**				
Account **65125 - OTHER COMMODITIES**				
14606 - RON SMITH AND ASSOCIATES, INC.	EVIDENCE SUPPLIES	01/08/2020	04/28/2020	175.00
		Account **65125 - OTHER COMMODITIES** Totals	1	$175.00
		Business Unit **2291 - PROPERTY BUREAU** Totals	1	$175.00
Business Unit **2295 - BUILDING MANAGEMENT**				
Account **62225 - BLDG MAINTENANCE SERVICES**				
322695 - ECO-CLEAN MAINTENANCE	CLEANING SERVICE	03/30/2020	04/28/2020	1,430.00
		Account **62225 - BLDG MAINTENANCE SERVICES** Totals	1	$1,430.00
		Business Unit **2295 - BUILDING MANAGEMENT** Totals	1	$1,430.00
		Department **22 - POLICE** Totals	23	$19,754.78
Department **23 - FIRE MGMT & SUPPORT**				
Business Unit **2305 - FIRE MGT & SUPPORT**				
Account **62335 - DATA PROCESSING SERVICES**				
137906 - STRYKER SALES CORPORATION	EPCR SUPPORT	04/03/2020	04/28/2020	102.48
		Account **62335 - DATA PROCESSING SERVICES** Totals	1	$102.48
Account **65020 - CLOTHING**				
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/26/2020	04/28/2020	210.00
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/27/2020	04/28/2020	71.90
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/28/2020	04/28/2020	119.90
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/28/2020	04/28/2020	119.90
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/30/2020	04/28/2020	150.94
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/30/2020	04/28/2020	136.70
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/30/2020	04/28/2020	179.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/01/2020	04/28/2020	49.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	87.90
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	72.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	91.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	25.00
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	12.50
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/02/2020	04/28/2020	21.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/03/2020	04/28/2020	145.80
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/03/2020	04/28/2020	23.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/06/2020	04/28/2020	129.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/06/2020	04/28/2020	145.00
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/25/2020	04/28/2020	19.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/08/2020	04/28/2020	42.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/20/2020	04/28/2020	19.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	03/23/2020	04/28/2020	120.94
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/07/2020	04/28/2020	71.90
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/08/2020	04/28/2020	65.95
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/08/2020	04/28/2020	189.85
11435 - TODAY'S UNIFORMS INC.	UNIFORMS	04/09/2020	04/28/2020	129.95
		Account **65020 - CLOTHING** Totals	26	$2,457.63
Account **65050 - BLDG MAINTENANCE MATERIAL**				
102277 - HASTINGS AIR-ENERGY CONTROL	EXHAUST REPAIR	04/15/2020	04/28/2020	322.95
		Account **65050 - BLDG MAINTENANCE MATERIAL** Totals	1	$322.95
		Business Unit **2305 - FIRE MGT & SUPPORT** Totals	28	$2,883.06
Business Unit **2315 - FIRE SUPPRESSION**				
Account **62522 - SCBA EQ MAINT AGREEMENTS**				
100158 - AIR ONE EQUIPMENT	METER GAS	04/09/2020	04/28/2020	309.00
		Account **62522 - SCBA EQ MAINT AGREEMENTS** Totals	1	$309.00
Account **65015 - CHEMICALS/ SALT**				
104171 - PRAXAIR DISTIBUTION INC	MEDICAL OXYGEN	03/22/2020	04/28/2020	704.41
104171 - PRAXAIR DISTIBUTION INC	MEDICAL OXYGEN	03/21/2020	04/28/2020	547.72
		Account **65015 - CHEMICALS/ SALT** Totals	2	$1,252.13
Account **65625 - FURNITURE & FIXTURES**				
100158 - AIR ONE EQUIPMENT	TURNOUT GEAR	04/16/2020	04/28/2020	17,887.00
17356 - BANNER FIRE EQUIPMENT	FIRE HOSE	04/08/2020	04/28/2020	2,551.00
102281 - HAVEY COMMUNICATIONS INC.	RADIO MOUNTS	03/16/2020	04/28/2020	835.65
		Account **65625 - FURNITURE & FIXTURES** Totals	3	$21,273.65
		Business Unit **2315 - FIRE SUPPRESSION** Totals	6	$22,834.78
		Department **23 - FIRE MGMT & SUPPORT** Totals	34	$25,717.84
Department **24 - HEALTH**				
Business Unit **2435 - FOOD AND ENVIRONMENTAL HEALTH**				
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	151.60
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$151.60
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	02/21/2020	04/28/2020	13.69
		Account **65095 - OFFICE SUPPLIES** Totals	1	$13.69
		Business Unit **2435 - FOOD AND ENVIRONMENTAL HEALTH** Totals	2	$165.29
Business Unit **2445 - HUMAN SERVICES**				
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	02/18/2020	04/28/2020	15.99
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/06/2020	04/28/2020	19.60
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/02/2020	04/28/2020	19.99
		Account **65095 - OFFICE SUPPLIES** Totals	3	$55.58
		Business Unit **2445 - HUMAN SERVICES** Totals	3	$55.58
		Department **24 - HEALTH** Totals	5	$220.87
Department **30 - PARKS, REC. AND COMMUNITY SERV.**				
Business Unit **3005 - REC. MGMT. & GENERAL SUPPORT**				
Account **62210 - PRINTING**				
100081 - ACTION PRINTING	PRINTING OF SPRING SUMMER MAGAZINE	04/16/2020	04/28/2020	5,487.63
		Account **62210 - PRINTING** Totals	1	$5,487.63
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/16/2020	04/28/2020	60.39
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/14/2020	04/28/2020	24.99
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/19/2020	04/28/2020	35.99
103883 - OFFICE DEPOT	OFFICE SUPPLIES	01/15/2020	04/28/2020	18.27
103883 - OFFICE DEPOT	OFFICE SUPPLIES	01/15/2020	04/28/2020	11.98
103883 - OFFICE DEPOT	OFFICE SUPPLIES	01/15/2020	04/28/2020	54.95
103883 - OFFICE DEPOT	OFFICE SUPPLIES	01/15/2020	04/28/2020	51.97
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/12/2020	04/28/2020	28.99
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/12/2020	04/28/2020	18.99
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/12/2020	04/28/2020	9.93
		Account **65095 - OFFICE SUPPLIES** Totals	10	$316.45
		Business Unit **3005 - REC. MGMT. & GENERAL SUPPORT** Totals	11	$5,804.08

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Business Unit **3020 - REC GENERAL SUPPORT**				
Account **62490 - OTHER PROGRAM COSTS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	94.75
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$94.75
		Business Unit **3020 - REC GENERAL SUPPORT** Totals	1	$94.75
Business Unit **3025 - PARK UTILITIES**				
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	03/30/2020	04/28/2020	340.85
101143 - COMED	UTILITIES: COMED	01/03/2020	04/28/2020	41.75
101143 - COMED	UTILITIES: COMED	03/13/2020	04/28/2020	50.73
101143 - COMED	UTILITIES: COMED	04/02/2020	04/28/2020	85.08
101143 - COMED	UTILITIES: COMED	04/02/2020	04/28/2020	25.22
101143 - COMED	UTILITIES: COMED	04/02/2020	04/28/2020	36.37
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	91.95
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	444.79
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	50.54
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	30.33
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	43.18
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	38.80
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	71.32
101143 - COMED	UTILITIES: COMED	04/02/2020	04/28/2020	25.22
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	117.60
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	22.72
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	46.50
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	41.18
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	398.43
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	1,638.90
		Account **64005 - ELECTRICITY** Totals	20	$3,641.46
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	03/10/2020	04/28/2020	135.54
103744 - NICOR	UTILITIES: NICOR	04/02/2020	04/28/2020	89.26
103744 - NICOR	UTILITIES: NICOR	04/02/2020	04/28/2020	94.71
103744 - NICOR	UTILITIES: NICOR	04/03/2020	04/28/2020	106.73
103744 - NICOR	UTILITIES: NICOR	03/30/2020	04/28/2020	70.98
103744 - NICOR	UTILITIES: NICOR	03/11/2020	04/28/2020	56.95
		Account **64015 - NATURAL GAS** Totals	6	$554.17
Account **65085 - MINOR EQUIPMENT & TOOLS**				
104672 - SERVICE SANITATION INC	HANDICAP OUTDOOR RESTROOMS	04/16/2020	04/28/2020	324.00
		Account **65085 - MINOR EQUIPMENT & TOOLS** Totals	1	$324.00
		Business Unit **3025 - PARK UTILITIES** Totals	27	$4,519.63
Business Unit **3030 - CROWN COMMUNITY CENTER**				
Account **62518 - SECURITY ALARM CONTRACTS**				
100162 - ALARM DETECTION SYSTEMS, INC.	QUARTERLY ALARM CHARGE CROWN APR-JUN	04/16/2020	04/28/2020	151.50
		Account **62518 - SECURITY ALARM CONTRACTS** Totals	1	$151.50
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	03/03/2020	04/28/2020	26,899.54
101143 - COMED	UTILITIES: COMED	04/03/2020	04/28/2020	25,651.77
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	1,419.40
		Account **64005 - ELECTRICITY** Totals	3	$53,970.71
		Business Unit **3030 - CROWN COMMUNITY CENTER** Totals	4	$54,122.21
Business Unit **3035 - CHANDLER COMMUNITY CENTER**				
Account **62495 - LICENSED PEST CONTROL SERVICES**				
100310 - ANDERSON PEST CONTROL	PEST CONTROL CHANDLER-NEWBERGER CENTER	04/16/2020	04/28/2020	37.75
		Account **62495 - LICENSED PEST CONTROL SERVICES** Totals	1	$37.75
Account **62505 - INSTRUCTOR SERVICES**				
105283 - DIANA UNGER	FENCING INSTRUCTION AT CHANDLER	04/16/2020	04/28/2020	1,464.40
		Account **62505 - INSTRUCTOR SERVICES** Totals	1	$1,464.40
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	721.20
		Account **64005 - ELECTRICITY** Totals	1	$721.20
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/13/2020	04/28/2020	17.96
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/13/2020	04/28/2020	28.28
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/13/2020	04/28/2020	61.66
		Account **65095 - OFFICE SUPPLIES** Totals	3	$107.90
		Business Unit **3035 - CHANDLER COMMUNITY CENTER** Totals	6	$2,331.25
Business Unit **3040 - FLEETWOOD JOURDAIN COM CT**				
Account **62225 - BLDG MAINTENANCE SERVICES**				
151986 - CINTAS CORPORATION #769	MONTHLY MAT SERVICE FLEETWOOD-JOURDAIN	04/16/2020	04/28/2020	35.00
151986 - CINTAS CORPORATION #769	MONTHLY MAT SERVICE FLEETWOOD-JOURDAIN	04/16/2020	04/28/2020	35.00
151986 - CINTAS CORPORATION #769	MONTHLY MAT SERVICE FLEETWOOD-JOURDAIN	04/16/2020	04/28/2020	35.00
		Account **62225 - BLDG MAINTENANCE SERVICES** Totals	3	$105.00
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	1,082.70
		Account **64005 - ELECTRICITY** Totals	1	$1,082.70
Account **65025 - FOOD**				
12428 - HOFFMAN HOUSE CATERING	LEVY CONGREGATE MEAL PROGRAM	04/16/2020	04/28/2020	418.48
		Account **65025 - FOOD** Totals	1	$418.48
		Business Unit **3040 - FLEETWOOD JOURDAIN COM CT** Totals	5	$1,606.18
Business Unit **3055 - LEVY CENTER SENIOR SERVICES**				
Account **62505 - INSTRUCTOR SERVICES**				
16061 - BILLIE J DARLING	DANCE INSTRUCTOR SERVICES	04/16/2020	04/28/2020	244.80
16400 - NICHOLA GOSS	FITNESS INSTRUCTOR SERVICES AT LEVY	04/16/2020	04/28/2020	330.00
		Account **62505 - INSTRUCTOR SERVICES** Totals	2	$574.80
Account **62511 - ENTERTAIN/PERFORMER SERV**				
100401 - COMCAST CABLE	COMMUNICATION CHARGES MAR 2020	03/14/2020	04/28/2020	197.76
		Account **62511 - ENTERTAIN/PERFORMER SERV** Totals	1	$197.76
Account **62695 - COUPON PMTS-CAB SUBSIDY**				
315915 - AMERICAN TAXI DISPATCH, INC.	TAXI CAB COUPON PROGRAM REIMBURSEMENT	04/16/2020	04/28/2020	90.00
		Account **62695 - COUPON PMTS-CAB SUBSIDY** Totals	1	$90.00
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	3,752.77
		Account **64005 - ELECTRICITY** Totals	1	$3,752.77
		Business Unit **3055 - LEVY CENTER SENIOR SERVICES** Totals	5	$4,615.33
Business Unit **3080 - BEACHES**				
Account **62490 - OTHER PROGRAM COSTS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	37.90
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$37.90
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	82.05
		Account **64005 - ELECTRICITY** Totals	1	$82.05
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	04/03/2020	04/28/2020	133.32
		Account **64015 - NATURAL GAS** Totals	1	$133.32
Account **65040 - JANITORIAL SUPPLIES**				
10546 - SUPERIOR INDUSTRIAL SUPPLY	JANITORIAL SUPPLIES	04/16/2020	04/28/2020	179.20
		Account **65040 - JANITORIAL SUPPLIES** Totals	1	$179.20
Account **65110 - RECREATION SUPPLIES**				
16537 - P2P RESCUE	LIFEGUARD RESCUE BOARD	04/16/2020	04/28/2020	2,328.00
		Account **65110 - RECREATION SUPPLIES** Totals	1	$2,328.00
		Business Unit **3080 - BEACHES** Totals	5	$2,760.47
Business Unit **3095 - CROWN ICE RINK**				
Account **62490 - OTHER PROGRAM COSTS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	18.95
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$18.95

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Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	4,258.21
		Account **64005 - ELECTRICITY** Totals	1	$4,258.21
		Business Unit **3095 - CROWN ICE RINK** Totals	2	$4,277.16
Business Unit **3100 - SPORTS LEAGUES**				
Account **65110 - RECREATION SUPPLIES**				
11631 - KEYSTONE HATCHERIES, LLC	CANCELLATION FEE OF FISH RESTOCK AT LOVELACE PARK	04/16/2020	04/28/2020	72.00
		Account **65110 - RECREATION SUPPLIES** Totals	1	$72.00
		Business Unit **3100 - SPORTS LEAGUES** Totals	1	$72.00
Business Unit **3215 - YOUTH ENGAGEMENT DIVISION**				
Account **62490 - OTHER PROGRAM COSTS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	56.85
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$56.85
		Business Unit **3215 - YOUTH ENGAGEMENT DIVISION** Totals	1	$56.85
Business Unit **3225 - GIBBS-MORRISON CULTURAL CENTER**				
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**				
151986 - CINTAS CORPORATION #769	MONTHLY MAT SERVICE GIBBS MORRISON CENTER	04/16/2020	04/28/2020	35.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	1	$35.00
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	04/01/2020	04/28/2020	281.63
		Account **64005 - ELECTRICITY** Totals	1	$281.63
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	03/12/2020	04/28/2020	107.77
		Account **64015 - NATURAL GAS** Totals	1	$107.77
		Business Unit **3225 - GIBBS-MORRISON CULTURAL CENTER** Totals	3	$424.40
Business Unit **3605 - ECOLOGY CENTER**				
Account **62495 - LICENSED PEST CONTROL SERVICES**				
100310 - ANDERSON PEST CONTROL	ECOLOGY CENTER PEST CONTROL APRIL	04/16/2020	04/28/2020	84.12
		Account **62495 - LICENSED PEST CONTROL SERVICES** Totals	1	$84.12
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	310.75
		Account **64005 - ELECTRICITY** Totals	1	$310.75
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	03/30/2020	04/28/2020	219.81
		Account **64015 - NATURAL GAS** Totals	1	$219.81
		Business Unit **3605 - ECOLOGY CENTER** Totals	3	$614.68
Business Unit **3710 - NOYES CULTURAL ARTS CENTER**				
Account **62518 - SECURITY ALARM CONTRACTS**				
100162 - ALARM DETECTION SYSTEMS, INC.	NOYES CENTER ALARM	04/16/2020	04/28/2020	290.52
		Account **62518 - SECURITY ALARM CONTRACTS** Totals	1	$290.52
Account **64005 - ELECTRICITY**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	1,122.30
		Account **64005 - ELECTRICITY** Totals	1	$1,122.30
		Business Unit **3710 - NOYES CULTURAL ARTS CENTER** Totals	2	$1,412.82
		Department **30 - PARKS, REC. AND COMMUNITY SERV.** Totals	76	$82,711.81
Department **40 - PUBLIC WORKS AGENCY**				
Business Unit **4105 - PUBLIC WORKS AGENCY ADMIN**				
Account **52126 - RIGHT-OF-WAY PERMIT**				
17366 - TIM GANSUKH	ROW PERMIT REFUND 20TROW-0160	04/14/2020	04/28/2020	60.70
		Account **52126 - RIGHT-OF-WAY PERMIT** Totals	1	$60.70
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	1,200.00
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$1,200.00
		Business Unit **4105 - PUBLIC WORKS AGENCY ADMIN** Totals	2	$1,260.70
Business Unit **4320 - FORESTRY**				
Account **62385 - TREE SERVICES**				
102724 - NELS J. JOHNSON TREE EXPERTS, INC.	TREE REMOVAL 1230 WESLEY AVE	04/07/2020	04/28/2020	765.00
		Account **62385 - TREE SERVICES** Totals	1	$765.00
		Business Unit **4320 - FORESTRY** Totals	1	$765.00
Business Unit **4330 - GREENWAYS**				
Account **62199 - PARK MNTNCE & FURNITURE RPLCMN**				
13413 - EMERGENT SAFETY SUPPLY	HI VIS FABRIC 3M THINSULATE GLOVE LINERS	02/27/2020	04/28/2020	291.12
		Account **62199 - PARK MNTNCE & FURNITURE RPLCMN** Totals	1	$291.12
		Business Unit **4330 - GREENWAYS** Totals	1	$291.12
Business Unit **4400 - CAPITAL PLANNING & ENGINEERING**				
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	03/09/2020	04/28/2020	53.90
		Account **65095 - OFFICE SUPPLIES** Totals	1	$53.90
		Business Unit **4400 - CAPITAL PLANNING & ENGINEERING** Totals	1	$53.90
Business Unit **4510 - STREET MAINTENANCE**				
Account **65055 - MATER. TO MAINT. IMP.**				
100780 - OZINGA CHICAGO RMC, INC.	CONCRETE	03/10/2020	04/28/2020	2,567.00
100780 - OZINGA CHICAGO RMC, INC.	CONCRETE	03/12/2020	04/28/2020	996.00
		Account **65055 - MATER. TO MAINT. IMP.** Totals	2	$3,563.00
		Business Unit **4510 - STREET MAINTENANCE** Totals	2	$3,563.00
Business Unit **4520 - TRAF. SIG.& ST LIGHT MAINT**				
Account **64008 - FESTIVAL LIGHTING**				
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	31.72
		Account **64008 - FESTIVAL LIGHTING** Totals	1	$31.72
		Business Unit **4520 - TRAF. SIG.& ST LIGHT MAINT** Totals	1	$31.72
		Department **40 - PUBLIC WORKS AGENCY** Totals	8	$5,965.44
		Fund 100 - GENERAL FUND Totals	**210**	**$508,765.43**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **176 - HUMAN SERVICES FUND**				
Department **24 - HEALTH**				
Business Unit **2445 - HUMAN SERVICES**				
Account **65095 - OFFICE SUPPLIES**				
103883 - OFFICE DEPOT	OFFICE SUPPLIES	02/28/2020	04/28/2020	86.47
		Account **65095 - OFFICE SUPPLIES** Totals	1	$86.47
		Business Unit **2445 - HUMAN SERVICES** Totals	1	$86.47
		Department **24 - HEALTH** Totals	1	$86.47
		Fund 176 - HUMAN SERVICES FUND Totals	**1**	**$86.47**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **180 - GOOD NEIGHBOR FUND**				
Department **99 - NON-DEPARTMENTAL**				
Business Unit **1800 - GOOD NEIGHBOR ADMINISTRATION**				
Account **62490 - OTHER PROGRAM COSTS**				
11992 - COLLECTIVE RESOURCE INC.	COMPOSTING SERVICE CHANGES AND EQUIPMENT	02/04/2020	04/28/2020	1,421.99
		Account **62490 - OTHER PROGRAM COSTS** Totals	1	$1,421.99
		Business Unit **1800 - GOOD NEIGHBOR ADMINISTRATION** Totals	1	$1,421.99
		Department **99 - NON-DEPARTMENTAL** Totals	1	$1,421.99
		Fund 180 - GOOD NEIGHBOR FUND Totals	**1**	**$1,421.99**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **200 - MOTOR FUEL TAX FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Unit **5100 - MOTOR FUEL TAX - ADMINISTRATION**				
Account **64006 - LIGHTING**				
101143 - COMED	UTILITIES: COMED	03/31/2020	04/28/2020	553.93
101143 - COMED	UTILITIES: COMED	04/07/2020	04/28/2020	203.43
101143 - COMED	UTILITIES: COMED	04/08/2020	04/28/2020	9,646.55
101143 - COMED	UTILITIES: COMED	03/13/2020	04/28/2020	728.60
		Account **64006 - LIGHTING** Totals	4	$11,132.51
Account **64007 - TRAFFIC LIGHT ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	04/03/2020	04/28/2020	5,266.14
		Account **64007 - TRAFFIC LIGHT ELECTRICITY** Totals	1	$5,266.14
		Business Unit **5100 - MOTOR FUEL TAX - ADMINISTRATION** Totals	5	$16,398.65
		Department **40 - PUBLIC WORKS AGENCY** Totals	5	$16,398.65
		Fund 200 - MOTOR FUEL TAX FUND Totals	**5**	**$16,398.65**

Vendor	Invoice Description		Invoice Date	Payment Date	Invoice Amount
Fund **205 - EMERGENCY TELEPHONE (E911) FUND**					
Department **22 - POLICE**					
Business Unit **5150 - EMERGENCY TELEPHONE SYSTM**					
Account **62295 - TRAINING & TRAVEL**					
104157 - POWER PHONE INC	ONLINE TRAINING / CERTIFICATION		01/17/2020	04/28/2020	1,424.00
104157 - POWER PHONE INC	TRAINING / CERTIFICATION		01/23/2020	04/28/2020	178.00
		Account **62295 - TRAINING & TRAVEL** Totals		2	$1,602.00
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
100987 - CHICAGO COMMUNICATIONS, LLC.	MOBILE RADIO		04/08/2020	04/28/2020	1,060.80
100987 - CHICAGO COMMUNICATIONS, LLC.	MOBILE RADIO		04/08/2020	04/28/2020	674.00
103536 - MOTOROLA SOLUTIONS, INC.	ANNUAL (2020) MAINTENANCE AGREEMENT RENEWAL FOR RADIO EQUIPMENT		04/02/2020	04/28/2020	7,479.26
103536 - MOTOROLA SOLUTIONS, INC.	COMMUNICATION CHARGES		04/01/2020	04/28/2020	126.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals		4	$9,340.06
Account **64505 - TELECOMMUNICATIONS**					
149416 - AT & T	COMMUNICATION CHARGES		03/22/2020	04/28/2020	286.94
		Account **64505 - TELECOMMUNICATIONS** Totals		1	$286.94
Account **65085 - MINOR EQUIPMENT & TOOLS**					
104509 - RUSSO POWER EQUIPMENT	REPAIR PARTS		04/15/2020	04/28/2020	225.24
		Account **65085 - MINOR EQUIPMENT & TOOLS** Totals		1	$225.24
		Business Unit **5150 - EMERGENCY TELEPHONE SYSTM** Totals		8	$11,454.24
		Department **22 - POLICE** Totals		8	$11,454.24
		Fund 205 - EMERGENCY TELEPHONE (E911) FUND Totals		**8**	**$11,454.24**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **220 - CDBG LOAN FUND**				
Department **21 - COMMUNITY DEVELOPMENT**				
Business Unit **5280 - CD LOAN**				
Account **65535 - REHAB LOANS**				
17368 - TANGNEY & SONS	HOUSING REHAB - CLIENT 0275 - SEWER REPAIR	04/16/2020	04/28/2020	12,490.00
		Account **65535 - REHAB LOANS** Totals	1	$12,490.00
		Business Unit **5280 - CD LOAN** Totals	1	$12,490.00
		Department **21 - COMMUNITY DEVELOPMENT** Totals	1	$12,490.00
		Fund 220 - CDBG LOAN FUND Totals	**1**	**$12,490.00**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **240 - HOME FUND**				
Department **21 - COMMUNITY DEVELOPMENT**				
Business Unit **5430 - HOME FUND**				
Account **65535 - REHAB LOANS**				
101187 - CONNECTIONS FOR THE HOMELESS	TBRA DISBURSEMENT FOR MARCH	04/17/2020	04/28/2020	19,746.49
		Account **65535 - REHAB LOANS** Totals	1	$19,746.49
		Business Unit **5430 - HOME FUND** Totals	1	$19,746.49
		Department **21 - COMMUNITY DEVELOPMENT** Totals	1	$19,746.49
		Fund 240 - HOME FUND Totals	**1**	**$19,746.49**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **250 - AFFORDABLE HOUSING FUND**				
Department **21 - COMMUNITY DEVELOPMENT**				
Business Unit **5465 - AFFORDABLE HOUSING**				
Account **62490 - OTHER PROGRAM COSTS**				
16209 - DENZIN SOLTANZADEH LLC	MAINTENANCE FOR NSP2 PROPERTIES	04/08/2020	04/28/2020	214.50
16209 - DENZIN SOLTANZADEH LLC	MAINTENANCE FOR NSP2 PROPERTIES	04/08/2020	04/28/2020	214.50
16209 - DENZIN SOLTANZADEH LLC	MAINTENANCE FOR NSP2 PROPERTIES	04/08/2020	04/28/2020	214.50
		Account **62490 - OTHER PROGRAM COSTS** Totals	3	$643.50
Account **63095 - HANDYMAN PROGRAM**				
323855 - GOSS & ASSOCIATES, INC.	HANDYMAN SERVICES	03/31/2020	04/28/2020	2,408.14
		Account **63095 - HANDYMAN PROGRAM** Totals	1	$2,408.14
Account **65497 - LANDLORD-TENANT**				
15955 - METROPOLITAN TENANTS ORGANIZATION	LANDLORD-TENANT SERVICES	04/17/2020	04/28/2020	10,875.00
		Account **65497 - LANDLORD-TENANT** Totals	1	$10,875.00
		Business Unit **5465 - AFFORDABLE HOUSING** Totals	5	$13,926.64
		Department **21 - COMMUNITY DEVELOPMENT** Totals	5	$13,926.64
		Fund 250 - AFFORDABLE HOUSING FUND Totals	**5**	**$13,926.64**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **415 - CAPITAL IMPROVEMENTS FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Unit **4118 - 2018 GO BOND CAPITAL**				
Account **62145 - ENGINEERING SERVICES**				
171019 - CHRISTOPHER B. BURKE ENGINEERING, LTD.	IDOT LOCAL AGENCY AGREEMENT 57-R-18 HOWARD ST CORRIDOR	04/08/2020	* 04/28/2020	27,161.98
176213 - TESKA ASSOCIATES, INC.	GARDEN PARK RENOVATIONS - CONSULTING AWARD	04/07/2020	* 04/28/2020	450.00
		Account **62145 - ENGINEERING SERVICES** Totals	2	$27,611.98
		Business Unit **4118 - 2018 GO BOND CAPITAL** Totals	2	$27,611.98
Business Unit **4119 - 2019 GO BOND CAPITAL**				
Account **62145 - ENGINEERING SERVICES**				
102196 - GRUMMAN/BUTKUS ASSOCIATES	CONSTRUCTION ADMINISTRATION FOR FIRE STATION 1	04/15/2020	* 04/28/2020	1,617.00
102196 - GRUMMAN/BUTKUS ASSOCIATES	CIVIC CENTER HVAC ARCHITECTURAL/ENGINEERING SRVCS	04/10/2020	* 04/28/2020	900.00
244419 - KIMLEY-HORN AND ASSOCIATES, INC.	GREENBAY RD CORRIDOR IMPROVEMENTS	03/26/2020	* 04/28/2020	44,688.57
244419 - KIMLEY-HORN AND ASSOCIATES, INC.	GREENBAY RD CORRIDOR IMPROVEMENTS	04/14/2020	* 04/28/2020	47,775.31
		Account **62145 - ENGINEERING SERVICES** Totals	4	$94,980.88
Account **65515 - OTHER IMPROVEMENTS**				
100941 - CENTRAL RUG & CARPET CO.	FLEETWOOD JOURDAIN INTERIOR RENOVATIONS	04/09/2020	* 04/28/2020	4,022.00
16583 - HACIENDA LANDSCAPING INC	HARBERT PARK RENOVATIONS	04/14/2020	04/28/2020	120,436.78
176213 - TESKA ASSOCIATES, INC.	HARBERT PARK RENOVATIONS - CONSULTING SERVICES	04/07/2020	* 04/28/2020	2,185.00
		Account **65515 - OTHER IMPROVEMENTS** Totals	3	$126,643.78
		Business Unit **4119 - 2019 GO BOND CAPITAL** Totals	7	$221,624.66
Business Unit **4120 - 2020 GO BOND CAPITAL**				
Account **65515 - OTHER IMPROVEMENTS**				
101192 - CONSERV FS	WOOD FENCE	04/08/2020	04/28/2020	1,117.80
		Account **65515 - OTHER IMPROVEMENTS** Totals	1	$1,117.80
		Business Unit **4120 - 2020 GO BOND CAPITAL** Totals	1	$1,117.80
Business Unit **4218 - NON-BOND CAPITAL, 2018**				
Account **62145 - ENGINEERING SERVICES**				
104927 - STANLEY CONSULTANTS INC.	CENTRAL ST BRIDGE PHASE II ENGINEERING SRVS	03/26/2020	* 04/28/2020	8,699.72
		Account **62145 - ENGINEERING SERVICES** Totals	1	$8,699.72
		Business Unit **4218 - NON-BOND CAPITAL, 2018** Totals	1	$8,699.72
Business Unit **4219 - NON-BOND CAPITAL**				
Account **62145 - ENGINEERING SERVICES**				
11508 - TERRA ENGINEERING, LTD	EMERSON ST TRAFFIC SIGNALS ENGINEERING SERVICE	04/07/2020	* 04/28/2020	35,152.39
		Account **62145 - ENGINEERING SERVICES** Totals	1	$35,152.39
Account **65515 - OTHER IMPROVEMENTS**				
16583 - HACIENDA LANDSCAPING INC	HARBERT PARK RENOVATIONS	04/14/2020	04/28/2020	2,110.62
		Account **65515 - OTHER IMPROVEMENTS** Totals	1	$2,110.62
		Business Unit **4219 - NON-BOND CAPITAL** Totals	2	$37,263.01
		Department **40 - PUBLIC WORKS AGENCY** Totals	13	$296,317.17
		Fund 415 - CAPITAL IMPROVEMENTS FUND Totals	**13**	**$296,317.17**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **416 - CROWN CONSTRUCTION FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Unit **4160 - CROWN CONSTRUCTION PROJECT**				
Account **65515 - OTHER IMPROVEMENTS**				
285559 - BULLEY & ANDREWS, LLC	ROBERT CROWN CONSTRUCTION MANAGER SERVICES	02/29/2020	* 04/28/2020	628,571.46
120230 - FORWARD SPACE LLC D/B/A OFFICE	ROBERT CROWN CENTER MISCELLANEOUS FIXTURES & EQUIPMENT - B	03/31/2020	* 04/28/2020	43,374.97
120230 - FORWARD SPACE LLC D/B/A OFFICE	ROBERT CROWN CENTER MISCELLANEOUS FIXTURES & EQUIPMENT - A	03/31/2020	* 04/28/2020	132,934.58
120230 - FORWARD SPACE LLC D/B/A OFFICE	ROBERT CROWN GENERAL PURPOSE FURNITURE PURCHASE	03/31/2020	* 04/28/2020	17,500.00
	Account **65515 - OTHER IMPROVEMENTS** Totals		4	$822,381.01
Account **65555 - IT COMPUTER HARDWARE**				
149274 - CHICAGO OFFICE TECHNOLOGY GROUP	COPY MACHINE	02/28/2020	04/28/2020	8,508.00
	Account **65555 - IT COMPUTER HARDWARE** Totals		1	$8,508.00
	Business Unit **4160 - CROWN CONSTRUCTION PROJECT** Totals		5	$830,889.01
	Department **40 - PUBLIC WORKS AGENCY** Totals		5	$830,889.01
	Fund 416 - CROWN CONSTRUCTION FUND Totals		**5**	**$830,889.01**

Vendor	Invoice Description		Invoice Date	Payment Date	Invoice Amount
Fund **505 - PARKING SYSTEM FUND**					
Department **19 - ADMINISTRATIVE SERVICES**					
Business Unit **7005 - PARKING SYSTEM MGT**					
Account **53385 - SPACE (LOT) RENTALS**					
17364 - DIANE OUELLETTE	REFUND: PRORATED LOT 35		04/15/2020	04/28/2020	66.00
17362 - ELDA SKENDO	REFUND: PARKING PERMIT		04/15/2020	04/28/2020	90.00
17359 - FRANCEE GIOVANNOZZO	REFUND: PARKING PERMIT		04/15/2020	04/28/2020	37.70
17365 - PIOTR BILSKI	REFUND: PARKING PERMIT		04/15/2020	04/28/2020	60.00
		Account **53385 - SPACE (LOT) RENTALS** Totals		4	$253.70
Account **64540 - TELECOMMUNICATIONS - WIRELESS**					
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS		04/01/2020	04/28/2020	18.95
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals		1	$18.95
		Business Unit **7005 - PARKING SYSTEM MGT** Totals		5	$272.65
Business Unit **7015 - PARKING LOTS & METERS**					
Account **62347 - PARKING TAX PAYMENTS TO COUNTY**					
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH ADD		04/20/2020	04/28/2020	404.80
		Account **62347 - PARKING TAX PAYMENTS TO COUNTY** Totals		1	$404.80
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
101545 - DUNCAN PARKING TECHNOLOGIES, INC.	AUTOTRAX FEES-APRIL 2020		04/16/2020	04/28/2020	4,381.25
10643 - PASSPORT PARKING, INC`	PERMIT SERVICE-MARCH 2020		04/16/2020	04/28/2020	601.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals		2	$4,982.25
Account **62519 - PASSPORT MOBILE PARKING APP FEES**					
10643 - PASSPORT PARKING, INC`	MOBILE PAY-MARCH 2020		04/16/2020	04/28/2020	11,767.58
		Account **62519 - PASSPORT MOBILE PARKING APP FEES** Totals		1	$11,767.58
Account **64005 - ELECTRICITY**					
101143 - COMED	UTILITIES: COMED		03/30/2020	04/28/2020	371.69
		Account **64005 - ELECTRICITY** Totals		1	$371.69
		Business Unit **7015 - PARKING LOTS & METERS** Totals		5	$17,526.32
Business Unit **7025 - CHURCH STREET GARAGE**					
Account **62245 - OTHER EQMT MAINTENANCE**					
103956 - OTIS ELEVATOR COMPANY	OTIS ELEVATOR CONTRACT		12/20/2019	04/28/2020	16,945.82
		Account **62245 - OTHER EQMT MAINTENANCE** Totals		1	$16,945.82
Account **62347 - PARKING TAX PAYMENTS TO COUNTY**					
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH ADD		04/20/2020	04/28/2020	823.25
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH		04/13/2020	04/28/2020	2,422.00
		Account **62347 - PARKING TAX PAYMENTS TO COUNTY** Totals		2	$3,245.25
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
13583 - 3C PAYMENT (USA) CORP	CREDIT & DEBIT CARD PROCESSING FEES-MARCH 2020		04/16/2020	04/28/2020	118.44
12366 - AUTOMATED PARKING TECHNOLOGIES	KEYCARDS-CHURCH GARAGE 3/11/20		04/16/2020	04/28/2020	383.50
12366 - AUTOMATED PARKING TECHNOLOGIES	CHURCH GARAGE IT SERVICE-INTEGRATION		04/16/2020	04/28/2020	3,031.73
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals		3	$3,533.67
Account **64005 - ELECTRICITY**					
15016 - DYNEGY	UTILITIES-DYNEGY		04/08/2020	04/28/2020	4,398.21
		Account **64005 - ELECTRICITY** Totals		1	$4,398.21
Account **64505 - TELECOMMUNICATIONS**					
100401 - COMCAST CABLE	COMMUNICATION CHARGES APR 20		04/01/2020	04/28/2020	960.00
		Account **64505 - TELECOMMUNICATIONS** Totals		1	$960.00
		Business Unit **7025 - CHURCH STREET GARAGE** Totals		8	$29,082.95
Business Unit **7036 - SHERMAN GARAGE**					
Account **62347 - PARKING TAX PAYMENTS TO COUNTY**					
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH ADD		04/20/2020	04/28/2020	3,869.87
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH		04/13/2020	04/28/2020	7,724.00
		Account **62347 - PARKING TAX PAYMENTS TO COUNTY** Totals		2	$11,593.87
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
12366 - AUTOMATED PARKING TECHNOLOGIES	KEYCARDS-SHERMAN GARAGE 3/11/20		04/16/2020	04/28/2020	383.50
12366 - AUTOMATED PARKING TECHNOLOGIES	SHERMAN GARAGE IT SERVICE-INTEGRATION		04/16/2020	04/28/2020	3,031.73
120286 - JOHNSON CONTROLS FIRE PROTECTION LP	ANNUAL SERVICE CONTRACT-SHERMAN PLAZA FIRE ALARM SYSTEMS		04/16/2020	04/28/2020	9,525.00
120286 - JOHNSON CONTROLS FIRE PROTECTION LP	FIRE ALARM SERVICE AND REPAIR-SHERMAN PLAZA		04/16/2020	04/28/2020	4,618.90
10798 - JOHNSON CONTROLS SECURITY SOLUTIONS	RECURRING SERVICE-SHERMAN GARAGE		04/16/2020	04/28/2020	211.20
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals		5	$17,770.33
Account **62705 - BANK SERVICE CHARGES**					
13583 - 3C PAYMENT (USA) CORP	CREDIT & DEBIT CARD PROCESSING FEES-MARCH 2020		04/16/2020	04/28/2020	406.98
		Account **62705 - BANK SERVICE CHARGES** Totals		1	$406.98
Account **64005 - ELECTRICITY**					
15016 - DYNEGY	UTILITIES-DYNEGY		04/08/2020	04/28/2020	13,404.74
		Account **64005 - ELECTRICITY** Totals		1	$13,404.74
Account **64505 - TELECOMMUNICATIONS**					
100401 - COMCAST CABLE	COMMUNICATION CHARGES APR 20		04/01/2020	04/28/2020	960.00
		Account **64505 - TELECOMMUNICATIONS** Totals		1	$960.00
		Business Unit **7036 - SHERMAN GARAGE** Totals		10	$44,135.92
Business Unit **7037 - MAPLE GARAGE**					
Account **62245 - OTHER EQMT MAINTENANCE**					
103956 - OTIS ELEVATOR COMPANY	OTIS ELEVATOR CONTRACT		12/20/2019	04/28/2020	28,242.86
		Account **62245 - OTHER EQMT MAINTENANCE** Totals		1	$28,242.86
Account **62347 - PARKING TAX PAYMENTS TO COUNTY**					
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH ADD		04/20/2020	04/28/2020	783.20
101215 - COOK COUNTY COLLECTOR	*PARKING TAX 2020 MARCH		04/13/2020	04/28/2020	8,803.00
		Account **62347 - PARKING TAX PAYMENTS TO COUNTY** Totals		2	$9,586.20
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
12366 - AUTOMATED PARKING TECHNOLOGIES	KEYCARDS-MAPLE GARAGE 3/11/20		04/16/2020	04/28/2020	383.50
12366 - AUTOMATED PARKING TECHNOLOGIES	MAPLE GARAGE IT SERVICE-INTEGRATION		04/16/2020	04/28/2020	3,031.73
10798 - JOHNSON CONTROLS SECURITY SOLUTIONS	RECURRING SERVICE-MAPLE GARAGE		04/16/2020	04/28/2020	211.20
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals		3	$3,626.43
Account **62705 - BANK SERVICE CHARGES**					
13583 - 3C PAYMENT (USA) CORP	CREDIT & DEBIT CARD PROCESSING FEES-MARCH 2020		04/16/2020	04/28/2020	223.98
		Account **62705 - BANK SERVICE CHARGES** Totals		1	$223.98
Account **64005 - ELECTRICITY**					
15016 - DYNEGY	UTILITIES-DYNEGY		04/08/2020	04/28/2020	8,392.14
		Account **64005 - ELECTRICITY** Totals		1	$8,392.14
Account **64505 - TELECOMMUNICATIONS**					
100401 - COMCAST CABLE	COMMUNICATION CHARGES APR 20		04/01/2020	04/28/2020	960.00
		Account **64505 - TELECOMMUNICATIONS** Totals		1	$960.00
		Business Unit **7037 - MAPLE GARAGE** Totals		9	$51,031.61
		Department **19 - ADMINISTRATIVE SERVICES** Totals		37	$142,049.45
		Fund 505 - PARKING SYSTEM FUND Totals		**37**	**$142,049.45**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **510 - WATER FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Uni **4200 - WATER PRODUCTION**				
Account **56140 - FEES AND MERCHANDISE SALI**				
102499 - ILLINOIS DEPT OF REVENUE	*SALES TAX	04/17/2020	04/28/2020	130.00
		Account **56140 - FEES AND MERCHANDISE SALI** Totals	1	$130.00
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	37.90
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$37.90
		Business Uni **4200 - WATER PRODUCTION** Totals	2	$167.90
Business Uni **4210 - PUMPING**				
Account **64005 - ELECTRICITY**				
101143 - COMED	UTILITIES: COMED	04/02/2020	04/28/2020	171.24
15016 - DYNEGY	UTILITIES-DYNEGY	04/08/2020	04/28/2020	88,820.31
		Account **64005 - ELECTRICITY** Totals	2	$88,991.55
Account **64015 - NATURAL GAS**				
103744 - NICOR	UTILITIES: NICOR	04/02/2020	04/28/2020	85.62
		Account **64015 - NATURAL GAS** Totals	1	$85.62
		Business Uni **4210 - PUMPING** Totals	3	$89,077.17
Business Uni **4220 - FILTRATION**				
Account **62420 - MWRD FEES**				
103359 - METROPOLITAN WATER RECLAMATION DISTRICT	2020 MWRDGC ESTIMATED ANNUAL USER CHARGE!	04/01/2020	04/28/2020	73,051.41
		Account **62420 - MWRD FEES** Totals	1	$73,051.41
Account **65015 - CHEMICALS/ SALT**				
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID ALUMINUM SULFATE (PER SPEC	04/01/2020	04/28/2020	3,453.63
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID CHLORINE (PER SPEC	04/02/2020	04/28/2020	1,720.00
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID ALUMINUM SULFATE (PER SPEC	04/02/2020	04/28/2020	3,436.16
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID ALUMINUM SULFATE (PER SPEC	04/03/2020	04/28/2020	3,443.44
217862 - ALEXANDER CHEMICAL CORPORATION	HYDROFLUOROSILICIC ACID (PER SPEC)	04/03/2020	04/28/2020	7,313.40
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID ALUMINUM SULFATE (PER SPEC	04/04/2020	04/28/2020	3,462.37
217862 - ALEXANDER CHEMICAL CORPORATION	LIQUID ALUMINUM SULFATE (PER SPEC	04/06/2020	04/28/2020	3,393.94
		Account **65015 - CHEMICALS/ SALT** Totals	7	$26,222.94
		Business Uni **4220 - FILTRATION** Totals	8	$99,274.35
Business Uni **4225 - WATER OTHER OPERATIONS**				
Account **62340 - IT COMPUTER SOFTWARE**				
14395 - DATA TRANSFER SOLUTIONS, LLC	TRAINING - LMS	02/24/2020	04/28/2020	3,240.00
14395 - DATA TRANSFER SOLUTIONS, LLC	MEETINGS AND UPDATES 2.7 YEAR S	04/06/2020	04/28/2020	900.00
		Account **62340 - IT COMPUTER SOFTWARE** Totals	2	$4,140.00
		Business Uni **4225 - WATER OTHER OPERATIONS** Totals	2	$4,140.00
Business Uni **4540 - DISTRIBUTION MAINTENANCE**				
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	170.55
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$170.55
Account **65055 - MATER. TO MAINT. IMP.**				
105479 - WATER PRODUCTS CO.	2020 WATER DISTRIBUTION SYSTEM MATERIALS	04/06/2020	04/28/2020	842.00
105479 - WATER PRODUCTS CO.	2020 WATER DISTRIBUTION SYSTEM MATERIALS	03/31/2020	04/28/2020	9,984.00
		Account **65055 - MATER. TO MAINT. IMP.** Totals	2	$10,826.00
		Business Uni **4540 - DISTRIBUTION MAINTENANCE** Totals	3	$10,996.55
		Department **40 - PUBLIC WORKS AGENCY** Totals	18	$203,655.97
		Fund 510 - WATER FUND Totals	**18**	**$203,655.97**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **513 - WATER DEPR IMPRV &EXTENSION FUNC**				
Department **71 - UTILITIES**				
Business Unit **7330 - WATER FUND DEP, IMP, EXT**				
Account **65515 - OTHER IMPROVEMENTS**				
14335 - THIENEMAN CONSTRUCTION, INC	CLEARWELL 9 REPLACEMENT PROJECT BID 18-30 CONSTRUCTION AGREEMEN	03/31/2020	* 04/28/2020	536,227.61
		Account **65515 - OTHER IMPROVEMENTS** Totals	1	$536,227.61
		Business Unit **7330 - WATER FUND DEP, IMP, EXT** Totals	1	$536,227.61
		Department **71 - UTILITIES** Totals	1	$536,227.61
		Fund 513 - WATER DEPR IMPRV &EXTENSION FUND Totals	**1**	**$536,227.61**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **515 - SEWER FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Uni **4530 - SEWER MAINTENANCE**				
Account **62415 - RESIDENTIAL DEBRIS/REMOVAL CONTRACTUAL COST**				
200552 - G & L CONTRACTORS, INC	CLEARWELL 9 REPLACEMENT PROJECT BID 18-30 CONSTRUCTION AGREEMEN	04/06/2020	04/28/2020	2,090.00
200552 - G & L CONTRACTORS, INC	FY2020 DEBRIS HAULING	04/06/2020	04/28/2020	3,240.00
	Account **62415 - RESIDENTIAL DEBRIS/REMOVAL CONTRACTUAL COST** Totals		2	$5,330.00
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	170.55
	Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals		1	$170.55
	Business Uni **4530 - SEWER MAINTENANCE** Totals		3	$5,500.55
	Department **40 - PUBLIC WORKS AGENCY** Totals		3	$5,500.55
	Fund 515 - SEWER FUND Totals		**3**	**$5,500.55**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **520 - SOLID WASTE FUND**				
Department **40 - PUBLIC WORKS AGENCY**				
Business Uni **4310 - RECYCLING AND ENVIRONMENTAL MAI**				
Account **56155 - TRASH CART SALES**				
102499 - ILLINOIS DEPT OF REVENUE	CLEARWELL 9 REPLACEMENT PROJECT BID 18-30 CONSTRUCTION AGREEMEN	04/17/2020	04/28/2020	21.00
		Account **56155 - TRASH CART SALES** Totals	1	$21.00
Account **62390 - CONDOMINIUM REFUSE COLL**				
278136 - LAKESHORE RECYCLING SYSTEMS	FY2020 CONDOMINIUM REFUSE COLLECTIO	03/25/2020	04/28/2020	36,864.72
		Account **62390 - CONDOMINIUM REFUSE COLL** Totals	1	$36,864.72
Account **62415 - RESIDENTIAL DEBRIS/REMOVAL CONTRACTUAL COST**				
102184 - GROOT RECYCLING & WASTE SERVICES	FY2020 RESIDENTIAL REFUSE COLLECTIO	04/01/2020	04/28/2020	136,526.00
		Account **62415 - RESIDENTIAL DEBRIS/REMOVAL CONTRACTUAL COST** Totals	1	$136,526.00
Account **62417 - YARD WASTE REMOVAL CONTRACTUAL COSTS**				
102184 - GROOT RECYCLING & WASTE SERVICES	FY2020 RESIDENTIAL YARD WASTE & FOOD SCRAP COLLECTIO	04/01/2020	04/28/2020	79,836.98
		Account **62417 - YARD WASTE REMOVAL CONTRACTUAL COSTS** Totals	1	$79,836.98
Account **65625 - FURNITURE & FIXTURES**				
183328 - REHRIG PACIFIC COMPANY	65G RECYCLING LIDS	04/07/2020	04/28/2020	1,185.00
		Account **65625 - FURNITURE & FIXTURES** Totals	1	$1,185.00
		Business Uni **4310 - RECYCLING AND ENVIRONMENTAL MAI** Totals	5	$254,433.70
		Department **40 - PUBLIC WORKS AGENCY** Totals	5	$254,433.70
		Fund 520 - SOLID WASTE FUND Totals	**5**	**$254,433.70**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **600 - FLEET SERVICES FUND**				
Department **19 - ADMINISTRATIVE SERVICES**				
Business Uni **7710 - FLEET MAINTENANCE**				
Account **64540 - TELECOMMUNICATIONS - WIRELESS**				
14093 - VERIZON NETWORKFLEET, INC.	AVL TRACKERS	04/01/2020	04/28/2020	521.08
		Account **64540 - TELECOMMUNICATIONS - WIRELESS** Totals	1	$521.08
Account **65015 - CHEMICALS/ SALT**				
101081 - CITY WELDING SALES & SERVICE INC.	CHEMICALS FOR SHOP	03/31/2020	04/28/2020	97.09
		Account **65015 - CHEMICALS/ SALT** Totals	1	$97.09
Account **65020 - CLOTHING**				
101064 - CINTAS #22	UNIFORMS	03/31/2020	04/28/2020	201.13
101064 - CINTAS #22	UNIFORMS	04/07/2020	04/28/2020	201.13
		Account **65020 - CLOTHING** Totals	2	$402.26
Account **65035 - PETROLEUM PRODUCTS**				
202507 - GAS DEPOT INC.	VEHICLE FUEL JAN-JULY 202(	04/08/2020	04/28/2020	7,459.85
		Account **65035 - PETROLEUM PRODUCTS** Totals	1	$7,459.85
Account **65060 - MATER. TO MAINT. AUTOS**				
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET REPAIRS	03/30/2020	04/28/2020	33.58
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	03/31/2020	04/28/2020	22.90
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	03/31/2020	04/28/2020	265.21
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	04/01/2020	04/28/2020	113.77
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	04/06/2020	04/28/2020	215.18
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	04/07/2020	04/28/2020	330.57
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET SERVICES	04/08/2020	04/28/2020	35.48
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	03/30/2020	04/28/2020	99.14
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	STOCK FOR FLEET	03/31/2020	04/28/2020	89.13
322967 - APC STORES, INC., DBA BUMPER TO BUMPER	GREENWAYS VEHICLE #505	03/31/2020	04/28/2020	9.16
194503 - BRISTOL HOSE & FITTINGS INC	HYD HOSE FOR STREETS VEHICLES #60 AND 8(	04/02/2020	04/28/2020	180.59
100772 - BUCK BROTHERS, INC.	GREENWAYS VEHICLE #556 REPAIRS	03/10/2020	04/28/2020	560.60
285052 - CHICAGO PARTS & SOUND, LLC	TRAFFIC VEHICLE #161 BRAKES	04/02/2020	04/28/2020	217.24
285052 - CHICAGO PARTS & SOUND, LLC	TRAFFIC VEHICLE #161 REPAIRS	04/02/2020	04/28/2020	144.94
101300 - CUMBERLAND SERVICENTEF	STOCK FOR FLEET SERVICES	04/01/2020	04/28/2020	36.07
101511 - DOUGLAS TRUCK PARTS	STOCK FOR FLEET	02/21/2020	04/28/2020	151.00
140718 - FOSTER COACH SALES, INC.	STOCK FOR FLEET	04/07/2020	04/28/2020	401.48
227800 - GOLF MILL FORD	STREETS DEPARTMENT VEHICLE #634 REPAIRS	03/05/2020	04/28/2020	4,647.55
227800 - GOLF MILL FORD	TRAFFIC VEHICLE #161 REPAIRS	04/02/2020	04/28/2020	109.29
227800 - GOLF MILL FORD	TRAFFIC VEHICLE #159	04/06/2020	04/28/2020	119.48
227800 - GOLF MILL FORD	STREETS VEHICLE #634	04/06/2020	04/28/2020	67.62
227800 - GOLF MILL FORD	STREETS VEHICLE #634 REPAIRS	04/06/2020	04/28/2020	71.58
227800 - GOLF MILL FORD	TRAFFIC VEHICLE #120	04/08/2020	04/28/2020	270.02
227800 - GOLF MILL FORD	PD VEHICLE #46 REPAIRS	04/09/2020	04/28/2020	181.35
227800 - GOLF MILL FORD	PARKING VEHICLE #120	04/09/2020	04/28/2020	58.09
102614 - INTERSTATE BATTERY OF NORTHERN CHICAGC	TRAFFIC VEHICLE #161 BATTERY	04/02/2020	04/28/2020	93.73
102614 - INTERSTATE BATTERY OF NORTHERN CHICAGC	STOCK FOR FLEET	04/06/2020	04/28/2020	23.64
15512 - LAKESIDE INTERNATIONAL, LLC	FIRE VEHICLE #316 REPAIRS	03/30/2020	04/28/2020	1,824.47
105080 - MACQUEEN EMERGENCY GROUF	EFD VEHICLE #311 REPAIRS	03/10/2020	04/28/2020	16,606.53
327734 - MILLER HYDRAULIC SERVICE, INC.	STREETS VEHICLE #680 LIFT CYLINDEF	04/02/2020	04/28/2020	2,264.49
252920 - ORLANDO AUTO TOP	BOAT SEAT REPAIRS	04/04/2020	04/28/2020	4,200.00
252920 - ORLANDO AUTO TOP	TRAFFIC VEHICLE #161 WINDSHIELD	04/02/2020	04/28/2020	675.00
252920 - ORLANDO AUTO TOP	PD VEHICLE #40	04/08/2020	04/28/2020	550.00
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	FIRE VEHICLE #316 REPAIRS	03/24/2020	04/28/2020	1,990.88
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	FORESTRY VEHICLE #828	04/02/2020	04/28/2020	637.70
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	FORESTRY VEHICLE #828	04/06/2020	04/28/2020	39.90
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	STREETS VEHICLE #615	04/06/2020	04/28/2020	(106.40)
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	FORESTRY VEHICLE #828 FUEL PUMF	04/07/2020	04/28/2020	(79.80)
324612 - RUSH TRUCK CENTERS OF ILLINOIS, INC	FORESTRY VEHICLE #828 CREDIT	04/07/2020	04/28/2020	(47.90)
245587 - SUBURBAN ACCENTS, INC	STOCK FOR FLEET LETTERS	04/01/2020	04/28/2020	559.50
105395 - VERMEER MIDWEST	FORESTRY VEHICLE #829 REPAIRS	03/31/2020	04/28/2020	563.46
17008 - WINDY CITY TRIUMPH MOTORCYCLES	PD VEHICLE #M4	04/01/2020	04/28/2020	388.17
		Account **65060 - MATER. TO MAINT. AUTOS** Totals	42	$38,614.39
Account **65065 - TIRES & TUBES**				
245860 - WENTWORTH TIRE SERVICE	STREETS VEHICLE #683 TIRES	04/01/2020	04/28/2020	1,600.50
245860 - WENTWORTH TIRE SERVICE	STREETS VEHICLE #683 TIRES	04/01/2020	04/28/2020	1,500.50
245860 - WENTWORTH TIRE SERVICE	FLEET STOCK FOR TIRES	04/01/2020	04/28/2020	605.48
245860 - WENTWORTH TIRE SERVICE	SANITATION VEHICLE #722 AND 713 TIRES	04/03/2020	04/28/2020	284.00
245860 - WENTWORTH TIRE SERVICE	TIRES FOR STOCK	04/03/2020	04/28/2020	1,120.64
		Account **65065 - TIRES & TUBES** Totals	5	$5,111.12
Account **65090 - SAFETY EQUIPMENT**				
151986 - CINTAS CORPORATION #769	FIRST AID SAFETY EQUIPMENT	03/27/2020	04/28/2020	49.06
151986 - CINTAS CORPORATION #769	SAFETY EQUIPMENT	03/27/2020	04/28/2020	36.82
		Account **65090 - SAFETY EQUIPMENT** Totals	2	$85.88
		Business Uni **7710 - FLEET MAINTENANCE** Totals	54	$52,291.67
		Department **19 - ADMINISTRATIVE SERVICES** Totals	54	$52,291.67
		Fund 600 - FLEET SERVICES FUND Totals	**54**	**$52,291.67**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **601 - EQUIPMENT REPLACEMENT FUND**				
Department **19 - ADMINISTRATIVE SERVICES**				
Business Uni **7780 - VEHICLE REPLACEMENTS**				
Account **62402 - VEHICLE LEASE CHARGES**				
12634 - NISSAN MOTOR ACCEPTANCE CORPORATION	2020 LEASE PEO VEHICLES 107, 109, 112, 114	04/08/2020	04/28/2020	35,664.00
		Account **62402 - VEHICLE LEASE CHARGES** Totals	1	$35,664.00
Account **65550 - AUTOMOTIVE EQUIPMENT**				
106584 - BURRIS EQUIPMENT CO.	PURCHASE OF PWA VEHICLES 533 AND 604 FROM BURRI	04/15/2020	04/28/2020	106,871.00
106584 - BURRIS EQUIPMENT CO.	REPLACEMENT GREENWAYS TRACTOR #60	04/15/2020	04/28/2020	24,941.59
106584 - BURRIS EQUIPMENT CO.	VENTRAC SALT SPREADER FOR VEHICLE #603	04/16/2020	04/28/2020	5,255.50
120287 - ICEMANN ARENA, INC	PURCHASE OF ELECTRIC ICE EDGER FOR CROWN	03/20/2020	04/28/2020	6,200.00
		Account **65550 - AUTOMOTIVE EQUIPMENT** Totals	4	$143,268.09
		Business Uni **7780 - VEHICLE REPLACEMENTS** Totals	5	$178,932.09
		Department **19 - ADMINISTRATIVE SERVICES** Totals	5	$178,932.09
		Fund 601 - EQUIPMENT REPLACEMENT FUND Totals	**5**	**$178,932.09**

Vendor	Invoice Description	Invoice Date	Payment Date	Invoice Amount
Fund **605 - INSURANCE FUND**				
Department **99 - NON-DEPARTMENTAL**				
Business Unit **7800 - RISK MANAGEMENT**				
Account **62130 - LEGAL SERVICES-GENERAL**				
10460 - ANCEL,GLINK,DIAMOND,BUSH,DICIANNI & KRAFTHEFER, P.	ALLISON HARNED V EMOEB	04/07/2020	04/28/2020	4,932.87
10460 - ANCEL,GLINK,DIAMOND,BUSH,DICIANNI & KRAFTHEFER, P.	ALLISON HARNED V EMOEB	03/06/2020	04/28/2020	12,622.40
17002 - ENGLER CALLAWAY BAASTEN & SRAGA, LLC	LABOR GENERAL	03/04/2020	04/28/2020	6,458.00
17002 - ENGLER CALLAWAY BAASTEN & SRAGA, LLC	LABOR GENERAL	04/03/2020	04/28/2020	2,750.00
17225 - JOHNSON & BELL, LTD	LAMASTER V COE	04/09/2020	04/28/2020	1,560.00
17051 - L.A. COURT REPORTERS, LLC	LABOR COURT TRANSCRIPT	03/17/2020	04/28/2020	1,145.70
		Account **62130 - LEGAL SERVICES-GENERAL** Totals	6	$29,468.97
		Business Unit **7800 - RISK MANAGEMENT** Totals	6	$29,468.97
		Department **99 - NON-DEPARTMENTAL** Totals	6	$29,468.97
		Fund 605 - INSURANCE FUND Totals	**6**	**$29,468.97**
*** = Prior Fiscal Year Activity**			**381**	**$3,114,100.05**

Vendor	Invoice Description		G/L Date	Payment Date	Invoice Amount
Fund **100 - GENERAL FUND**					
Department **15 - CITY MANAGER'S OFFICE**					
Business Unit **1520 - EMERGENCY OPERATIONS CENTER**					
Account **62509 - SERVICE AGREEMENTS/ CONTRACTS**					
104676 - SERVICEMASTER RESTORATION BY SIMONS	*JANITORIAL SUPPLIES		04/08/2020	04/08/2020	900.00
137366- HIITON GARDEN INN	*50% DEPOSIT: SLEEPING ROOMS COVID-19		04/08/2020	04/16/2020	17,696.00
		Account **62509 - SERVICE AGREEMENTS/ CONTRACTS** Totals	Invoice	1	$18,596.00
		Business Unit **1520 - EMERGENCY OPERATIONS CENTER** Totals	Invoice	1	$18,596.00
		Department **15 - CITY MANAGER'S OFFICE** Totals	Invoice	1	$18,596.00
Department **22 - POLICE**					
Business Unit **2205 - POLICE ADMINISTRATION**					
Account **62490 - OTHER PROGRAM COSTS**					
104554 - SAM'S CLUB DIRECT	*FOOD: CAKE RETIREMENT/PRISON FOOD		04/08/2020	04/08/2020	39.98
		Account **62490 - OTHER PROGRAM COSTS** Totals	Invoice	1	$39.98
		Business Unit **2205 - POLICE ADMINISTRATION** Totals	Invoice	1	$39.98
Business Unit **2210 - PATROL OPERATIONS**					
Account **65020 - CLOTHING**					
104554 - SAM'S CLUB DIRECT	*FOOD: PRISONER FOOD		04/08/2020	04/08/2020	166.28
		Account **65020 - CLOTHING** Totals	Invoice	1	$166.28
Account **65025 - FOOD**					
104554 - SAM'S CLUB DIRECT	*FOOD: CAKE RETIREMENT/PRISON FOOD		04/08/2020	04/08/2020	95.88
		Account **65025 - FOOD** Totals	Invoice	1	$95.88
		Business Unit **2210 - PATROL OPERATIONS** Totals	Invoice	2	$262.16
Business Unit **2295 - BUILDING MANAGEMENT**					
Account **65125 - OTHER COMMODITIES**					
104554 - SAM'S CLUB DIRECT	*SUPPLIES: BREAKROOM SUPPLIES		04/08/2020	04/08/2020	67.31
		Account **65125 - OTHER COMMODITIES** Totals	Invoice	1	$67.31
		Business Unit **2295 - BUILDING MANAGEMENT** Totals	Invoice	1	$67.31
		Department **22 - POLICE** Totals	Invoice	4	$369.45
Department **24 - HEALTH**					
Business Unit **2407 - HEALTH SERVICES ADMIN**					
Account **65025 - FOOD**					
104554 - SAM'S CLUB DIRECT	*FOOD: STAFF MEETING		04/08/2020	04/08/2020	97.96
		Account **65025 - FOOD** Totals	Invoice	1	$97.96
		Business Unit **2407 - HEALTH SERVICES ADMIN** Totals	Invoice	1	$97.96
Business Unit **2445 - HUMAN SERVICES**					
Account **65025 - FOOD**					
104554 - SAM'S CLUB DIRECT	*FOOD: STAFF FAREWELL		04/08/2020	04/08/2020	150.80
		Account **65025 - FOOD** Totals	Invoice	1	$150.80
		Business Unit **2445 - HUMAN SERVICES** Totals	Invoice	1	$150.80
Business Unit **3215 - YOUTH ENGAGEMENT DIVISION**					
Account **65025 - FOOD**					
104554 - SAM'S CLUB DIRECT	*SUPPLIES: YYA MEETING		04/08/2020	04/08/2020	281.22
104554 - SAM'S CLUB DIRECT	*SUPPLIES: YOUTH DROP-IN CENTER		04/08/2020	04/08/2020	91.34
		Account **65025 - FOOD** Totals	Invoice	2	$372.56
		Business Unit **3215 - YOUTH ENGAGEMENT DIVISION** Totals	Invoice	2	$372.56
		Department **24 - HEALTH** Totals	Invoice	4	$621.32
Department **30 - PARKS, REC. AND COMMUNITY SERV.**					
Business Unit **3030 - CROWN COMMUNITY CENTER**					
Account **65110 - RECREATION SUPPLIES**					
104554 - SAM'S CLUB DIRECT	*FOOD: MEAL SERVICES		04/08/2020	04/08/2020	59.98
		Account **65110 - RECREATION SUPPLIES** Totals	Invoice	1	$59.98
		Business Unit **3030 - CROWN COMMUNITY CENTER** Totals	Invoice	1	$59.98
Business Unit **3055 - LEVY CENTER SENIOR SERVICES**					
Account **65025 - FOOD**					
104554 - SAM'S CLUB DIRECT	*FOOD: TEAM BUILDING		04/08/2020	04/08/2020	55.99
		Account **65025 - FOOD** Totals	Invoice	1	$55.99
Account **65110 - RECREATION SUPPLIES**					
104554 - SAM'S CLUB DIRECT	*SUPPLIES: BINGO SUPPLIES		04/08/2020	04/08/2020	64.86
104554 - SAM'S CLUB DIRECT	*SUPPLIES: BINGO SUPPLIES		04/08/2020	04/08/2020	185.76
		Account **65110 - RECREATION SUPPLIES** Totals	Invoice	2	$250.62
		Business Unit **3055 - LEVY CENTER SENIOR SERVICES** Totals	Invoice	3	$306.61
		Department **30 - PARKS, REC. AND COMMUNITY SERV.** Totals	Invoice	4	$366.59
		Fund **100 - GENERAL FUND** Totals	Invoice	13	$19,953.36
			Invoice	13	$19,953.36
Fund **510 - WATER FUND**					
Department **40 - PUBLIC WORKS AGENCY**					
Business Unit **4200 - WATER PRODUCTION**					
Account **56140 - FEES AND MERCHANDISE SALE**					
102499 - ILLINOIS DEPT OF REVENUE	*SALES TAX FEB 2020		04/16/2020	04/16/2020	360.00
		Account **56140 - FEES AND MERCHANDISE SALE** Totals	Invoice	1	$360.00
		Business Unit **4200 - WATER PRODUCTION** Totals	Invoice	1	$360.00
		Department **40 - PUBLIC WORKS AGENCY** Totals	Invoice	1	$360.00
		Fund **510 - WATER FUND** Totals	Invoice	1	$360.00
Fund **520 - SOLID WASTE FUND**					
Department **40 - PUBLIC WORKS AGENCY**					
Business Unit **4310 - RECYCLING AND ENVIRONMENTAL MAIN**					
Account **56155 - TRASH CART SALES**					
102499 - ILLINOIS DEPT OF REVENUE	*SALES TAX FEB 2020		04/16/2020	04/16/2020	14.00
		Account **56155 - TRASH CART SALES** Totals	Invoice	1	$14.00
Account **65550 - AUTOMOTIVE EQUIPMENT**					
15626 - 72 HOUR LLC / DBA NATIONAL AUTO FLEET GROUP	*REMAINING BALANCE FROM FY2019 REFUSE TRUCK PURCHASE		04/16/2020	04/16/2020	114,537.00
		Account **65550 - AUTOMOTIVE EQUIPMENT** Totals	Invoice	1	$114,537.00
		Business Unit **4310 - RECYCLING AND ENVIRONMENTAL MAIN** Totals	Invoice	2	$114,551.00
		Department **40 - PUBLIC WORKS AGENCY** Totals	Invoice	2	$114,551.00
		Fund **520 - SOLID WASTE FUND** Totals	Invoice	2	$114,551.00
*** = Prior Fiscal Year Activity**			**Invoice**	**5**	**$134,864.36**

CITY OF EVANSTON
BILLS LIST
PERIOD ENDING 04.28.2020

SUPPLEMENTAL LIST

ACH AND WIRE TRANSFERS

ACCOUNT NUMBER		SUPPLIER NAME	DESCRIPTION	AMOUNT
INSURANCE				
	VARIOUS	VARIOUS	CASUALTY LOSS	1,422.35
	VARIOUS	VARIOUS	WORKERS COMP	10,683.78
	VARIOUS	VARIOUS	WORKERS COMP	23,293.94
				35,400.07
VARIOUS				
	VARIOUS	BMO	PURHASING CARD-FEBRUARY, 2020	193,367.73
	VARIOUS	TWIN EAGLE	NATURAL GAS-MARCH 2020	16,480.67
				209,848.40
				245,248.47
			Grand Total	**$3,494,212.88**

PREPARED BY _____ **DATE** _____

REVIEWED BY _____ **DATE** _____

APPROVED BY _____ **DATE** _____

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 279.61	1/27/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR DOOR HARDWARE
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 66.32	1/27/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BATHROOM FAUCET
ADMIN SVCS/FAC MGMT	DUNKIN #348067 Q35	IL	60077	$ 18.31	1/27/2020	65025 FOOD	FOOD FOR SNOW OPERATION
ADMIN SVCS/FAC MGMT	CONNEXION	IL	60089	$ 628.00	1/27/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BALLARD LIGHT REPAIR
ADMIN SVCS/FAC MGMT	MCDONALDS M6867 OF	IL	60201	$ 25.52	1/27/2020	65025 FOOD	FOOD FOR SNOW
ADMIN SVCS/FAC MGMT	OFFICEMAX/DEPOT 6212	IL	60202	$ 35.98	1/27/2020	65095 OFFICE SUPPLIES	COFFEE FOR OFFICE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 12.97	1/27/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR ROBERT
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 356.98	1/27/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CONFERENCE ROOM REHAB
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 358.09	1/27/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 36.55	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SHERMAN TOILET BATHROOM
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 214.19	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BROKEN DOWNSPOUTS
ADMIN SVCS/FAC MGMT	EVANSTON GLASS AND MIR	IL	60201	$ 750.00	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL TO REPLACE GLASS
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 5.45	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR RADIATOR REPAIR
ADMIN SVCS/FAC MGMT	UNIFIRST CORPORATION	MA	01887	$ 176.78	1/29/2020	62225 BLDG MAINT SVCS	MONTHLY MAT SERVICE
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 765.52	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WORKOUT ROOM CONTROLLER
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 12.36	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR ROOF DRAIN REPAIR
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 172.59	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR REPAIRING ROOF DRAINS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 11.92	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CUSTOM ENTRY GRATE HOOKS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 156.35	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CONFERENCE ROOM REHAB
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 22.32	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR HOOK INSTALLATION FOR FUNERAL
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 637.72	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BATTERY AND LAMPS
ADMIN SVCS/FAC MGMT	USPS PO 1626220204	IL	60201	$ 4.26	1/30/2020	62275 POSTAGE CHARGEBACKS	PICKED UP MAIL FROM POST OFFICE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 72.94	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL AND TOOLS FOR CUTTING
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 31.94	1/30/2020	65090 SAFETY EQUIPMENT	SAFETY VEST AND HART HAT FOR WALKTHROUGH
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 29.96	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	AC UNITS
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 177.11	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	AC UNITS
ADMIN SVCS/FAC MGMT	INTERSTATE ALL BATTERY	IL	60047	$ 1,024.54	1/31/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BATTERIES AND GENERATORS
ADMIN SVCS/FAC MGMT	METAL SUPERMARKETS NIL	IL	60174	$ 68.25	1/31/2020	65050 BUILDING MAINTENANCE MATERIAL	METAL FOR STAIRCASE REINFORCEMENT
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 54.39	1/31/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL AND TOOLS FOR ROOF PATCHING
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 19.97	1/31/2020	65090 SAFETY EQUIPMENT	HARD HAT FOR ROBERT CROWN
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 93.17	1/31/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR LIGHT CHANGES
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 988.01	2/3/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR STOCK
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 146.21	2/3/2020	65085 MINOR EQUIP & TOOLS	TRUCK STOCK
ADMIN SVCS/FAC MGMT	ANDERSON PEST SOLUTION	IL	60126	$ 71.03	2/3/2020	62225 BLDG MAINT SVCS	PREVENTATIVE MAINTENANCE AT BENT PARK
ADMIN SVCS/FAC MGMT	ANDERSON PEST SOLUTION	IL	60126	$ 116.92	2/3/2020	62225 BLDG MAINT SVCS	PREVENTATIVE MAINTENANCE AT CHURCH STREET GARAGE
ADMIN SVCS/FAC MGMT	ANDERSON PEST SOLUTION	IL	60126	$ 116.93	2/3/2020	62225 BLDG MAINT SVCS	MAPLE STREET GARAGE PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	ANDERSON PEST SOLUTION	IL	60126	$ 445.60	2/3/2020	62225 BLDG MAINT SVCS	CIVIC CENTER PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	LIONHEART	IL	60142	$ 644.84	2/3/2020	65050 BUILDING MAINTENANCE MATERIAL	GENERATOR REPAIR
ADMIN SVCS/FAC MGMT	METAL SUPERMARKETS NIL	IL	60174	$ 42.61	2/3/2020	65050 BUILDING MAINTENANCE MATERIAL	METAL FOR STAIRCASE REINFORCEMENT
ADMIN SVCS/FAC MGMT	SMYLIE BROS. RESTAURAN	IL	60201	$ 84.01	2/3/2020	65025 FOOD	LUNCH MEETING W/ FACILITIES & FLEET MANAGEMENT STAFF
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 16.11	2/3/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR MAINTENANCE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 31.96	2/3/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR ART WORK LIGHTS ON ELEVATOR
ADMIN SVCS/FAC MGMT	IL TOLLWAY-AUTOREPLENI	IL	60515	$ 40.00	2/3/2020	65060 MATERIALS TO MAINTAIN AUTOSL	IPASS REPLENISHMENT
ADMIN SVCS/FAC MGMT	4TE ILSECOFSTATESFEE	IL	62756	$ 3.55	2/3/2020	65060 MATERIALS TO MAINTAIN AUTOSL	LICENSE PLATE RENEWAL SERVICE FEE
ADMIN SVCS/FAC MGMT	4TE SOSINTERNET VEHICL	IL	62756	$ 151.00	2/3/2020	65060 MATERIALS TO MAINTAIN AUTOSL	PLATE RENEWAL FEE
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 573.90	2/4/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CORE CHANGES
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 125.14	2/4/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHTS
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 92.46	2/5/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR DRAIN CLEANING
ADMIN SVCS/FAC MGMT	MCCANN INDUSTRIES ADDI	IL	60101	$ 529.79	2/5/2020	65060 MATERIALS TO MAINTAIN AUTOSL	REBUILT ALTERNATOR
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 33.98	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BATTERIES
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 38.44	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING MATERIAL
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 59.09	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 127.92	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	SERVICE CENTER MATERIALS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 58.22	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR FURNACE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 88.40	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	WATER SOFTENER SALT
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 114.71	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	AC AND POWER FLEET CIRCUITS
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 143.83	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHTS AND POWER
ADMIN SVCS/FAC MGMT	IL FIRE MARSHAL FEE	IL	62703	$ 204.50	2/5/2020	62225 BLDG MAINT SVCS	STATE FIRE MARSHALL INSPECTIONS FOR BOILERS AT THE MAIN LIBRARY.
ADMIN SVCS/FAC MGMT	INTERNATIONAL FACILITY	TX	77024	$ 479.00	2/5/2020	62360 MEMBERSHIP DUES	MEMBERSHIP DUES FOR INTERNATIONAL FACILITIES MANAGEMENT ASSOCIATION (IFMA)
ADMIN SVCS/FAC MGMT	FEDEX 390145122171	TN	38116	$ 9.05	2/6/2020	62275 POSTAGE CHARGEBACKS	MAILED PACKAGE TO SECRETARY OF STATE
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR PUMP

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR PUMP
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR PUMP PARTS
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR PUMP PARTS
ADMIN SVCS/FAC MGMT	EXXONMOBIL 96024591	IL	60201	$ 22.11	2/6/2020	65060 MATERIALS TO MAINTAIN AUTOSL	OIL FOR SNOW BLOWER
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 20.34	2/6/2020	65085 MINOR EQUIP & TOOLS	HARDWARE FOR POST REPAIR
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 47.42	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR STOCK
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 45.39	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	HOSE AND WATER NOZZLE
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 75.26	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR UPS
ADMIN SVCS/FAC MGMT	STENSTROM PETROLEUM SE	IL	61108	$ 256.00	2/6/2020	65035 PETROLEUM PRODUCTS	PREVENTATIVE MAINTENANCE DISPENSER GAS PUMPS
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 702.42	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	NEW PUMP
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	NEW PUMP
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	NEW PUMP
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR LIGHTHOUSE SEWAGE PUMP
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 1,000.00	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIALS FOR LIGHTHOUSE SEWAGE PUMP
ADMIN SVCS/FAC MGMT	DRAPERY CENTER INC	IL	60077	$ 1,175.00	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	DRAPES FOR OFFICE
ADMIN SVCS/FAC MGMT	GOLDEN OLYMPIC RESTAUR	IL	60201	$ 29.95	2/7/2020	65025 FOOD	STAFF MEETING
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 20.71	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR FURNACE INSTALL
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 183.30	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CEILING TILES
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 496.84	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 24.70	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	CAT 5 FOR CONFERENCE ROOM
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 115.28	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHTS AND DUSK TO DAWN
ADMIN SVCS/FAC MGMT	NCH CORPORATION 972438	TX	75062	$ 132.00	2/7/2020	62225 BLDG MAINT SVCS	SERVICE CENTER PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	NCH CORPORATION 972438	TX	75062	$ 132.00	2/7/2020	62225 BLDG MAINT SVCS	LEVY CENTER PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	NCH CORPORATION 972438	TX	75062	$ 132.00	2/7/2020	62225 BLDG MAINT SVCS	FIRE STATION 2 PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	NCH CORPORATION 972438	TX	75062	$ 132.12	2/7/2020	62225 BLDG MAINT SVCS	SERVICE CENTER PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 399.61	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR MAINTENANCE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ (6.49)	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	TAX REFUND ON BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 32.95	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR ROOF DOOR SECURITY CONTACT
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 9.98	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR STOCK
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 69.78	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 39.89	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CEILING
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 17.82	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR FURNACE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 40.59	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR VENTED CEILING TILE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 515.62	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	FURNACE UNIT
ADMIN SVCS/FAC MGMT	ULINE SHIP SUPPLIES	WI	53158	$ 526.43	2/11/2020	65090 SAFETY EQUIPMENT	SAFETY PPE
ADMIN SVCS/FAC MGMT	CROWN POINT AUTO REPAI	IL	60053	$ 1,136.55	2/11/2020	65060 MATERIALS TO MAINTAIN AUTOSL	REPAIRS TO VEHICLE #163
ADMIN SVCS/FAC MGMT	CROWN POINT AUTO REPAI	IL	60053	$ 1,500.00	2/11/2020	65060 MATERIALS TO MAINTAIN AUTOSL	REPAIRS TO TRAFFIC #163
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 26.82	2/11/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SWITCH BY SALTDOME REPAIR
ADMIN SVCS/FAC MGMT	SAMSCLUB #6444	IL	60202	$ 62.56	2/11/2020	65095 OFFICE SUPPLIES	OFFICE SUPPLIES
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 237.55	2/11/2020	65060 MATERIALS TO MAINTAIN AUTOSL	TRUCK PARTS
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 519.50	2/12/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR LOCK REPLACEMENT
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 64.80	2/12/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL TO LOWER SPEAKERS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 3.34	2/12/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR FURNACE
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 17.68	2/12/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR HUMIDIFIER
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 199.96	2/12/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR SHELVING FOR MATERIAL
ADMIN SVCS/FAC MGMT	IL TOLLWAY-AUTOREPLENI	IL	60515	$ 40.00	2/12/2020	65060 MATERIALS TO MAINTAIN AUTOSL	IPASS REPLENISHMENT
ADMIN SVCS/FAC MGMT	GOOGLE TOOLS PLUS	CA	94043	$ 282.01	2/12/2020	65085 MINOR EQUIP & TOOLS	SHOP TOOLS
ADMIN SVCS/FAC MGMT	IN FLUORECYCLE, INCOR	IL	60041	$ 1,485.36	2/13/2020	62225 BLDG MAINT SVCS	DISPOSAL (BALLASTS, BULBS, MERCURY)
ADMIN SVCS/FAC MGMT	UNITES STATES FIRE PRC	IL	60045	$ 810.00	2/13/2020	62225 BLDG MAINT SVCS	FIRE SYSTEM INSPECTION
ADMIN SVCS/FAC MGMT	UNITES STATES FIRE PRC	IL	60045	$ 960.00	2/13/2020	62225 BLDG MAINT SVCS	FIRE SYSTEM INSPECTION
ADMIN SVCS/FAC MGMT	UNITES STATES FIRE PRO	IL	60045	$ 885.00	2/13/2020	62225 BLDG MAINT SVCS	POLICE DEPARTMENT AND FIRE STATION 5 PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	UNITES STATES FIRE PRO	IL	60045	$ 1,397.00	2/13/2020	62225 BLDG MAINT SVCS	RECYCLING CENTER AND FIRE STATION PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	SHOPBACKFLOW.COM	IL	60124	$ 395.50	2/13/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR TESTING REPAIRS
ADMIN SVCS/FAC MGMT	PANINO'S PIZZERIA	IL	60202	$ 81.00	2/13/2020	65025 FOOD	FOOD FOR SNOW LUNCHEON
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 142.98	2/13/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WATER HEATER
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 45.47	2/13/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR BUCKETS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 418.88	2/13/2020	65085 MINOR EQUIP & TOOLS	VAN STOCK AND VAN BANDSAW TOOL
ADMIN SVCS/FAC MGMT	STEINER ELEC CHICAGO	IL	60608	$ (25.43)	2/13/2020	65050 BUILDING MAINTENANCE MATERIAL	REFUND FOR BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	SMITHEREEN PEST MANAGE	IL	60714	$ 300.00	2/13/2020	62225 BLDG MAINT SVCS	PEST CONTROL SERVICES
ADMIN SVCS/FAC MGMT	VARIDESK 1800 207 25	TX	75019	$ 790.00	2/13/2020	65050 BUILDING MAINTENANCE MATERIAL	DESKS FOR SHENICKA AND SHARON JOHNSON
ADMIN SVCS/FAC MGMT	GRAINGER	IL	60045	$ 442.98	2/14/2020	65050 BUILDING MAINTENANCE MATERIAL	HEATER FOR GENERATOR
ADMIN SVCS/FAC MGMT	PANERA BREAD #600645	IL	60201	$ 33.63	2/14/2020	65025 FOOD	LUNCH FOR INTERVIEW PANEL
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 44.03	2/14/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WEATHER STRIPPING

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REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 85.73	2/14/2020	65085 MINOR EQUIP & TOOLS	HARDWARE AND BITS FOR POST REPAIR
ADMIN SVCS/FAC MGMT	4TE ILSECOFSTATESFEE	IL	62756	$ 3.55	2/14/2020	65060 MATERIALS TO MAINTAIN AUTOSL	LICENSE PLATE RENEWAL SERVICE FEE
ADMIN SVCS/FAC MGMT	4TE SOSINTERNET VEHICL	IL	62756	$ 151.00	2/14/2020	65060 MATERIALS TO MAINTAIN AUTOSL	SECRETARY OF STATE LICENSE PLATE RENEWAL FEE
ADMIN SVCS/FAC MGMT	POTBELLY #5	IL	60201	$ 45.56	2/17/2020	65025 FOOD	LUNCH FOR STAFF DURING TOUR OF ASSETS
ADMIN SVCS/FAC MGMT	POTBELLY #5	IL	60201	$ 40.23	2/17/2020	65025 FOOD	LUNCH DURING TOURS OF CITY FACILITIES WITH CONSULTANT
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 29.98	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SMALL HEATER
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 4.72	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR PICTURE INSTALLATION
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 51.70	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIALS FOR WOLLS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 98.42	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SHOWER HEADS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 553.15	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	STUDS FOR DRYWALL FOR CONFERENCE ROOM
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 228.42	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR MISC LABOR
ADMIN SVCS/FAC MGMT	IL TOLLWAY-AUTOREPLENI	IL	60515	$ 40.00	2/17/2020	65060 MATERIALS TO MAINTAIN AUTOSL	IPASS REPLENISHMENT
ADMIN SVCS/FAC MGMT	BODALA LLC	IL	60201	$ 1,000.00	2/18/2020	65050 BUILDING MAINTENANCE MATERIAL	CARPET TILES
ADMIN SVCS/FAC MGMT	BODALA LLC	IL	60201	$ 1,000.00	2/18/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR TILE CARPET
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 103.86	2/18/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR MAINTENANCE
ADMIN SVCS/FAC MGMT	AUTOZONE 6054	IL	60202	$ 4.40	2/18/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR GENERATOR REPAIR
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 872.56	2/18/2020	65050 BUILDING MAINTENANCE MATERIAL	BOX SUPPORT AND AC POWER
ADMIN SVCS/FAC MGMT	STEINER ELEC ELK GROVE	IL	60007	$ 829.00	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	GENERATOR PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 96.02	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR RODDING SEWER
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 126.83	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR REPLACING THREE DRAINS ON
ADMIN SVCS/FAC MGMT	BODALA LLC	IL	60201	$ 1,000.00	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	CARPET TILES
ADMIN SVCS/FAC MGMT	BODALA LLC	IL	60201	$ 1,000.00	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	TILE CARPET
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 92.11	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHT AND CAT5 SUPPORT
ADMIN SVCS/FAC MGMT	NEW RIDE INC	IL	60201	$ 492.45	2/19/2020	65060 MATERIALS TO MAINTAIN AUTOSL	POLICE CAR REPAIR
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 73.98	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR GYM CAPPING OF OLD SYSTEM
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 160.94	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIALS TO LOWER SCOREBOARD
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 325.76	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	FRONT DESK POWER
ADMIN SVCS/FAC MGMT	STEINER ELEC CHICAGO	IL	60608	$ 23.08	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	CONFERENCE ROOM
ADMIN SVCS/FAC MGMT	STEINER ELEC CHICAGO	IL	60608	$ (90.20)	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	RETURN FOR BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 430.93	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR TOOLS FOR DATA TOOLS AND METER
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 754.46	2/19/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHTS
ADMIN SVCS/FAC MGMT	KATOM RESTA	TN	37764	$ 3,500.00	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	NEW ICE MAKER FOR THE 4TH FLOOR KITCHEN OF THE CIVIC CENTER
ADMIN SVCS/FAC MGMT	DKC DIGI KEY CORP	MN	56701	$ 72.95	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	ELECTRONIC PARTS FOR DAIS
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 13.41	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	ANT TRAPS
ADMIN SVCS/FAC MGMT	SHERWIN WILLIAMS 70370	IL	60201	$ 42.08	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WOLLS
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 17.06	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR GYM
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 61.29	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING MATERIALS
ADMIN SVCS/FAC MGMT	SOUTHSIDE CONTROL SUPP	IL	60654	$ 13.17	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR BOILER REPAIR
ADMIN SVCS/FAC MGMT	ALLAN J COLEMAN	IL	60660	$ 237.89	2/20/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR RODS FOR SEWER MACHINE
ADMIN SVCS/FAC MGMT	ALLAN J COLEMAN	IL	60660	$ 237.90	2/20/2020	65085 MINOR EQUIP & TOOLS	TOOLS FOR RODS FOR SEWER MACHINE
ADMIN SVCS/FAC MGMT	ANDERSON LOCK CO	IL	60018	$ 1,086.49	2/21/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR KEYSHOP SUPPLIES
ADMIN SVCS/FAC MGMT	CONNEXION	IL	60089	$ 40.00	2/21/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIALS FOR APPARATUS LIGHT REPLACEMENT
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 123.36	2/21/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR STOCK
ADMIN SVCS/FAC MGMT	LARAMIE BAKERY DELI	IL	60641	$ 248.47	2/21/2020	65025 FOOD	TREATS FOR CITY STAFF
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 202.41	2/21/2020	65050 BUILDING MAINTENANCE MATERIAL	REMODEL
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 26.50	2/21/2020	65050 BUILDING MAINTENANCE MATERIAL	LIGHT AND BOX SUPPORT
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 67.50	2/21/2020	65085 MINOR EQUIP & TOOLS	VAN AND CC STOCK
ADMIN SVCS/FAC MGMT	GRAINGER	IL	60045	$ 43.95	2/24/2020	65060 MATERIALS TO MAINTAIN AUTOSL	MATERIAL AND TOOLS FOR LOCKER CYLINDER, FOR VEHICLE REPAIR - #449
ADMIN SVCS/FAC MGMT	LEMOI ACE HARDWARE	IL	60201	$ 5.55	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SCREWS
ADMIN SVCS/FAC MGMT	ABLE DISTRIBUTORS	IL	60202	$ 43.93	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR STOCK
ADMIN SVCS/FAC MGMT	THE HOME DEPOT #1902	IL	60202	$ 35.19	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR REPLACING SHOWER HEADS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 245.42	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	CC AND SC POWER AND PUMPS
ADMIN SVCS/FAC MGMT	THE HOME DEPOT 1902	IL	60202	$ 235.77	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CONFERENCE ROOM REHAB
ADMIN SVCS/FAC MGMT	INTL CODE COUNCIL INC	IL	60478	$ 157.00	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	MECHANICAL CODE BOOK FOR OFFICE
ADMIN SVCS/FAC MGMT	GRAINGER	IL	60045	$ 323.50	2/25/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR LIGHT REPAIR
ADMIN SVCS/FAC MGMT	STANDARD PIPE SKOKIE	IL	60076	$ 168.61	2/25/2020	65050 BUILDING MAINTENANCE MATERIAL	REPLACING SINK IN ROLL CALL ROOM
ADMIN SVCS/FAC MGMT	IN A & J SEWER SERVIC	IL	60090	$ 339.00	2/25/2020	62225 BLDG MAINT SVCS	MAPLE GARAGE PREVENTATIVE MAINTENANCE
ADMIN SVCS/FAC MGMT	PURE ELECTRIC	IL	60645	$ 205.72	2/25/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR HEAT TRACE REPAIR
ADMIN SVCS/HUMAN RES	EQF TALX CORPORATION	MO	63146	$ 41.95	1/27/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	PAYPAL EVANSTONWOM	CA	95131	$ 225.00	1/29/2020	62512 RECRUITMENT	FIRE JOB POSTING - FF/PM POSITION
ADMIN SVCS/HUMAN RES	CITY OF EVANSTON	IL	60201	$ 1.00	1/31/2020	62295 TRAINING & TRAVEL	PARKING

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ADMIN SVCS/HUMAN RES	CITY OF EVANSTON	IL	60201	$ 2.00	1/31/2020	62295 TRAINING & TRAVEL	$2.00 DUPLICATE CHARGE, DISPUTED WITH COLLECTORS OFFICE(ALEX THORPE)
ADMIN SVCS/HUMAN RES	USPS PO 1626220204	IL	60201	$ 6.95	1/31/2020	62315 POSTAGE	POSTAGE
ADMIN SVCS/HUMAN RES	EQF TALX CORPORATION	MO	63146	$ 41.95	1/31/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	EQF TALX CORPORATION	MO	63146	$ 41.95	1/31/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	ACT TYLER TECHNOLOGIES	OH	45406	$ 731.25	2/3/2020	62295 TRAINING & TRAVEL	TYLER CONNECT CONFERENCE FEE - JLIN
ADMIN SVCS/HUMAN RES	EQF TALX CORPORATION	MO	63146	$ 41.95	2/5/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	WAGE VERIFY	TX	77079	$ 38.95	2/5/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	NPONET	MD	21013	$ 75.00	2/6/2020	62512 RECRUITMENT	HHS JOB POSTING - HUMAN SERVICES ADVOCATE
ADMIN SVCS/HUMAN RES	NIPSTAILPARKPARKSNREC	KS	66502	$ 154.80	2/6/2020	62160 EMPLOYMENT TESTING SERVICES	PAYMENT OF CPAT FOR EVANSTON RESIDENT FOR FF/PM APPLICATION - LEP FUNDS
ADMIN SVCS/HUMAN RES	EQF TALX CORPORATION	MO	63146	$ 41.95	2/10/2020	62160 EMPLOYMENT TESTING SERVICES	EMPLOYMENT VERIFICATION
ADMIN SVCS/HUMAN RES	NFBPA CAREER CENTER	MD	21013	$ 350.00	2/11/2020	62512 RECRUITMENT	CMO JOB POSTING - EQUITY COORDINATOR
ADMIN SVCS/HUMAN RES	NIPSTAILPARKPARKSNREC	KS	66502	$ 154.80	2/11/2020	62160 EMPLOYMENT TESTING SERVICES	CPAT EXAM FEE FOR EVANSTON RESIDENT FOR FF/PM APPLICATION - PAID THROUGH LEP
ADMIN SVCS/HUMAN RES	PAYPAL LEAGUEWOMEN	CA	95131	$ 99.00	2/11/2020	62512 RECRUITMENT	CMO JOB POSTING - EQUITY COORDINATOR
ADMIN SVCS/HUMAN RES	BLACKCAUCUSOFALA	MD	20788	$ 150.00	2/17/2020	62512 RECRUITMENT	LIBRARY POSTING - COMMUNITY ENGAGEMENT LIBRARY ASST
ADMIN SVCS/HUMAN RES	SAMS CLUB #6444	IL	60202	$ 120.66	2/19/2020	62310 CITY WIDE TRAINING	SNACKS FOR CITY WIDE TRAINING
ADMIN SVCS/HUMAN RES	SAMSCLUB #6444	IL	60202	$ 42.12	2/19/2020	65095 OFFICE SUPPLIES	OFFICE SUPPLIES AND CITY WIDE TRAINING SUPPLIES
ADMIN SVCS/HUMAN RES	SAMSCLUB #6444	IL	60202	$ 32.26	2/19/2020	62310 CITY WIDE TRAINING	OFFICE SUPPLIES AND CITY WIDE TRAINING SUPPLIES
ADMIN SVCS/HUMAN RES	UNITED 01624958403655	TX	77002	$ 329.66	2/19/2020	62295 TRAINING & TRAVEL	AIRFARE TO MCO TYLER CONNECT - JLIN
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 346.25	1/27/2020	65555 PERSONAL COMPUTER EQ	911 CENTER HDTV - IP SECURITY CAMERA VIEWING STATION
ADMIN SVCS/INFO SYS	KNACK.COM	PA	17543	$ 79.00	1/28/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	CDW GOVT #WPL9539	IL	60061	$ 78.64	1/29/2020	65555 PERSONAL COMPUTER EQ	RACK SHELF - 911 RADIO ROOM
ADMIN SVCS/INFO SYS	HELLO HELLOFAX	CA	94158	$ 3.70	1/30/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 314.16	1/31/2020	65555 PERSONAL COMPUTER EQ	IP CAMERA PENDANT MOUNTS AND SD CARDS
ADMIN SVCS/INFO SYS	CDW GOVT #WQG8235	IL	60061	$ 153.52	1/31/2020	65555 PERSONAL COMPUTER EQ	SLIDING RACK SHELF - 911 RADIO ROOM
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 1,894.43	1/31/2020	65085 MINOR EQUIP & TOOLS	DELL RUGGED. TKT#33217
ADMIN SVCS/INFO SYS	HELLO HELLOSIGN	CA	94158	$ 15.00	1/31/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	LIBERATED SYNDICATION	PA	15213	$ 15.00	2/3/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	MNJTECHNOLOGIESDIRECT	IL	60089	$ 2,374.78	2/3/2020	65555 PERSONAL COMPUTER EQ	CISCO COMPACT SWITCHES - REPLACEMENTS AT WATER UTILITY
ADMIN SVCS/INFO SYS	AT&T BILL PAYMENT	TX	75202	$ 87.75	2/3/2020	64505 TELCOMMUNICATIONS	CELLULAR UPLINKS - 911 EMERGENCY CALL BOXES AT FOUNTAIN SQUARE
ADMIN SVCS/INFO SYS	DNH GODADDY.COM	AZ	85260	$ 21.17	2/3/2020	62340 IS SUPPORT FEES	DOMAIN RENEWAL - EVANSTONGREENBUZZ.ORG
ADMIN SVCS/INFO SYS	IFIXIT.COM	CA	93401	$ 18.49	2/3/2020	62250 COMPUTER EQUIPMENT MAINT	TOOLS
ADMIN SVCS/INFO SYS	IN ARCHIVESOCIAL INC	NC	27701	$ 1,982.04	2/4/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	CERTIFIED BALANCE & SC	IL	60135	$ 446.00	2/4/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 2,930.90	2/7/2020	65555 PERSONAL COMPUTER EQ	DELL SERVER - TAPE PROXY
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 888.03	2/10/2020	65555 PERSONAL COMPUTER EQ	IP SECURITY CAMERAS AND DVR - SHERMAN GARAGE
ADMIN SVCS/INFO SYS	FORMSTACK, LLC	IN	46038	$ 3,290.00	2/10/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	IN TALEVATION, LLC.	IN	46074	$ 2,301.12	2/10/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	IN TALEVATION, LLC.	IN	46074	$ 3,000.00	2/10/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	HELLO HELLOFAX	CA	94158	$ 1.77	2/11/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	MNJTECHNOLOGIESDIRECT	IL	60089	$ 865.00	2/12/2020	65555 PERSONAL COMPUTER EQ	CISCO ROUTER - ICN LEADS PROJECT
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 1,282.40	2/12/2020	65555 PERSONAL COMPUTER EQ	MONITORS FOR INVENTORY
ADMIN SVCS/INFO SYS	SMARTCEUS	TX	75701	$ 99.00	2/13/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	EDITME	MA	01581	$ 588.00	2/14/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 1,449.25	2/14/2020	65555 PERSONAL COMPUTER EQ	REPLACEMENT IP SECURITY CAMERA EQUIPMENT - DODGE/CHURCH
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ (1,449.25)	2/14/2020	65555 PERSONAL COMPUTER EQ	ORDER CANCELLED - REPLACEMENT IP SECURITY CAMERA EQUIPMENT DODGE/CHURCH
ADMIN SVCS/INFO SYS	IFIXIT.COM	CA	93401	$ 11.97	2/14/2020	62250 COMPUTER EQUIPMENT MAINT	TOOLS
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 1,449.25	2/17/2020	65555 PERSONAL COMPUTER EQ	DODGE/CHURCH OUTDOOR IP SECURITY CAMERA NODE EQUIPMENT
ADMIN SVCS/INFO SYS	MNJTECHNOLOGIESDIRECT	IL	60089	$ 125.00	2/17/2020	65555 PERSONAL COMPUTER EQ	CISCO SUPPORT AGREEMENT - LEADS ROUTER PROJECT
ADMIN SVCS/INFO SYS	ILLINOIS GEORGRAPHIC I	IL	60137	$ 65.00	2/17/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DROPBOX 8DGWVSCDV8WZ	CA	94107	$ 19.99	2/17/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	L COM INC L COM INC	MA	01845	$ 153.51	2/18/2020	65555 PERSONAL COMPUTER EQ	DODGE/CHURCH IP SECURITY CAMERA NEMA ENCLOSURE MOUNTING BRACKET
ADMIN SVCS/INFO SYS	ASANA.COM	CA	94103	$ 297.45	2/18/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE

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ADMIN SVCS/INFO SYS	L COM INC L COM INC	MA	01845	$ 695.94	2/19/2020	65555 PERSONAL COMPUTER EQ	DODGE/CHURCH IP SECURITY CAMERAS - NEMA ENCLOSURE
ADMIN SVCS/INFO SYS	LOGMEIN JOINME	MA	02210	$ 247.38	2/19/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	CITRIX SYSTEMS, INC	FL	33309	$ 11.00	2/19/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 50.30	2/19/2020	65555 PERSONAL COMPUTER EQ	LAPTOP BATTERY TKT#34242
ADMIN SVCS/INFO SYS	ASANA.COM	CA	94103	$ 594.92	2/19/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	KATOM RESTA	TN	37764	$ 1,925.00	2/20/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DNH GODADDY.COM	AZ	85260	$ 18.17	2/20/2020	62340 IS SUPPORT FEES	DOMAIN RENEWAL FJTHEATRE.ORG
ADMIN SVCS/INFO SYS	ESRI	CA	92373	$ 275.00	2/20/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	GOOGLE GOOGLE STORAGE	CA	94043	$ 1.99	2/20/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	B&H PHOTO 800-606-696	NY	10001	$ 394.23	2/21/2020	65555 PERSONAL COMPUTER EQ	DIGITAL AUDIO RECORDER - ALDERMANIC LIBRARY
ADMIN SVCS/INFO SYS	ESRI	CA	92373	$ 275.00	2/21/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	ESRI	CA	92373	$ 275.00	2/21/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	SERVER SUPPLY.COM INC	NY	11590	$ 425.15	2/24/2020	65555 PERSONAL COMPUTER EQ	INTEL 10GB SFP - TAPE PROXY SERVER
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 85.99	2/24/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 858.05	2/24/2020	65555 PERSONAL COMPUTER EQ	33956 PAUL DIAGOSTINO LAPTOP
ADMIN SVCS/INFO SYS	ASANA.COM	CA	94103	$ 330.48	2/24/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	HELLO HELLOFAX	CA	94158	$ 119.83	2/24/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	FOXIT SOFTWARE	CA	94538	$ 830.80	2/24/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	OFFICEMAX/DEPOT 6869	IL	60143	$ 64.49	2/25/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DMI DELL HIGHER EDUC	TX	78682	$ 232.49	2/25/2020	65555 PERSONAL COMPUTER EQ	IT RELATED EXPENSE
ADMIN SVCS/INFO SYS	DNH GODADDY.COM	AZ	85260	$ 21.17	2/25/2020	62340 IS SUPPORT FEES	DOMAIN RENEWAL ELEVATEEVANSTON.ORG
ADMIN SVCS/PARKING	THE HOME DEPOT 1902	IL	60202	$ 81.45	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	CABLE TIES AND KEYS.
ADMIN SVCS/PARKING	THE HOME DEPOT #1902	IL	60202	$ 36.62	2/3/2020	65085 MINOR EQUIP & TOOLS	SHOP SUPPLIES.
ADMIN SVCS/PARKING	EVANSTON IMPRINTABLES	IL	60201	$ 312.85	2/7/2020	65020 CLOTHING	PEO HATS
ADMIN SVCS/PARKING	LEMOI ACE HARDWARE	IL	60201	$ 7.18	2/7/2020	62245 OTHER EQ MAINT	SCREWS.
ADMIN SVCS/PARKING	THE HOME DEPOT #1902	IL	60202	$ 39.98	2/20/2020	65085 MINOR EQUIP & TOOLS	SHOP LADDER.
CITY MGR OFFICE	GIORDANOS OF EVANSTON	IL	60201	$ 222.22	1/28/2020	65025 FOOD	DINNER FOR CITY COUNCIL 1.27.20
CITY MGR OFFICE	EVANSTON NOW	IL	60201	$ 79.95	1/29/2020	62360 MEMBERSHIP DUES	MONTHLY SUBSCRIPTIONS FOR STAFF
CITY MGR OFFICE	VALLI PRODUCE	IL	60202	$ 7.48	1/29/2020	65025 FOOD	FRUIT FOR THE JANUARY 27, 2020 CITY COUNCIL DINNER
CITY MGR OFFICE	PANERA BREAD #600645	IL	60201	$ 246.41	2/11/2020	65025 FOOD	DINNER FOR COUNCIL 2.10.20
CITY MGR OFFICE	PANERA BREAD #600645	IL	60201	$ 253.07	2/13/2020	65025 FOOD	BREAKFAST FOR THE DIRECTORS AND MANAGERS MEETING 2.12.20
CITY MGR OFFICE	INTERNATION	DC	20002	$ 175.00	2/14/2020	62360 MEMBERSHIP DUES	PAULINA MARTINEZ ICMA MEMBERSHIP DUES
CITY MGR OFFICE	EB IAMMA FEBRUARY PRO	CA	94103	$ 35.00	2/17/2020	62295 TRAINING & TRAVEL	IAMMA PROFESSIONAL DEVELOPMENT LUNCHEON
CITY MGR OFFICE	STK SHUTTERSTOCK	NY	10118	$ 125.00	2/19/2020	62205 ADVERTISING	MONTHLY SHUTTER STOCK SUBSCRIPTION
CITY MGR OFFICE	ILLINOIS CITY COUNTY M	IL	60115	$ 115.00	2/20/2020	62360 MEMBERSHIP DUES	ILCMA MEMBERSHIP FOR T. KERR
CITY MGR OFFICE	HECKYS.COM	IL	60201	$ 241.50	2/24/2020	65025 FOOD	DINNER FOR COUNCIL 2.24.20
CITY MGR OFFICE	GIORDANOS OF EVANSTON	IL	60201	$ 61.56	2/25/2020	65025 FOOD	EXTRA FOOD FOR 2.24.20 COUNCIL MEETING
CMO/CITY COUNCIL	NATIONAL LEAGUE OF	DC	20001	$ 615.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FEE - SIMMONS - NLC CONGRESSIONAL CONFERENCE - MAR. 8-11, 2020, WASHINGTON, DC
CMO/CITY COUNCIL	AMERICAN 00121123860314	TX	75261	$ 316.79	1/31/2020	62295 TRAINING & TRAVEL	AIRFARE FOR SIMMONS - NLC CONGRESSIONAL CONFERENCE - MAR.8-11, 2020, WASHINGTON, DC
CMO/CITY COUNCIL	EVANSTON CHAMBER OF CO	IL	60201	$ 300.00	2/24/2020	62295 TRAINING & TRAVEL	TICKETS FOR 2020 STATE OF THE CITY FOR 8TH,7TH, 5TH, 4TH AND 2ND WARD ALDERMEN
CMO/COM ENGAGEMENT	LOCAL ADVERTISING	IL	60611	$ 600.00	2/18/2020	62205 ADVERTISING	SIX MONTH SUBSCRIPTION TO THE BULLETIN
CMO/COM ENGAGEMENT	CANVA 02607-16935894	DE	19934	$ 90.00	2/24/2020	62490 OTHER PROGRAM COSTS	MONTHLY SUBSCRIPTION FOR DESIGN TOOL (5 MEMBERS)
CMO/COM ENGAGEMENT	CANVA 02607-16935894	DE	19934	$ 60.00	2/24/2020	62205 ADVERTISING	MONTHLY SUBSCRIPTION FOR DESIGN TOOL (5 MEMBERS)
CMO/COM ENGAGEMENT	TRIBUNE PUBLISHING COM	TX	75067	$ 152.00	2/24/2020	62205 ADVERTISING	ADVERTISING FOR COMMUNITY DEVELOPMENT MEETING
CMO/COM ENGAGEMENT	CANVA 02611-0377974	DE	19934	$ 26.82	2/25/2020	62205 ADVERTISING	MONTHLY SUBSCRIPTION FOR DESIGN TOOL (ADDITIONAL MEMBER).
CMO/COM ENGAGEMENT	CANVA 02611-0378580	DE	19934	$ 26.81	2/25/2020	62205 ADVERTISING	MONTHLY SUBSCRIPTION FOR DESIGN TOOL (ADDITIONAL MEMBER).
CMO/COM ENGAGEMENT	CANVA 02611-0378808	DE	19934	$ 26.81	2/25/2020	62205 ADVERTISING	MONTHLY SUBSCRIPTION FOR DESIGN TOOL (ADDITIONAL MEMBER).
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 17.45	1/28/2020	62145 ENGINEERING SERVICES	AD NOTICE PUBLIC CANOE LAUNCH FEASIBILITY STUDY RFP 20-13
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 17.45	2/4/2020	65515 OTHER IMPROVEMENTS	AD NOTICE GREEN BAY ROAD LANDSCAPE MAINTENANCE BID 20-15
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 67.17	2/4/2020	62145 ENGINEERING SERVICES	AD NOTICE PUBLIC CANOE LAUNCH FEASIBILITY STUDY RFP 20-13 CORRECTION REPRINT
CMO/FINANCE	ACT TYLER TECHNOLOGIES	OH	45406	$ 975.00	2/5/2020	62295 TRAINING & TRAVEL	NEW WORLD SYSTEM CONFERENCE REGISTRATION

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
CMO/FINANCE	GOVERNMENT FINANCE OFF	IL	60601	$ 595.00	2/11/2020	62360 MEMBERSHIP DUES	GFOA MEMBERSHIP RENEWAL - DESAI, THORPE, LEWISLAKIN
CMO/FINANCE	GOVERNMENT FINANCE OFF	IL	60601	$ 150.00	2/11/2020	62360 MEMBERSHIP DUES	GFOA MEMBERSHIP RENEWAL - VILLAMIN
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 17.45	2/24/2020	65515 OTHER IMPROVEMENTS	AD NOTICE GREEN BAY ROAD BIOSWALE PLANTING BID 20-18
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 19.17	2/24/2020	62205 ADVERTISING	AD NOTICE 2020 50/50 SIDEWALK REPLACEMENT PROJECT BID 20-16
CMO/FINANCE	TRIBUNE PUBLISHING COM	TX	75067	$ 20.88	2/24/2020	62205 ADVERTISING	AD NOTICE CHURCH ST PEDESTRIAN BICYCLE IMPROVEMENTS DODGE AVE TO WEST CITY LIMITS RFQ 20-21
COMM ECON DEV	IL TOLLWAY TOLL PAYMEN	IL	60515	$ 1.50	1/27/2020	62295 TRAINING & TRAVEL	TOLL / TOLLWAY EXPENSE - TRAVEL TO LOMBARD FOR ICMA MEETING
COMM ECON DEV	IL TOLLWAY-WEB-UNPD TO	IL	60515	$ 4.90	1/27/2020	62295 TRAINING & TRAVEL	TOLL EXPENSE TRAVEL TO AND FROM ICMA MEETING IN LOMBARD
COMM ECON DEV	TRIBUNE PUBLISHING COM	TX	75067	$ 470.40	1/27/2020	65522 BUSINESS DISTRICT IMPROVEMENTS	PUBLISHING NOTICE IN TRIBUNE FOR SPECIAL SERVICE AREAS
COMM ECON DEV	THE HOME DEPOT #1902	IL	60202	$ 3,464.23	1/29/2020	62605 OTHER CHARGES	HOUSING REHAB - CLIENT 0270 - APPLIANCES
COMM ECON DEV	EB REBUILDING ILLINOI	CA	94103	$ 15.00	1/29/2020	62295 TRAINING & TRAVEL	MANGUM - APA-IL EVENT - CHICAGO - 01/28/2020
COMM ECON DEV	DOMINOS 9175	IL	60201	$ 48.43	1/31/2020	65025 FOOD	LUNCH FOR HOUSING WORKGROUP
COMM ECON DEV	TRIBUNE PUBLISHING COM	TX	75067	$ 92.03	2/4/2020	62205 ADVERTISING	CHICAGO TRIBUNE AD FOR PLAN COMMISSION MEETING 02/26/2020
COMM ECON DEV	EB WINTER CITIES CHIC	CA	94103	$ 40.00	2/5/2020	62295 TRAINING & TRAVEL	LEONARD - WINTER CITIEAS APA EVENT - CHICAGO - 02/25/2020
COMM ECON DEV	EB WINTER CITIES CHIC	CA	94103	$ 50.00	2/5/2020	62295 TRAINING & TRAVEL	PARKER - WINTER CITIES EVENT AT CMAP - CHICAGO - 02/25/2020
COMM ECON DEV	EB WINTER CITIES CHIC	CA	94103	$ 40.00	2/5/2020	62295 TRAINING & TRAVEL	MANGUM - APA EVENT - 02/25/2020 - CHICAGO
COMM ECON DEV	SARPINO S PIZZERIA EVA	IL	60202	$ 51.09	2/6/2020	65025 FOOD	DINNER FOR CPAH WAITLIST GROUP
COMM ECON DEV	SARPINO S PIZZERIA EVA	IL	60202	$ 53.70	2/7/2020	65025 FOOD	DINNER FOR CPAH WAITLIST GROUP
COMM ECON DEV	VENTRA VENDING 10901	IL	60201	$ 105.00	2/11/2020	62770 MISCELLANEOUS	VISTA ASSOCIATE MONTHLY VENTRA PASS
COMM ECON DEV	TRIBUNE PUBLISHING COM	TX	75067	$ 64.60	2/11/2020	62205 ADVERTISING	CHICAGO TRIBUNE AD FOR PLAN COMMISSION MEETING 03/11/2020
COMM ECON DEV	STRIKINGLY	CA	94002	$ 24.95	2/17/2020	62662 BUSINESS RETENTION/EXPANSION	DOMAIN RENEWAL FOR MIRCO WEBSITES
COMM ECON DEV	INTL CODE COUNCIL INC	IL	60478	$ 197.70	2/20/2020	65010 BOOKS, PUBLICATIONS, MAPS	ICC MANUALS FOR PROPERTY STANDARDS DIVISION
COMM ECON DEV	FEDEX 390530796579	TN	38116	$ 8.50	2/24/2020	62605 OTHER CHARGES	HOUSING REHAB - CLIENT 0270 - MAIL LEAD SAMPLES
FIRE DEPARTMENT	GIORDANOS OF EVANSTON	IL	60201	$ 104.88	1/27/2020	65025 FOOD	CERT PROGRAM
FIRE DEPARTMENT	SUPERIOR INDUSTRIAL SP	IL	60714	$ 211.02	1/27/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	SUPERIOR INDUSTRIAL SP	IL	60714	$ 237.08	1/27/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	SUPERIOR INDUSTRIAL SP	IL	60714	$ 337.16	1/27/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	ETSY.COM	NY	11201	$ 64.55	1/29/2020	65125 OTHER COMMODITIES	RETIREMENT PLAQUE
FIRE DEPARTMENT	EAGLE ENGRAVING	IL	60174	$ 126.00	1/29/2020	65125 OTHER COMMODITIES	RETIREMENT PLAQUE
FIRE DEPARTMENT	BEST BUY 00003137	IL	60202	$ (95.00)	1/29/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TAX CREDIT
FIRE DEPARTMENT	THE KNOX COMPANY	AZ	85027	$ 369.00	1/29/2020	62245 OTHER EQ MAINT	STROBE COVERS
FIRE DEPARTMENT	STATE CHEMIC STATE CHE	OH	44124	$ 159.14	1/30/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	PAYPAL METROFIRECH	CA	95131	$ 40.00	1/31/2020	62360 MEMBERSHIP DUES	PROFESSIONAL MEMBERSHIP
FIRE DEPARTMENT	FASTSIGNS OF	IL	60076	$ 304.39	2/3/2020	62605 OTHER CHARGES	FIRE APPARATUS LABELS/DECALS
FIRE DEPARTMENT	THE HOME DEPOT #1902	IL	60202	$ 35.94	2/3/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	SAMSCLUB #6444	IL	60202	$ 85.22	2/4/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	MINUTEMAN PRESS	IL	60201	$ 252.15	2/5/2020	65095 OFFICE SUPPLIES	RECRUITMENT BROCHURES
FIRE DEPARTMENT	SQ SAVILLE FLOWERS AN	IL	60201	$ 180.00	2/5/2020	65125 OTHER COMMODITIES	PROMOTIONAL FLOWERS
FIRE DEPARTMENT	IL MUNICIPAL LEAGUE	IL	62701	$ 17.00	2/5/2020	65010 BOOKS, PUBLICATIONS, MAPS	PROFESSIONAL BOOK
FIRE DEPARTMENT	PAYPAL DISASTER RS	CA	95131	$ 150.00	2/5/2020	62295 TRAINING & TRAVEL	DISASTER TRAINING SEMINAR FEE
FIRE DEPARTMENT	AMERICAN MATTRESS 49	IL	60201	$ 1,200.00	2/6/2020	65625 FURNITURES AND FIXTURES	MATTRESS REPLACEMENT STA 1
FIRE DEPARTMENT	BEST BUY 00003137	IL	60202	$ 1,050.01	2/6/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REFRIGERATOR STA 3
FIRE DEPARTMENT	JEWEL-OSCO	IL	60202	$ 125.98	2/6/2020	65025 FOOD	PROMOTIONAL CAKES
FIRE DEPARTMENT	DISPUTE FACEBK 2NDVBQEWF2	CA	94025	$ (20.00)	2/7/2020	65125 OTHER COMMODITIES	CREDIT
FIRE DEPARTMENT	RUSSO POWER EQUIPMENT	IL	60030	$ 355.96	2/10/2020	65085 MINOR EQUIP & TOOLS	SAW REPAIR PARTS
FIRE DEPARTMENT	SAMS CLUB #6444	IL	60202	$ 50.16	2/10/2020	65095 OFFICE SUPPLIES	OFFICE SUPPLIES
FIRE DEPARTMENT	THE HOME DEPOT #1902	IL	60202	$ 63.76	2/10/2020	62295 TRAINING & TRAVEL	TRAINING PROPS
FIRE DEPARTMENT	SUPERIOR INDUSTRIAL SP	IL	60714	$ (27.70)	2/10/2020	65040 JANITORIAL SUPPLIES	CREDIT
FIRE DEPARTMENT	PAK-RITE	WI	53207	$ 134.42	2/12/2020	65075 MEDICAL & LAB SUPPLIES	EMS CASES
FIRE DEPARTMENT	THINGS REMEMBERED 0602	IL	60712	$ 60.01	2/20/2020	65125 OTHER COMMODITIES	RETIREMENT PLAQUE
FIRE DEPARTMENT	SUPERIOR INDUSTRIAL SP	IL	60714	$ 52.80	2/21/2020	65040 JANITORIAL SUPPLIES	JANITORIAL SUPPLIES
FIRE DEPARTMENT	OFFICE DEPOT #510	IL	60201	$ 74.65	2/24/2020	65095 OFFICE SUPPLIES	CERT SUPPLIES
HEALTH/HUMAN SVCS	HAMPTON INN BY HILTON	NY	11436	$ 580.81	1/31/2020	62295 TRAINING & TRAVEL	TRAINING FOR FDA218 RISK BASED INSPECTION METHODS

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
HEALTH/HUMAN SVCS	HOUSE OF RENTAL	IL	60077	$ 757.00	2/4/2020	62490 OTHER PROGRAM COSTS	RENTAL OF CHAIRS AND TABLES FOR MSYEP JOB FAIR
HEALTH/HUMAN SVCS	JEWEL-OSCO	IL	60202	$ 120.55	2/10/2020	65025 FOOD	MEMORY CAFE-FEBRUARY - ACTIVITY SUPPLIES AND REFRESHMENTS
HEALTH/HUMAN SVCS	OFFICEMAX/DEPOT 6212	IL	60202	$ 29.98	2/10/2020	65025 FOOD	MEMORY CAFE VALENTINE'S DAY GIFT BAGS FOR OLDER ADULTS
HEALTH/HUMAN SVCS	OFFICEMAX/DEPOT 6212	IL	60202	$ 16.77	2/10/2020	65095 OFFICE SUPPLIES	MEMORY CAFE VALENTINE'S DAY GIFT BAGS FOR OLDER ADULTS
HEALTH/HUMAN SVCS	IL PROF LICENSE FEE	IL	62786	$ 153.38	2/12/2020	62360 MEMBERSHIP DUES	ENVIRONMENTAL HEALTH PRACTITIONER LICENSE RENEWAL
HEALTH/HUMAN SVCS	IL PROF LICENSE FEE	IL	62786	$ 153.38	2/12/2020	62360 MEMBERSHIP DUES	ENVIRONMENTAL HEALTH PRACTITIONER LICENSE RENEWAL
HEALTH/HUMAN SVCS	IL PROF LICENSE FEE	IL	62786	$ 153.38	2/12/2020	62360 MEMBERSHIP DUES	ENVIRONMENTAL HEALTH PRACTITIONER LICENSE RENEWAL
HEALTH/HUMAN SVCS	IL PROF LICENSE FEE	IL	62786	$ 153.38	2/14/2020	62360 MEMBERSHIP DUES	ENVIRONMENTAL HEALTH PRACTITIONER LICENSE RENEWAL
HEALTH/HUMAN SVCS	PANERA BREAD #600645	IL	60201	$ 81.14	2/17/2020	65025 FOOD	STAFF APPRECIATION
HEALTH/HUMAN SVCS	VENNGAGE.COM	ON	M6R2B7	$ 49.00	2/18/2020	62340 IS SUPPORT FEES	ACCESS TO INFOGRAPHIC DATA VISUALIZATION TOOL
HEALTH/HUMAN SVCS	SQ FRESH PRINTS OF EV	IL	60202	$ 332.40	2/20/2020	65020 CLOTHING	YYA STAFF SHIRTS
HEALTH/HUMAN SVCS	THE HOME DEPOT #1902	IL	60202	$ 66.05	2/24/2020	62474 HEALTH PROTECTION EXP	FLASHLIGHT FOR ENVIRONMENTAL INSPECTORS
LEGAL DEPARTMENT	FEDERAL BAR ASSOCIATIO	VA	22201	$ 155.00	1/29/2020	62360 MEMBERSHIP DUES	FEDERAL BAR ASSOCIATION MEMBERSHIP FOR NICHOLAS CUMMINGS
LEGAL DEPARTMENT	IIT TOUCHNET	IL	60616	$ 820.00	1/29/2020	62295 TRAINING & TRAVEL	CIVIL RIGHTS LITIGATION CONFERENCE AT CHICAGO KENT COLLEGE FOR ALEXANDRA RUGGIE & NICHOLAS CUMMINGS
LEGAL DEPARTMENT	FEDERAL BAR ASSOCIATIO	VA	22201	$ 90.00	1/30/2020	62360 MEMBERSHIP DUES	FEDERAL BAR ASSOCIATION MEMBERSHIP FOR ALEXANDRA RUGGIE
LEGAL DEPARTMENT	IL MUNICIPAL LEAGUE	IL	62701	$ 100.00	2/4/2020	62295 TRAINING & TRAVEL	IML RECREATIONAL CANNABIS SEMINAR FOR ALEXANDRA RUGGIE & NICHOLAS CUMMINGS
LEGAL DEPARTMENT	VCN COOKCORODCTR	IL	60602	$ 66.37	2/6/2020	62345 COURT COSTS/LITIGATION	RETRIEVING OLD DOCUMENTS FOR PUBLIC WORKS DEPARTMENT AND FOR DOCUMENTATION ON A MORTGAGE
LEGAL DEPARTMENT	SPOTHERO 844-356-8054	IL	60603	$ 20.50	2/6/2020	62345 COURT COSTS/LITIGATION	PARKING FOR COURT 2.5.20
LEGAL DEPARTMENT	SPOTHERO 844-356-8054	IL	60603	$ 20.50	2/10/2020	62345 COURT COSTS/LITIGATION	PARKING FOR COURT 2.7.20
LEGAL DEPARTMENT	SPOTHERO 844-356-8054	IL	60603	$ 24.75	2/13/2020	62345 COURT COSTS/LITIGATION	PARKING FOR COURT 2.12.20
POLICE DEPARTMENT	CLASSIC BOWL-	IL	60053	$ 112.50	1/27/2020	62490 OTHER PROGRAM COSTS	OFFICER & GENTLEMAN OUTING FOR PARTICIPANTS
POLICE DEPARTMENT	IN GOOD NEWS LAUNDRY	IL	60201	$ 50.00	1/29/2020	62490 OTHER PROGRAM COSTS	PRISONER BLANKETS - LAUNDRY SERVICE
POLICE DEPARTMENT	PAYPAL CACI	IL	62701	$ 250.00	1/29/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR JUVENILE DETECTIVE TO ATTEND THE 2020 CHILDREN'S ADVOCACY CENTER CONFERENCE
POLICE DEPARTMENT	FBI LEEDA INC	PA	19355	$ 695.00	1/30/2020	62295 TRAINING & TRAVEL	PART 2 OF 3 FOR EXECUTIVE LEADERSHIP TRAINING THROUGH FBI AND LEEDA FOR COMMANDER
POLICE DEPARTMENT	FBI LEEDA INC	PA	19355	$ 695.00	1/30/2020	62295 TRAINING & TRAVEL	PART 2 OF 3 PART SERIES FOR EXECUTIVE LEADERSHIP TRAINING THROUGH FBI AND LEEDA, FOR COMMANDER
POLICE DEPARTMENT	OSU BLACKWELL INN HOTE	OH	43210	$ 546.39	1/30/2020	62295 TRAINING & TRAVEL	LODGING FOR COMMANDER TO ATTEND BIG 10 ATHLETIC SECURITY CONFERENCE IN OHIO.
POLICE DEPARTMENT	TARGET 00032839	IL	60201	$ 33.88	1/30/2020	62490 OTHER PROGRAM COSTS	OFFICER & GENTLEMAN - EVENT PRIZES
POLICE DEPARTMENT	NATIONAL GANG CRIME RE	IL	60468	$ 900.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR 2 GANG UNIT DETECTIVES FOR ANNUAL GANG CRIME RESEARCH EDUCATION CONFERENCE
POLICE DEPARTMENT	LEMOI ACE HARDWARE	IL	60201	$ 16.53	1/31/2020	65095 OFFICE SUPPLIES	911 CENTER CANNED LIGHT BULBS (2PK)
POLICE DEPARTMENT	NORTH AMERICAN POLICE	MI	44081	$ 45.00	2/3/2020	62360 MEMBERSHIP DUES	K9 ASSOCIATION DUES
POLICE DEPARTMENT	US FLEET TRACKING	OK	73013	$ 149.80	2/3/2020	65122 NARCOTICS ENFORCEMENT EXPENSE	FEBRUARY GPS SERVICE
POLICE DEPARTMENT	GALLS	KY	40505	$ 81.60	2/5/2020	65125 OTHER COMMODITIES	HANDCUFFS FOR LOCKUP
POLICE DEPARTMENT	B&H PHOTO 800-606-696	NY	10001	$ 101.86	2/7/2020	65095 OFFICE SUPPLIES	FLASH DRIVES (INVESTIGATIVE SERVICES)
POLICE DEPARTMENT	UBER TRIP	CA	94105	$ 22.56	2/10/2020	62490 OTHER PROGRAM COSTS	RIDE TO FAMILY SERVICES
POLICE DEPARTMENT	UBER TRIP	CA	94105	$ 25.86	2/10/2020	62490 OTHER PROGRAM COSTS	RIDE FOR DOMESTIC BATTERY VICTIM
POLICE DEPARTMENT	JETS PIZZA IL-005 - EC	IL	60076	$ 62.11	2/13/2020	62490 OTHER PROGRAM COSTS	EXPLORERS - PIZZA FOR PARTICIPANTS
POLICE DEPARTMENT	PAYPAL ILLINOISFIR	CA	95131	$ 175.00	2/14/2020	62295 TRAINING & TRAVEL	REGISTRATION FEE FOR PEER SUPPORT OFFICER TO ATTEND 2-DAY PEER SUPPORT SEMINAR - HALF OF TOTAL COST
POLICE DEPARTMENT	PARTNERS AND PAWS	IL	60532	$ 250.00	2/17/2020	62295 TRAINING & TRAVEL	EMERGENCY K-9 FIRST AID SUPPLIES FOR ASTON AND TRAINING FOR K-9 HANDLER
POLICE DEPARTMENT	CHI AUTO SHOW	IL	60181	$ 64.00	2/18/2020	62490 OTHER PROGRAM COSTS	AUTO SHOW - OFFICER & GENTLEMAN PROGRAM

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
POLICE DEPARTMENT	SOLDIER FIELD SOUTH	IL	60605	$ 25.00	2/18/2020	62490 OTHER PROGRAM COSTS	AUTO SHOW PARKING - OFFICER & GENTLEMAN PROGRAM
POLICE DEPARTMENT	PAYPAL ILLINOISFIR	CA	95131	$ (87.50)	2/19/2020	62295 TRAINING & TRAVEL	HALF OF REGISTRATION FOR PEER SUPPORT SYMPOSIUM REFUNDED
POLICE DEPARTMENT	JETS PIZZA IL-005 - MO	IL	60076	$ 86.49	2/20/2020	62490 OTHER PROGRAM COSTS	OFFICER & GENTLEMAN PROGRAM - PIZZA FOR PARTICIPANTS
POLICE DEPARTMENT	WALGREENS #2619	IL	60201	$ 8.81	2/20/2020	62490 OTHER PROGRAM COSTS	SUPPLIES - OFFICER & GENTLEMAN PROGRAM
POLICE DEPARTMENT	WALGREENS #2619	IL	60201	$ 13.53	2/20/2020	62490 OTHER PROGRAM COSTS	SNACKS FOR OFFICER & GENTLEMAN PROGRAM
POLICE DEPARTMENT	OLYMPIA CENTER GARAGE	IL	60611	$ 14.00	2/20/2020	62295 TRAINING & TRAVEL	PARKING FEE FOR DOWNTOWN JAPANESE CONSULATE EVENT - DC #2
POLICE DEPARTMENT	OLYMPIA CENTER GARAGE	IL	60611	$ 14.00	2/20/2020	62295 TRAINING & TRAVEL	PARKING FEE FOR DOWNTOWN JAPANESE CONSULATE EVENT - DC #1
POLICE DEPARTMENT	IL DPT PUB HEALTH EMS	IL	62761	$ 21.00	2/20/2020	62295 TRAINING & TRAVEL	EMD LICENSE - JONES
POLICE DEPARTMENT	N.U. MEMORIAL - HUR	IL	60611	$ 35.00	2/21/2020	62295 TRAINING & TRAVEL	PARKING FEE FOR DOWNTOWN JAPANESE CONSULATE EVENT
POLICE DEPARTMENT	HARPER CE-DESTINY	IL	60067	$ 20.00	2/24/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR BASIC MOTORCYCLE COURSE FOR NEW TRAFFIC OFFICER
POLICE DEPARTMENT	TARGET 00009274	IL	60202	$ 16.53	2/24/2020	65125 OTHER COMMODITIES	WALL CLOCK
PRCS/ADMINISTRATION	AMERICAN 0012111883150	TX	76155	$ 360.79	1/28/2020	62295 TRAINING & TRAVEL	FLIGHT - KAREN REVENUE DEVELOPMENT AND MANAGEMENT SCHOOL (NRPA)
PRCS/ADMINISTRATION	EXPEDIA 7517206839184	WA	98004	$ 60.00	1/28/2020	62295 TRAINING & TRAVEL	CAR RENTAL DEPOSIT - KAREN REVENUE DEVELOPMENT AND MANAGEMENT SCHOOL - CLOSEST AIRPORT IS 62 MILES
PRCS/ADMINISTRATION	OGLEBAY RESRT ONLINE	WV	26003	$ 952.94	1/29/2020	62295 TRAINING & TRAVEL	KAREN - REVENUE DEVELOPMENT AND MANAGEMENT SCHOOL (NRPA)
PRCS/ADMINISTRATION	WILSONS LODGE OGLEBAY	WV	26003	$ 839.80	1/29/2020	62295 TRAINING & TRAVEL	KAREN REVENUE DEVELOPMENT AND MANAGEMENT SCHOOL (NRPA) - LODGING
PRCS/CHAND NEWB CNTR	WALMART.COM	AR	72712	$ 36.07	1/29/2020	65110 REC PROGRAM SUPPLIES	WRISTBANDS 1ST/2ND AND 3RD GRADE LEAGUE
PRCS/CHAND NEWB CNTR	CARBONLESS FORMS PRINT	OH	44236	$ 479.00	2/3/2020	65045 LICENSING/REGULATORY SUPP	BEACH TOKEN ORDER FORMS
PRCS/CHAND NEWB CNTR	CHICAGO DOGS I	IL	60018	$ 100.00	2/10/2020	62507 FIELD TRIPS	CHICAGO DOGS BASEBALL FIELD TRIP ULTIMATE ADVENTURE
PRCS/CHAND NEWB CNTR	THE HOME DEPOT #1902	IL	60202	$ 2.92	2/10/2020	65110 REC PROGRAM SUPPLIES	SCREW FOR GYMNASTICS BAR SET
PRCS/CHAND NEWB CNTR	THE HOME DEPOT #1902	IL	60202	$ 3.47	2/12/2020	65110 REC PROGRAM SUPPLIES	SAND FOR BAKETBALL HOOP
PRCS/CHAND NEWB CNTR	FUNTOPIA	IL	60026	$ 400.00	2/14/2020	62507 FIELD TRIPS	SUMMER CAMP FIELD TRIP DEPOSIT
PRCS/CHAND NEWB CNTR	U-HAUL-EVANSTON #75876	IL	60201	$ 41.85	2/20/2020	65110 REC PROGRAM SUPPLIES	CARDBOARD BOXES FOR PRESCHOOL CLASSES
PRCS/CHAND NEWB CNTR	VALLI PRODUCE	IL	60202	$ 35.96	2/21/2020	65025 FOOD	TIME TOGETHER SUPPLIES - PATT
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 2.58	1/29/2020	62490 OTHER PROGRAM COSTS	ANIMAL FEED
PRCS/ECOLOGY CNTR	LLLREPTILE AND SUPPLY	CA	92081	$ 46.94	1/30/2020	62490 OTHER PROGRAM COSTS	CRICKETS AND MEALWORMS FOR ANIMALS
PRCS/ECOLOGY CNTR	MICHAELS STORES 3849	IL	60077	$ 155.64	1/31/2020	65110 REC PROGRAM SUPPLIES	CANDLE MAKING CLASS SUPPLIES
PRCS/ECOLOGY CNTR	THE HOME DEPOT #1902	IL	60202	$ 13.59	2/3/2020	65110 REC PROGRAM SUPPLIES	CANDLE MAKING CLASS SUPPLIES
PRCS/ECOLOGY CNTR	PET SUPPLIES PLUS #412	IL	60202	$ 15.76	2/5/2020	62490 OTHER PROGRAM COSTS	SUPPLIES FOR EC ANIMALS
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 8.57	2/5/2020	65025 FOOD	FOOD
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 11.16	2/7/2020	65110 REC PROGRAM SUPPLIES	SCENTS FOR PRESCHOOL PROGRAM
PRCS/ECOLOGY CNTR	PETSMART # 0427	IL	60202	$ 98.64	2/11/2020	62490 OTHER PROGRAM COSTS	ANIMAL SUPPLIES
PRCS/ECOLOGY CNTR	FISH TECH	IL	60053	$ 6.78	2/12/2020	62490 OTHER PROGRAM COSTS	WORMS FOR ANIMALS
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 9.65	2/12/2020	62490 OTHER PROGRAM COSTS	FOOD FOR ANIMALS
PRCS/ECOLOGY CNTR	THE HOME DEPOT #1902	IL	60202	$ 45.78	2/13/2020	62490 OTHER PROGRAM COSTS	BEE FRAME BUILDING SUPPLIES
PRCS/ECOLOGY CNTR	SQ PLANT CHICAGO, NFP	IL	60609	$ 250.00	2/13/2020	62507 FIELD TRIPS	ECOEXPLORER FIELD TRIP
PRCS/ECOLOGY CNTR	THE HOME DEPOT #1902	IL	60202	$ 10.23	2/14/2020	65005 AGRI/BOTANICAL SUPPLIES	SEEDS FOR FARMETTE
PRCS/ECOLOGY CNTR	SMK SURVEYMONKEY.COM	CA	94301	$ 384.00	2/19/2020	62490 OTHER PROGRAM COSTS	SURVEY MONKEY ACCOUNT
PRCS/ECOLOGY CNTR	THE HOME DEPOT #1902	IL	60202	$ 9.42	2/20/2020	62490 OTHER PROGRAM COSTS	ANIMAL CARE SUPPLIES
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 3.87	2/20/2020	62490 OTHER PROGRAM COSTS	FOOD FOR ANIMALS
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 14.42	2/21/2020	65025 FOOD	FOOD FOR TEAM BUILDING
PRCS/ECOLOGY CNTR	TARGET 00032839	IL	60201	$ 25.98	2/24/2020	65095 OFFICE SUPPLIES	BATTERIES
PRCS/ECOLOGY CNTR	GFS STORE #1915	IL	60202	$ 6.49	2/24/2020	65025 FOOD	DAY OFF SCHOOL CAMP SNACK
PRCS/ECOLOGY CNTR	VALLI PRODUCE	IL	60202	$ 7.99	2/24/2020	62490 OTHER PROGRAM COSTS	ANIMAL FOOD
PRCS/FLEETWOOD CNTR	DOMINOS 9175	IL	60201	$ 68.85	1/27/2020	65025 FOOD	PIZZA FOR KAMEN PARK
PRCS/FLEETWOOD CNTR	DOMINOS 9175	IL	60201	$ 69.44	1/27/2020	65025 FOOD	PIZZA FOR MASON PARK
PRCS/FLEETWOOD CNTR	TARGET 00009274	IL	60202	$ 29.99	1/27/2020	65110 REC PROGRAM SUPPLIES	CLOCK FOR AUDITORIUM
PRCS/FLEETWOOD CNTR	PREMIER FOOD SAFETY CC	CA	92833	$ 159.00	1/28/2020	62295 TRAINING & TRAVEL	MARTIN MANCERA FOOD MANAGER CERTIFICATION
PRCS/FLEETWOOD CNTR	GFS STORE #1915	IL	60202	$ 141.75	1/29/2020	65025 FOOD	FJCC SNACKISSUE WITH GFS ACCOUNT
PRCS/FLEETWOOD CNTR	GFS STORE #1915	IL	60202	$ 697.04	1/29/2020	65025 FOOD	FJCC SUPPERISSUE WITH GFS ACCOUNT
PRCS/FLEETWOOD CNTR	HERZOG FIXTURE CO	IL	60607	$ 440.00	1/29/2020	65110 REC PROGRAM SUPPLIES	KITCHEN WORKSTATION DEPOSIT
PRCS/FLEETWOOD CNTR	HERTZ FURNITURE	NJ	07446	$ (513.86)	1/30/2020	65110 REC PROGRAM SUPPLIES	REFUND FOR COAT RACK ON PREVIOUS STATEMENT
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 156.11	1/31/2020	65025 FOOD	1. RCC SNACK 2. KITCHEN ITEMS 3. RCC MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 115.92	1/31/2020	65025 FOOD	1. RCC SNACK 2. KITCHEN ITEMS 3. RCC MILK

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 203.81	1/31/2020	65110 REC PROGRAM SUPPLIES	1. RCC SNACK 2. KITCHEN ITEMS 3. RCC MILK
PRCS/FLEETWOOD CNTR	PAPA JOHNS 5056	IL	60201	$ 61.25	2/3/2020	65025 FOOD	MASON FRIDAY PIZZA
PRCS/FLEETWOOD CNTR	PAPA JOHNS 5056	IL	60201	$ 44.20	2/3/2020	65025 FOOD	KAMEN PARK FRIDAY PIZZA DAY
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 121.71	2/4/2020	65025 FOOD	1.SENIOR BINGO2. CREDIT TO ACCOUNT... PAID IN STORE, AND ADDED TO CARD IN ERROR
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 9.00	2/4/2020	65025 FOOD	1.SENIOR BINGO2. CREDIT TO ACCOUNT... PAID IN STORE, AND ADDED TO CARD IN ERROR
PRCS/FLEETWOOD CNTR	DOLLARTREE	IL	60202	$ 25.00	2/4/2020	65110 REC PROGRAM SUPPLIES	SENIOR BINGO PRIZES
PRCS/FLEETWOOD CNTR	TARGET 00009274	IL	60202	$ 165.22	2/4/2020	65095 OFFICE SUPPLIES	SENIOR BINGO PRIZES
PRCS/FLEETWOOD CNTR	JEWEL-OSCO	IL	60091	$ 71.88	2/5/2020	65025 FOOD	SENIOR BINGO LUNCH
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 106.93	2/6/2020	65025 FOOD	1. RCC SNACK2. FJCC SNACK/SUPPER3. RCC MILK4. MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 628.56	2/6/2020	65025 FOOD	1. RCC SNACK2. FJCC SNACK/SUPPER3. RCC MILK4. MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 73.45	2/6/2020	65025 FOOD	1. RCC SNACK2. FJCC SNACK/SUPPER3. RCC MILK4. MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 73.45	2/6/2020	65025 FOOD	1. RCC SNACK2. FJCC SNACK/SUPPER3. RCC MILK4. MASON MILK
PRCS/FLEETWOOD CNTR	CENTURY THEATRES 439	IL	60201	$ 256.75	2/6/2020	62507 FIELD TRIPS	1/2 DAY FIELD TRIP (AFTER SCHOOL PROGRAM)
PRCS/FLEETWOOD CNTR	PAPA JOHNS 5056	IL	60201	$ 150.25	2/6/2020	65025 FOOD	SCHOOL 1/2 DAY LUNCH
PRCS/FLEETWOOD CNTR	PAPA JOHNS 5056	IL	60201	$ 45.20	2/6/2020	65025 FOOD	KAMEN PARK FRIDAY PIZZA DAY
PRCS/FLEETWOOD CNTR	IKEA.COM 344282553	MD	21236	$ 68.54	2/7/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REPLACEMENT HOOKS FOR COATS IN AUDITORIUM
PRCS/FLEETWOOD CNTR	WALGREENS #2619	IL	60201	$ 503.79	2/7/2020	65110 REC PROGRAM SUPPLIES	POSTERS FOR HALLWAY DECOR
PRCS/FLEETWOOD CNTR	HERZOG FIXTURE CO	IL	60607	$ 440.00	2/7/2020	65110 REC PROGRAM SUPPLIES	KITCHEN WORKSTATION BALANCE
PRCS/FLEETWOOD CNTR	IKEA.COM 344282553	MD	21236	$ (3.74)	2/10/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REFUND FOR TAX EXEMPTION
PRCS/FLEETWOOD CNTR	MICHAELS STORES 3849	IL	60077	$ 29.41	2/10/2020	65110 REC PROGRAM SUPPLIES	ARTS SUPPLIES DADDY/DAUGHTER DANCE
PRCS/FLEETWOOD CNTR	TARGET 00009274	IL	60202	$ 8.29	2/10/2020	65110 REC PROGRAM SUPPLIES	PHOTO PAPER FOR DADDY/DAUGHTER
PRCS/FLEETWOOD CNTR	THE HOME DEPOT #1902	IL	60202	$ 23.45	2/10/2020	65040 JANITORIAL SUPPLIES	PAINTING SUPPLIES
PRCS/FLEETWOOD CNTR	THE HOME DEPOT 1902	IL	60202	$ 99.00	2/10/2020	65110 REC PROGRAM SUPPLIES	UPHOLSTERY CARPET CLEANER FOR COUCH & CHAIRS
PRCS/FLEETWOOD CNTR	PARTY CITY 15	IL	60714	$ 202.68	2/10/2020	65110 REC PROGRAM SUPPLIES	DECORATIONS FOR DADDY/DAUGHTER
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 157.10	2/11/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. FJCC SNACK/SUPPER
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 12.95	2/11/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. FJCC SNACK/SUPPER
PRCS/FLEETWOOD CNTR	JEWEL-OSCO	IL	60091	$ 206.64	2/11/2020	65025 FOOD	FOOD FOR DADDY/DAUGHTER
PRCS/FLEETWOOD CNTR	GAMEWORKS SCHAUMBURG	IL	60173	$ 159.00	2/12/2020	62507 FIELD TRIPS	DEPOSIT FOR AFTERSCHOOL TRIP
PRCS/FLEETWOOD CNTR	VALLI PRODUCE	IL	60202	$ 26.26	2/12/2020	65110 REC PROGRAM SUPPLIES	FOOD SERVICE SUPPLIES FOR FJT'S BLACK EVANSTONIAN HISTORY MAKERS EVENT
PRCS/FLEETWOOD CNTR	DICKS CLOTHING&SPORTI	IL	60714	$ 12.99	2/12/2020	65110 REC PROGRAM SUPPLIES	REPLACEMENT HANDLES FOR FITNESS CENTER SEATED ROW MACHINE
PRCS/FLEETWOOD CNTR	WAL-MART #2816	IL	60714	$ 162.57	2/12/2020	65110 REC PROGRAM SUPPLIES	WEIGHT BENCH & STATIONARY BIKE FOR FITNESS CENTER
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 113.87	2/13/2020	65025 FOOD	1. MASON SNACK 2. FJCC SNACK/SUPPER3. FJCC MILK4. RCC MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 438.83	2/13/2020	65025 FOOD	1. MASON SNACK 2. FJCC SNACK/SUPPER3. FJCC MILK4. RCC MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 73.45	2/13/2020	65025 FOOD	1. MASON SNACK 2. FJCC SNACK/SUPPER3. FJCC MILK4. RCC MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 73.45	2/13/2020	65025 FOOD	1. MASON SNACK 2. FJCC SNACK/SUPPER3. FJCC MILK4. RCC MASON MILK
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 100.77	2/14/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. RCC SNACK 3. FJCC SNACK/SUPPER4. ERROR (REFUNDED)
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 165.68	2/14/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. RCC SNACK 3. FJCC SNACK/SUPPER4. ERROR (REFUNDED)
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 264.42	2/14/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. RCC SNACK 3. FJCC SNACK/SUPPER4. ERROR (REFUNDED)
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 3.49	2/14/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. RCC SNACK 3. FJCC SNACK/SUPPER4. ERROR (REFUNDED)
PRCS/FLEETWOOD CNTR	TARGET.COM	MN	55445	$ 24.99	2/14/2020	65110 REC PROGRAM SUPPLIES	MEMBERSHIP FOR REC CENTER XBOX
PRCS/FLEETWOOD CNTR	PAPA JOHNS 5056	IL	60201	$ 61.75	2/14/2020	65025 FOOD	KAMEN PARK FRIDAY PIZZA DAY
PRCS/FLEETWOOD CNTR	KENNY THE KLEENER-SKOK	IL	60076	$ 181.86	2/17/2020	62245 OTHER EQ MAINT	TABLES CLOTHS CLEANED FROM SPECIAL EVENTS
PRCS/FLEETWOOD CNTR	THE HOME DEPOT #1902	IL	60202	$ 71.94	2/17/2020	62245 OTHER EQ MAINT	REPLACEMENT WHEELS FOR ROLLING CARTS
PRCS/FLEETWOOD CNTR	THE HOME DEPOT #1902	IL	60202	$ 14.92	2/17/2020	65095 OFFICE SUPPLIES	ZIP TIES FOR HANGING BANNERS
PRCS/FLEETWOOD CNTR	NETFLIX.COM	CA	95032	$ 15.99	2/17/2020	62511 ENTERTAIN/PERFORMER SERV	VIDEO SERVICE KAMEN/MASON./FJCC
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 283.82	2/18/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. VALENTINE CANDY
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 69.38	2/18/2020	65025 FOOD	1. FJCC SNACK/SUPPER2. VALENTINE CANDY

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
PRCS/FLEETWOOD CNTR	9175 DOMINOS PIZZA	IL	60201	$ 23.12	2/18/2020	65025 FOOD	FOOD FOR BLACK HISTORY MONTH R&B CONCERT REHEARSAL, MUSICIANS, SINGERS, TECH SUPPORT, VOLUNTEERS.
PRCS/FLEETWOOD CNTR	GAMEWORKS SCHAUMBURG	IL	60173	$ 159.00	2/19/2020	62507 FIELD TRIPS	AFTERSCHOOL TRIP
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 73.45	2/20/2020	65025 FOOD	1. FJCC MILK2. FJCC SNACK/SUPPER (9 CREDIT)3. KAMEN/MASON SNACK4. FJCC SNACK/SUPPER5. RCC MILK (
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 166.49	2/20/2020	65025 FOOD	1. FJCC MILK2. FJCC SNACK/SUPPER (9 CREDIT)3. KAMEN/MASON SNACK4. FJCC SNACK/SUPPER5. RCC MILK (
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 174.26	2/20/2020	65025 FOOD	1. FJCC MILK2. FJCC SNACK/SUPPER (9 CREDIT)3. KAMEN/MASON SNACK4. FJCC SNACK/SUPPER5. RCC MILK (
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 425.04	2/20/2020	65025 FOOD	1. FJCC MILK2. FJCC SNACK/SUPPER (9 CREDIT)3. KAMEN/MASON SNACK4. FJCC SNACK/SUPPER5. RCC MILK (
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 69.96	2/20/2020	65025 FOOD	1. FJCC MILK2. FJCC SNACK/SUPPER (9 CREDIT)3. KAMEN/MASON SNACK4. FJCC SNACK/SUPPER5. RCC MILK (
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 86.66	2/21/2020	65025 FOOD	1. KITCHEN SUPPLIES2. FJCC SNACK/SUPPER
PRCS/FLEETWOOD CNTR	GORDON FOOD SERVICE	MI	49548	$ 8.94	2/21/2020	65110 REC PROGRAM SUPPLIES	1. KITCHEN SUPPLIES2. FJCC SNACK/SUPPER
PRCS/FLEETWOOD CNTR	HOUSE OF RENTAL	IL	60077	$ 44.80	2/24/2020	65110 REC PROGRAM SUPPLIES	ITEMS FOR BLACK HISTORY SHOW
PRCS/FLEETWOOD CNTR	D & D FINER FOODS	IL	60201	$ 7.57	2/24/2020	65110 REC PROGRAM SUPPLIES	NAPKINS FOR FJT'S BLACK HISTORY MONTH R&B CONCERT BUFFET.
PRCS/FLEETWOOD CNTR	DOMINOS 9175	IL	60201	$ 64.13	2/24/2020	65025 FOOD	MASON FRIDAY PIZZA
PRCS/FLEETWOOD CNTR	KENS CLEANERS	IL	60201	$ 7.50	2/24/2020	62490 OTHER PROGRAM COSTS	COSTUME CLEANING & REPAIR FOR FJT'S NUTCRACKER(ISH) PRODUCTION
PRCS/FLEETWOOD CNTR	GFS STORE #1915	IL	60202	$ 135.23	2/24/2020	65110 REC PROGRAM SUPPLIES	BUFFET SUPPLIES FOR FJT'S BLACK HISTORY MONTH R&B CONCERT
PRCS/FLEETWOOD CNTR	THE HOME DEPOT #1902	IL	60202	$ 48.90	2/24/2020	65110 REC PROGRAM SUPPLIES	SET BUILDING & PAINTING SUPPLIES FOR FJT'S BLACK HISTORY MONTH R&B CONCERT
PRCS/FLEETWOOD CNTR	VOGUE FABRICS INC	IL	60202	$ 80.80	2/24/2020	65110 REC PROGRAM SUPPLIES	CURTAIN MATERIALS FOR FRONT OF STAGE AT NOYES THEATRE
PRCS/FLEETWOOD CNTR	PARTY CITY 15	IL	60714	$ 25.00	2/24/2020	65095 OFFICE SUPPLIES	COLORED PAPER WRISTBANDS FOR FJT'S BLACK HISTORY MONTH R&B CONCERT
PRCS/FLEETWOOD CNTR	VALLI PRODUCE	IL	60202	$ 7.45	2/25/2020	62490 OTHER PROGRAM COSTS	ICE FOR FJT'S BLACK HISTORY MONTH R&B CONCERT BUFFET.
PRCS/FLEETWOOD CNTR	VALLI PRODUCE	IL	60202	$ 41.39	2/25/2020	65025 FOOD	FOOD FOR PRE-FJT R&B CONCERT BUFFET (MUSICIANS, SINGERS, VOLUNTEERS)
PRCS/GIBBS MORRISON	DISPLAYS2GO	MA	02720	$ 84.94	2/4/2020	65095 OFFICE SUPPLIES	FLYER RACK FOR ADVERTISING CITY AND LOCAL EVENTS/PROGRAMMING
PRCS/LEVY SEN CNTR	CORKYS CATERING	IL	60101	$ 204.97	1/27/2020	65025 FOOD	DISCO NIGHT FOOD CATERING
PRCS/LEVY SEN CNTR	PARTY CITY BOPIS	IL	60563	$ 34.44	1/27/2020	65110 REC PROGRAM SUPPLIES	DISCO NIGHT DECOR/TABLECLOTHS
PRCS/LEVY SEN CNTR	BESTBUYCOM805688346979	MN	55423	$ 25.98	1/29/2020	65110 REC PROGRAM SUPPLIES	AV CORDS FOR PORTABLE SOUND SYSTEMS FOR FITNESS CLASSES
PRCS/LEVY SEN CNTR	FOOD4LESS #0558	IL	60202	$ 56.78	2/3/2020	65110 REC PROGRAM SUPPLIES	DISCO FOOD, BINGO SUPPLIES
PRCS/LEVY SEN CNTR	WALMART.COM	AR	72716	$ 296.00	2/3/2020	65110 REC PROGRAM SUPPLIES	PICKLE-BALL NETS
PRCS/LEVY SEN CNTR	IPRA	IL	60525	$ 5.00	2/5/2020	62360 MEMBERSHIP DUES	CPRP CEU - TRAINING
PRCS/LEVY SEN CNTR	LAKE FOREST FLOWERS	IL	60045	$ 259.38	2/7/2020	65110 REC PROGRAM SUPPLIES	FLORAL SUPPLIES FOR SENIOR FLOWER CLASS
PRCS/LEVY SEN CNTR	THE WEBSTAURANT STORE	PA	17602	$ 211.94	2/10/2020	65110 REC PROGRAM SUPPLIES	TRAYS FOR LUNCH PROGRAM AND COFFEE STIRRERS
PRCS/LEVY SEN CNTR	LAKE FOREST FLOWERS	IL	60045	$ 25.94	2/10/2020	65110 REC PROGRAM SUPPLIES	WALK-IN SENIOR - FLORAL CLASS
PRCS/LEVY SEN CNTR	360 CHICAGO	IL	60611	$ 465.00	2/10/2020	62507 FIELD TRIPS	JOHN HANCOCK OBSERVATION TIX
PRCS/LEVY SEN CNTR	BIGCERAMICSTORE.COM	NH	03784	$ 57.33	2/11/2020	65110 REC PROGRAM SUPPLIES	GLAZES FOR CLAY CLASSES
PRCS/LEVY SEN CNTR	THECERAMICSHOP	PA	19401	$ 19.88	2/11/2020	65110 REC PROGRAM SUPPLIES	GLAZES FOR CLAY CLASSES
PRCS/LEVY SEN CNTR	JEWEL-OSCO	IL	60202	$ 92.00	2/12/2020	65110 REC PROGRAM SUPPLIES	BINGO
PRCS/LEVY SEN CNTR	THE SIGNATURE ROOM AT	IL	60611	$ 77.85	2/12/2020	62507 FIELD TRIPS	DESSERT FOR SENIOR TRIP
PRCS/LEVY SEN CNTR	MIDLAND RADIO CORPORAT	MO	64120	$ 59.99	2/12/2020	65110 REC PROGRAM SUPPLIES	WEATHER RADIO
PRCS/LEVY SEN CNTR	ENVELOPES.COM	NY	11701	$ 92.68	2/14/2020	65095 OFFICE SUPPLIES	COIN ENVELOPES FOR LUNCH PROGRAM -$5.00 OFF
PRCS/LEVY SEN CNTR	REDBOX DVD RENTAL	IL	60181	$ 1.80	2/14/2020	65110 REC PROGRAM SUPPLIES	FEB SENIOR MOVIE
PRCS/LEVY SEN CNTR	GFS STORE #1915	IL	60202	$ 19.53	2/14/2020	65110 REC PROGRAM SUPPLIES	TABLECLOTHS FOR SILK PAINT CLASS
PRCS/LEVY SEN CNTR	BLICK ART 800 447 1892	IL	60201	$ 9.78	2/18/2020	65110 REC PROGRAM SUPPLIES	CRAFT ROOM SUPPLIES
PRCS/LEVY SEN CNTR	THE SIGNATURE ROOM AT	IL	60611	$ 1,208.32	2/19/2020	62507 FIELD TRIPS	MEAL COST FOR JOHN HANCOCK SENIOR TRIP
PRCS/LEVY SEN CNTR	THE HOME DEPOT PRO	FL	32204	$ 596.20	2/21/2020	65040 JANITORIAL SUPPLIES	LEVY JANITORIAL SUPPLIES, BATH TISSUE
PRCS/LEVY SEN CNTR	DOLLARTREE	IL	60202	$ 81.50	2/21/2020	65110 REC PROGRAM SUPPLIES	BINGO PRIZES
PRCS/LEVY SEN CNTR	THE HOME DEPOT #1902	IL	60202	$ 11.04	2/21/2020	65040 JANITORIAL SUPPLIES	CLEANING BLEACH
PRCS/LEVY SEN CNTR	CERAMIC SUPPLY CHICAGO	IL	60007	$ 274.00	2/24/2020	65110 REC PROGRAM SUPPLIES	SPRING CLAY ORDER

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
PRCS/LEVY SEN CNTR	NATIONAL RECREATION &	VA	20148	$ 75.00	2/25/2020	62360 MEMBERSHIP DUES	CPRP RENEWAL
PRCS/LEVY SEN CNTR	IPRA	IL	60525	$ 279.00	2/25/2020	62360 MEMBERSHIP DUES	AMY KELLOGG IPRA MEMBERSHIP
PRCS/NOYES CNTR	THE UPS STORE #0511	IL	60201	$ 15.82	1/27/2020	62275 POSTAGE CHARGEBACKS	SHIPPING DIMMER BOARD FOR ADDITIONAL REPAIR
PRCS/NOYES CNTR	OTC BRANDS INC	NE	68137	$ 81.25	2/12/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES EVANSTON CHILDRENS THEATRE
PRCS/NOYES CNTR	THE HOME DEPOT #1902	IL	60202	$ 125.61	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	BULBS FOR NOYES
PRCS/NOYES CNTR	THE UPS STORE #1037	IL	60202	$ 16.69	2/20/2020	62275 POSTAGE CHARGEBACKS	SHIPPING LOANER DIMMER MODULE BACK TO FACTORY FOR LEVY
PRCS/RBT CROWN CNTR	KENNY THE KLEENER ROUT	IL	60076	$ 79.23	1/27/2020	62490 OTHER PROGRAM COSTS	CHILD CARE LAUNDRY
PRCS/RBT CROWN CNTR	VALLI PRODUCE	IL	60202	$ 146.27	1/27/2020	65025 FOOD	GROCERIES FOR ASA COOKING PROJECT
PRCS/RBT CROWN CNTR	IPRA	IL	60525	$ 279.00	1/30/2020	62360 MEMBERSHIP DUES	PURCHASED AN ANNUAL MEMBERSHIP TO BE APART OF THE ILLINOIS PARKS & RECREATION ASSOCIATION.
PRCS/RBT CROWN CNTR	LEARN TO SKATE USA	CO	80906	$ (48.00)	1/30/2020	62360 MEMBERSHIP DUES	CREDIT FOR DUPLICATE MEMBERSHIPS PAID
PRCS/RBT CROWN CNTR	PARTY CITY 5117	IL	60639	$ 89.33	1/31/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR CAMP REGISTRATION DAY DECOR
PRCS/RBT CROWN CNTR	KENNY THE KLEENER ROUT	IL	60076	$ 76.45	2/3/2020	62490 OTHER PROGRAM COSTS	CHILD CARE LAUNDRY
PRCS/RBT CROWN CNTR	DOLLARTREE	IL	60202	$ 31.00	2/3/2020	65110 REC PROGRAM SUPPLIES	CP PART DAY SUPPLIES FOR 100TH DAY*PRESCHOOL EMPLOYEE USED CREDIT CARD TO PURCHASE PERSONAL ITEMS
PRCS/RBT CROWN CNTR	FOOD4LESS #0558	IL	60202	$ 120.58	2/3/2020	65025 FOOD	GROCERIES CP PART AND FULL DAY *EMPLOYEE USED CITY CREDIT CARD TO PURCHASE PERSONAL ITEMS.
PRCS/RBT CROWN CNTR	GFS STORE #1915	IL	60202	$ 430.59	2/3/2020	65025 FOOD	GROCERIES / FOOD SERVICE SUPPLIES FOR CHILD CARE SNACKS
PRCS/RBT CROWN CNTR	FOOD4LESS #0558	IL	60202	$ 82.16	2/5/2020	65025 FOOD	AFTER SCHOOL ADVENTURE 1/2 DAY LUNCH
PRCS/RBT CROWN CNTR	THE HOME DEPOT #1902	IL	60202	$ (17.62)	2/5/2020	65050 BUILDING MAINTENANCE MATERIAL	REFUND FOR BEING CHARGED TAX
PRCS/RBT CROWN CNTR	THE HOME DEPOT #1902	IL	60202	$ 8.19	2/5/2020	65110 REC PROGRAM SUPPLIES	KEY TAGS
PRCS/RBT CROWN CNTR	NE IL RADON TESTING	IL	60060	$ 975.00	2/7/2020	62245 OTHER EQ MAINT	RADON TESTING FOR NEW BUILDING
PRCS/RBT CROWN CNTR	KENNY THE KLEENER ROUT	IL	60076	$ 55.88	2/10/2020	62490 OTHER PROGRAM COSTS	CHILD CARE LAUNDRY
PRCS/RBT CROWN CNTR	GFS STORE #1915	IL	60202	$ 534.93	2/10/2020	65025 FOOD	GROCERIES FOR CHILD CARE SNACKS
PRCS/RBT CROWN CNTR	GFS STORE #1915	IL	60202	$ (534.93)	2/10/2020	65025 FOOD	GFS HAD TO RETURN AND RE-RING ITEMS DUE TO ACCIDENTAL POINT USAGE. TO FIX THE MISTAKE.
PRCS/RBT CROWN CNTR	TARGET 00019240	IL	60707	$ 266.08	2/10/2020	65110 REC PROGRAM SUPPLIES	CREATIVE PLAY #2 NEW CLASSROOM GAMES
PRCS/RBT CROWN CNTR	GFS STORE #1915	IL	60202	$ 104.34	2/13/2020	65025 FOOD	CHARGE FOR POINTS TO BE REPLACED TO ACCOUNT
PRCS/RBT CROWN CNTR	TARGET 00009274	IL	60202	$ 28.83	2/14/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR PRESCHOOL CLASSROOMS
PRCS/RBT CROWN CNTR	ALGRA CORPORATION POST	CA	93308	$ 90.20	2/14/2020	65110 REC PROGRAM SUPPLIES	SAFETY POSTERS FOR CLASSROOMS
PRCS/RBT CROWN CNTR	GRAINGER	IL	60045	$ 353.47	2/17/2020	65050 BUILDING MAINTENANCE MATERIAL	MAINTENANCE SUPPLIES
PRCS/RBT CROWN CNTR	KENNY THE KLEENER ROUT	IL	60076	$ 56.62	2/17/2020	62490 OTHER PROGRAM COSTS	CHILD CARE LAUNDRY
PRCS/RBT CROWN CNTR	THE HOME DEPOT #1902	IL	60202	$ 43.30	2/17/2020	65110 REC PROGRAM SUPPLIES	BOXES FOR MOVING FROM OLD FACILITY TO NEW FACILITY
PRCS/RBT CROWN CNTR	GO BANANAS	IL	60706	$ 143.76	2/17/2020	62507 FIELD TRIPS	AFTER SCHOOL ADVENTURE FULL DAY FIELD TRIP
PRCS/RBT CROWN CNTR	GO BANANAS	IL	60706	$ 64.95	2/17/2020	65025 FOOD	AFTER SCHOOL ADVENTURE FULL DAY LUNCH
PRCS/RBT CROWN CNTR	BSN SPORTS LLC	TX	75234	$ 1,106.87	2/17/2020	65110 REC PROGRAM SUPPLIES	TWO TABLE TENNIS TABLES AND SUPPLIES
PRCS/RBT CROWN CNTR	WALMART.COM	AR	72716	$ 269.01	2/19/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR PRESCHOOL CLASSROOMS
PRCS/RBT CROWN CNTR	DISCOUNTSCH 8006272829	CA	93940	$ 352.86	2/19/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR NEW CLASSROOMS
PRCS/RBT CROWN CNTR	ENTERPRISE BATTERY COR	IL	60056	$ 202.50	2/20/2020	62245 OTHER EQ MAINT	ZAMBONI BATTERY
PRCS/RBT CROWN CNTR	THE HOME DEPOT 1902	IL	60202	$ 255.09	2/20/2020	65110 REC PROGRAM SUPPLIES	GARBAGE CANS / MAINTENANCE SUPPLIES FOR NEW CLASSROOMS
PRCS/RBT CROWN CNTR	TARGET 00019240	IL	60707	$ 113.82	2/21/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR CHILD CARE
PRCS/RBT CROWN CNTR	DISCOUNTSCH 8006272829	CA	93940	$ 231.65	2/21/2020	65110 REC PROGRAM SUPPLIES	SUPPLIES FOR CREATIVE PLAY #2
PRCS/RBT CROWN CNTR	KENNY THE KLEENER ROUT	IL	60076	$ 78.23	2/24/2020	62490 OTHER PROGRAM COSTS	CHILD CARE LAUNDRY
PRCS/RBT CROWN CNTR	GFS STORE #1915	IL	60202	$ 144.73	2/24/2020	65025 FOOD	GROCERIES FOR CHILD CARE
PRCS/RBT CROWN CNTR	THE HOME DEPOT 1902	IL	60202	$ 417.96	2/24/2020	65050 BUILDING MAINTENANCE MATERIAL	AIR COMPRESSOR
PRCS/RBT CROWN CNTR	FIVE BELOW 709	IL	60707	$ 40.00	2/24/2020	65110 REC PROGRAM SUPPLIES	STUFFED ANIMALS FOR CP #2
PRCS/RBT CROWN CNTR	GFS STORE #1941	IL	60707	$ 47.92	2/24/2020	65025 FOOD	BUCKETS FOR HEALTH INSPECTION
PRCS/RBT CROWN CNTR	ULINE SHIP SUPPLIES	WI	53158	$ 450.03	2/25/2020	65050 BUILDING MAINTENANCE MATERIAL	TRASH CANS FOR CHANGE ROOMS/LACE UP ROOM
PRCS/RBT CROWN CNTR	838 BRUNSWICK ZONE 800	IL	60714	$ 209.70	2/25/2020	62507 FIELD TRIPS	SUMMER CAMP DEPOSIT
PRCS/RBT CROWN CNTR	838 BRUNSWICK ZONE 800	IL	60714	$ 244.65	2/25/2020	62507 FIELD TRIPS	SUMMER CAMP DEPOSIT
PRCS/RBT CROWN CNTR	838 BRUNSWICK ZONE 800	IL	60714	$ 244.65	2/25/2020	62507 FIELD TRIPS	SUMMER CAMP DEPOSIT
PRCS/RBT CROWN CNTR	838 BRUNSWICK ZONE 800	IL	60714	$ 279.60	2/25/2020	62507 FIELD TRIPS	SUMMER CAMP FIELD TRIP DEPOSIT
PRCS/RBT CROWN CNTR	838 BRUNSWICK ZONE 800	IL	60714	$ 279.60	2/25/2020	62507 FIELD TRIPS	SUMMER CAMP DEPOSIT
PRCS/RECREATION	CHICAGO DOGS I	IL	60018	$ 100.00	1/27/2020	62507 FIELD TRIPS	CHICAGO DOGS GAME DEPOSIT
PRCS/RECREATION	RVT CHSD 128-WEB	IL	60061	$ 135.00	1/27/2020	62507 FIELD TRIPS	REGISTRATION FEE FOR SWIM MEET AT LIBERTYVILLE HIGH SCHOOL
PRCS/RECREATION	JEWEL-OSCO	IL	60202	$ 6.48	1/29/2020	65025 FOOD	SENSORY CHEF FOOD
PRCS/RECREATION	JEWEL-OSCO	IL	60202	$ 38.46	1/29/2020	65025 FOOD	SENSORY CHEF FOOD
PRCS/RECREATION	MARINE RESCUE PRODUCTS	RI	02842	$ 177.95	1/31/2020	62490 OTHER PROGRAM COSTS	USLA TRAINING MANUALS

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PRCS/RECREATION	838 BRUNSWICK ZONE 800	IL	60714	$ 202.71	1/31/2020	62507 FIELD TRIPS	LANE RENTAL FEE FOR BOWLING PROGRAM
PRCS/RECREATION	HOMEDEPOT.COM	GA	30339	$ 463.32	2/3/2020	65110 REC PROGRAM SUPPLIES	STORAGE SHED FOR LTP HOCKEY SUPPLIES
PRCS/RECREATION	JEWEL-OSCO	IL	60202	$ 45.63	2/5/2020	65025 FOOD	SENSORY CHEF FOOD
PRCS/RECREATION	THE HOME DEPOT #1902	IL	60202	$ (34.32)	2/7/2020	65110 REC PROGRAM SUPPLIES	TAX REFUND FOR STORAGE SHED
PRCS/RECREATION	838 BRUNSWICK ZONE 800	IL	60714	$ 202.71	2/7/2020	62507 FIELD TRIPS	LANE RENTAL FEE FOR BOWLING PROGRAM
PRCS/RECREATION	CASEYS GEN STORE 3451	IL	61036	$ 45.50	2/10/2020	62507 FIELD TRIPS	GAS FOR VAN RETURNING FROM SPECIAL OLYMPICS WINTER GAMES IN GALENA
PRCS/RECREATION	JEWEL-OSCO	IL	60202	$ 52.40	2/12/2020	65025 FOOD	SENSORY CHEF FOOD
PRCS/RECREATION	838 BRUNSWICK ZONE 800	IL	60714	$ 202.71	2/17/2020	62507 FIELD TRIPS	LANE RENTAL FEE FOR BOWLING PROGRAM
PRCS/RECREATION	MENARDS MORTON GROVE I	IL	60053	$ 58.95	2/24/2020	65110 REC PROGRAM SUPPLIES	FARMERS MARKET SUPPLIES
PRCS/RECREATION	838 BRUNSWICK ZONE 800	IL	60714	$ 202.71	2/24/2020	62507 FIELD TRIPS	LANE RENTAL FEE FOR BOWLING PROGRAM
PRCS/YTH ENGAGEMENT	CHICAGOJOBSCOUNCIL	IL	60602	$ (95.00)	1/31/2020	62490 OTHER PROGRAM COSTS	CREDIT FOR SEMINAR
PUBLIC WORKS AGENCY	AMERICAN PUBLIC WORKS	MO	84108	$ 57.49	1/28/2020	65125 OTHER COMMODITIES	FIRST RESPONDER DECALS FOR STAFF
PUBLIC WORKS AGENCY	TRAFFIC CONTROL AND	IL	60103	$ 634.50	2/12/2020	65085 MINOR EQUIP & TOOLS	TYPE III BARICADES FOR EMERGENCIES
PUBLIC WORKS AGENCY	JC LICHT - 1252 - EVAN	IL	60201	$ 46.80	2/19/2020	65085 MINOR EQUIP & TOOLS	PAINT FOR SNOW MELTER
PUBLIC WORKS AGENCY	THE HOME DEPOT #1902	IL	60202	$ 150.22	2/20/2020	65085 MINOR EQUIP & TOOLS	PAINT FOR SNOW MELTER
PUBLIC WORKS/PLAN-ENG	22 - EC - LOU MALNATIS	IL	60201	$ 96.15	2/5/2020	65025 FOOD	LUNCH MEETING FOR 11 STAFF - CAPITAL PROJECT MEETING
PUBLIC WORKS/PLAN-ENG	JEWEL-OSCO	IL	60202	$ 12.25	2/10/2020	65025 FOOD	BREAKFAST ITEMS FOR 23 PWA MANAGERS AND SUPERVISORS
PUBLIC WORKS/PLAN-ENG	DD/BR #336172 Q35	IL	60645	$ 11.65	2/10/2020	65025 FOOD	BREAKFAST ITEMS FOR 23 PWA MANGERS AND SUPERVISORS
PUBLIC WORKS/PLAN-ENG	ILLINOIS AWWA	IL	60174	$ 305.00	2/14/2020	62295 TRAINING & TRAVEL	WATERCON CONFERENCE - MOYANO AND D. CUEVA
PUBLIC WORKS/PLAN-ENG	ILLINOIS GEORGRAPHIC I	IL	60137	$ 65.00	2/19/2020	62360 MEMBERSHIP DUES	MEMBERSHIP FEE FOR A. SCHUENEMAN
PUBLIC WORKS/PLAN-ENG	KARA CO., INC.	IL	60525	$ 275.00	2/20/2020	65085 MINOR EQUIP & TOOLS	SURVEY EQUIPMENT CALIBRATION
PUBLIC WORKS/PLAN-ENG	EB WINTER CITIES CHIC	CA	94103	$ 50.00	2/20/2020	62295 TRAINING & TRAVEL	WINTER CITIES SEMINAR
PUBLIC WORKS/SERVICE	GRAINGER	IL	60045	$ 283.08	1/27/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	3/4" THREAD ROD
PUBLIC WORKS/SERVICE	HARBOR FREIGHT TOOLS 7	IL	60714	$ 188.46	1/27/2020	65085 MINOR EQUIP & TOOLS	SHOP TOOLS
PUBLIC WORKS/SERVICE	CARQUEST 2759	IL	60202	$ 273.73	1/28/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REPLACEMENT BATTERIES FOR ELECTRONIC SPEED SIGNS
PUBLIC WORKS/SERVICE	JC LICHT - 1252 - EVAN	IL	60201	$ 51.47	1/29/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	PAINT
PUBLIC WORKS/SERVICE	INSTRUMENT SALES/PARTD	OR	97230	$ 2,962.08	1/29/2020	65085 MINOR EQUIP & TOOLS	PAVEMENT TEMPERATURE SENSORS
PUBLIC WORKS/SERVICE	ILCA	IL	60523	$ 120.00	1/30/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	TRUCK SIDE BAR PARTS
PUBLIC WORKS/SERVICE	THE HOME DEPOT 1902	IL	60202	$ 281.48	1/31/2020	65085 MINOR EQUIP & TOOLS	WOOD AND TOOLS
PUBLIC WORKS/SERVICE	LEMOI ACE HARDWARE	IL	60201	$ 6.12	2/4/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	SPONGES SUPPLIES
PUBLIC WORKS/SERVICE	EVANSTON LUMBER	IL	60202	$ 330.00	2/4/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	WOOD LIGHTHOUSE MEMORIAL BENCHES
PUBLIC WORKS/SERVICE	VANDJ LANDSCAPING/SVCS	IL	60077	$ 88.97	2/6/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	CHAINSAW PARTS
PUBLIC WORKS/SERVICE	VANDJ LANDSCAPING/SVCS	IL	60077	$ 470.81	2/6/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	CHAINSAW PARTS
PUBLIC WORKS/SERVICE	JC LICHT - 1252 - EVAN	IL	60201	$ 106.26	2/6/2020	65085 MINOR EQUIP & TOOLS	SNOW METER ANTI-RUST PAINT
PUBLIC WORKS/SERVICE	OFFICE DEPOT #510	IL	60201	$ 14.99	2/6/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	TAGS SHOP SUPPLIES
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 133.32	2/6/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	LIGHTHOUSE BENCHES MATERIALS
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 119.00	2/6/2020	65085 MINOR EQUIP & TOOLS	TARP FOR HMA CHIPS
PUBLIC WORKS/SERVICE	IDEAL TRIDON STRAPBIND	TN	37167	$ 1,298.92	2/10/2020	65515 OTHER IMPROVEMENTS OTHER IMPROVEM	STAINLESS STEEL STRAPPING TO MOUNT SIGNS
PUBLIC WORKS/SERVICE	REINDERS - SUSSEX CS	WI	53089	$ 164.98	2/11/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TOTO PARTS SANDPRO
PUBLIC WORKS/SERVICE	EVANSTON LUMBER	IL	60202	$ 96.00	2/11/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	ARBORETUM BENCH PLANKS
PUBLIC WORKS/SERVICE	PURE ELECTRIC	IL	60645	$ 818.40	2/11/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	135 W TRAFFIC SIGNAL BULBS
PUBLIC WORKS/SERVICE	TREE STUFF.COM	IN	46268	$ 1,414.50	2/12/2020	65090 SAFETY EQUIPMENT	REPLACED WORN RIGGING GEAR
PUBLIC WORKS/SERVICE	TREE STUFF.COM	IN	46268	$ 1,443.77	2/12/2020	65090 SAFETY EQUIPMENT	REPLACED WORN RIGGING GEAR
PUBLIC WORKS/SERVICE	GRAINGER	IL	60045	$ 121.24	2/13/2020	65085 MINOR EQUIP & TOOLS	GLOVES
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 52.38	2/13/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	BENCH SUPPLIES
PUBLIC WORKS/SERVICE	TRAFFIC CONTROL AND	IL	60103	$ 1,007.75	2/14/2020	65515 OTHER IMPROVEMENTS OTHER IMPROVEM	LOW CLEARANCE NP 8' OF DRIVE AND NP IN ALLEY SIGN FACES
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 110.98	2/14/2020	65085 MINOR EQUIP & TOOLS	SMALL TOOLS FOR CHIPPERS AND SHOP SUPPLIES FOR NO PARKING SIGNS
PUBLIC WORKS/SERVICE	TRAFFIC CONTROL AND	IL	60103	$ 624.00	2/17/2020	65515 OTHER IMPROVEMENTS OTHER IMPROVEM	DOG NUISANCE SIGN FACE AND YELLOW SHEETING ROLL GOOD
PUBLIC WORKS/SERVICE	THE HOME DEPOT 1902	IL	60202	$ 343.15	2/17/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	MISC HAND TOOLS TO STOCK TRUCK 159
PUBLIC WORKS/SERVICE	PURE ELECTRIC	IL	60645	$ 828.00	2/18/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LED STREETS LIGHT BULBS
PUBLIC WORKS/SERVICE	PURE ELECTRIC	IL	60645	$ 1,250.00	2/18/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LED STREET LIGHT BULBS
PUBLIC WORKS/SERVICE	BLACKBURN MANUFACTURIN	NE	68756	$ 229.20	2/18/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	UTILITY MARKING FLAGS
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 106.83	2/19/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	BENCH SUPPLIES STAIN BRUSHES
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 156.50	2/20/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	BENCH SUPPLIES HARDWARE
PUBLIC WORKS/SERVICE	THE HOME DEPOT #1902	IL	60202	$ 129.90	2/24/2020	62295 TRAINING & TRAVEL	LANDSCAPE SHOW TRAINING
PUBLIC WORKS/SERVICE	THE HOME DEPOT 1902	IL	60202	$ 458.52	2/24/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	VOLUNTEER TOOLS, BENCH HARDWARE
PUBLIC WORKS/SERVICE	LAWSON PRODUCTS	IL	60631	$ 109.93	2/24/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	MISC HARDWARE

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PUBLIC WORKS/SERVICE	REINDERS - SUSSEX CS	WI	53089	$ 49.08	2/25/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TORO PARTS 538
PUBLIC WORKS/WTR PROD	WW NORTON BOOKPUBLISHI	NY	10110	$ 50.09	1/27/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	GREAT LAKES BOOKS.
PUBLIC WORKS/WTR PROD	NORLAB INC.	OH	44053	$ 691.00	1/27/2020	65015 CHEMICALS/ SALT	TRACING DYE.
PUBLIC WORKS/WTR PROD	CORE & MAIN LP 482	IL	60044	$ 2,450.00	1/27/2020	65080 MERCHANDISE FOR RESALE	B-BOXES
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 65.60	1/27/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	BATTERIES.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 66.42	1/27/2020	65085 MINOR EQUIP & TOOLS	SOCKET HAND TOOLS.
PUBLIC WORKS/WTR PROD	MCMASTER-CARR	IL	60126	$ 25.33	1/27/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	O-RING KIT.
PUBLIC WORKS/WTR PROD	NAPCO STEEL INC	IL	60185	$ 394.45	1/27/2020	65055 MATERIALS TO MAINTAIN IMPROVEMENTS	STEEL FOR BORING TRAILER
PUBLIC WORKS/WTR PROD	EJ USA CHICAGO	IL	60451	$ 390.74	1/27/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	MANHOLE FRAME AND LID FOR THE BOILER ROOM
PUBLIC WORKS/WTR PROD	COLUMBIA PIPE & SUPPLY	IL	61108	$ 115.91	1/27/2020	65515 OTHER IMPROVEMENTS	STAINLESS STEEL PIPE COUPLINGS.
PUBLIC WORKS/WTR PROD	TRIBUNE PUBLISHING COM	TX	75067	$ 41.67	1/27/2020	62696 PUBLIC EDUCATION	LEGAL NOTICE, 3 DAY RUN, PIONEER NORTH FOR STORM WATER MANAGEMENT PLAN PUBLIC MEETING.
PUBLIC WORKS/WTR PROD	TRIBUNE PUBLISHING COM	TX	75067	$ 59.78	1/27/2020	62696 PUBLIC EDUCATION	LEGAL NOTICE, 3 DAY RUN, PIONEER NORTH FOR STORM WATER MANAGEMENT PLAN PUBLIC MEETING.
PUBLIC WORKS/WTR PROD	TRIBUNE PUBLISHING COM	TX	75067	$ 1,232.00	1/27/2020	62696 PUBLIC EDUCATION	LEGAL NOTICE, 4 DAY RUN IN CHICAGO TRIBUNE FOR STORM WATER MANAGEMENT PLAN PUBLIC MEETING.
PUBLIC WORKS/WTR PROD	TFS FISHER SCI HUS	TX	77038	$ 59.45	1/27/2020	65075 MEDICAL & LAB SUPPLIES	FLUORIDE 1 PPM.
PUBLIC WORKS/WTR PROD	TFS FISHER SCI HUS	TX	77038	$ 583.92	1/27/2020	65075 MEDICAL & LAB SUPPLIES	POTASSIUM IODIDE, KIMWIPE, PH 4.
PUBLIC WORKS/WTR PROD	MATERIAL SYSTEMS	IL	60018	$ 947.76	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	SHELVES FOR METER STORE ROOM
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 263.45	1/28/2020	65040 JANITORIAL SUPPLIES	PAPER TOWELS AND SLINGS.
PUBLIC WORKS/WTR PROD	STANDARD EQUIPMENT CO.	IL	60612	$ 284.79	1/28/2020	62245 OTHER EQ MAINT	VACTOR REPAIR PARTS.
PUBLIC WORKS/WTR PROD	COLUMBIA PIPE & SUPPLY	IL	61108	$ 803.38	1/28/2020	65515 OTHER IMPROVEMENTS	STAINLESS STEEL WATER PIPE.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 250.47	1/29/2020	65515 OTHER IMPROVEMENTS	CORE BITS.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 52.16	1/29/2020	65085 MINOR EQUIP & TOOLS	WORK LIGHT.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 750.00	1/29/2020	62295 TRAINING & TRAVEL	ISAWWA WATERCON 2020 CONFERENCE REGISTRATION FOR BRIAN ANDERSEN, KEITH KLEINER AND MATT SCHWEGEL.
PUBLIC WORKS/WTR PROD	GORDON ELECTRIC SUPPLY	IL	60901	$ (3.04)	1/29/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TAX REFUND.
PUBLIC WORKS/WTR PROD	GORDON ELECTRIC SUPPLY	IL	60901	$ (17.06)	1/29/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TAX REFUND.
PUBLIC WORKS/WTR PROD	B&H PHOTO 800-606-696	NY	10001	$ 64.95	1/30/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	USB HUB.
PUBLIC WORKS/WTR PROD	ACMETOOLS.COM	ND	58203	$ 105.99	1/30/2020	65515 OTHER IMPROVEMENTS	CORE BITS.
PUBLIC WORKS/WTR PROD	MENARDS MORTON GROVE I	IL	60053	$ 130.99	1/30/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LUMBER FOR BOILER ROOM FORMS.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: CHEMICAL PROPERTIES, SAFETY, SECURITY/CHEMICAL FEED EQUIPMENT.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: HANDLING OF CHLORINE.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: INTRO TO ALTERNATING CURRENT MOTOR STARTERS.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 74.00	1/30/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: PLANT MAINTENANCE TECHNOLOGIST.
PUBLIC WORKS/WTR PROD	ANDERSON LOCK CO	IL	60018	$ 76.00	1/31/2020	65050 BUILDING MAINTENANCE MATERIAL	REKEY PADLOCKS.
PUBLIC WORKS/WTR PROD	MINUTEMAN PRESS MORTON	IL	60053	$ 220.00	1/31/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LOG SHEETS.
PUBLIC WORKS/WTR PROD	LEE JENSEN SALES	IL	60014	$ 843.00	2/3/2020	65090 SAFETY EQUIPMENT	SERVICE FALL RESTRAINT DEVICE.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 86.60	2/3/2020	65090 SAFETY EQUIPMENT	SAFETY HORNS.
PUBLIC WORKS/WTR PROD	COLUMBIA PIPE & SUPPLY	IL	61108	$ 587.12	2/3/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	24" VICTAULIC GASKET FOR 6LL BEARING AND C-11 REPLACEMENT PROJECT
PUBLIC WORKS/WTR PROD	TFS FISHER SCI HUS	TX	77038	$ 121.95	2/3/2020	65075 MEDICAL & LAB SUPPLIES	SANICLOTH.
PUBLIC WORKS/WTR PROD	CITY WELDING SALES & S	IL	60076	$ 112.10	2/4/2020	65035 PETROLEUM PRODUCTS	WELDING AND FORKLIFT GAS.
PUBLIC WORKS/WTR PROD	B&H PHOTO 800-606-696	NY	10001	$ 468.00	2/5/2020	65702 WATER GENERAL PLANT	SECURITY CAMERA.
PUBLIC WORKS/WTR PROD	SUPERIOR INDUSTRIAL SP	IL	60714	$ 35.60	2/5/2020	65040 JANITORIAL SUPPLIES	TRASH CAN LINERS.
PUBLIC WORKS/WTR PROD	ONLINE METAL	WA	98109	$ 900.42	2/5/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	STAINLESS STEEL ROD FOR BASIN SHELF.
PUBLIC WORKS/WTR PROD	MUTUAL SCREW AND SUPPL	NJ	07662	$ 506.32	2/6/2020	65515 OTHER IMPROVEMENTS	U-BOLTS.
PUBLIC WORKS/WTR PROD	ACMETOOLS.COM	ND	58203	$ 157.98	2/6/2020	65515 OTHER IMPROVEMENTS	CORE BITS.
PUBLIC WORKS/WTR PROD	ZIEBELL WATER SERVI	IL	60007	$ 2,369.75	2/6/2020	65055 MATERIALS TO MAINTAIN IMPROVEMENTS	HYDRANT EXTENSIONS
PUBLIC WORKS/WTR PROD	THE HOME DEPOT #1902	IL	60202	$ 58.29	2/6/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	MATERIAL FOR BOILER ROOM FLOOD CONTROL PROJECT
PUBLIC WORKS/WTR PROD	ETRAILER CORPORATION	MO	63385	$ (70.48)	2/6/2020	65055 MATERIALS TO MAINTAIN IMPROVEMENTS	REFUND FOR TAXES CHARGED ON ORDER
PUBLIC WORKS/WTR PROD	ETRAILER CORPORATION	MO	63385	$ 1,198.33	2/6/2020	65055 MATERIALS TO MAINTAIN IMPROVEMENTS	PARTS FOR BORING TRAILER
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 362.44	2/7/2020	62245 OTHER EQ MAINT	HEATER MOTOR AND TOILET PAPER.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 267.64	2/10/2020	65515 OTHER IMPROVEMENTS	PIPE CUTTER DIES.
PUBLIC WORKS/WTR PROD	ALTORFER INDUSTRIES -	IL	60126	$ 638.10	2/10/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REPLACEMENT BATTERIES FOR 4HL ENGINE
PUBLIC WORKS/WTR PROD	EUROFINS EATON ANALYTI	PA	17605	$ 30.00	2/11/2020	62410 LEAD SERVICE ABATEMENT	LEAD ABATEMENT.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ (58.56)	2/11/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	RETURN CREDIT.

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 395.44	2/11/2020	65515 OTHER IMPROVEMENTS	PIPE CUTTER DIES.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	2/11/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: INTRO TO ALTERNATING CURRENT MOTOR STARTERS - DAVE ELSTON.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	2/11/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: WATER LOSS AUDIT-M36 & LMO-2 REFRESHER TRAINING - SYED AHMED.
PUBLIC WORKS/WTR PROD	BEST BUY 00003137	IL	60202	$ 1,543.48	2/11/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	VIDEO MONITORS FOR SECURITY CAMERAS IN THE PUMP STATION CONTROL ROOM.
PUBLIC WORKS/WTR PROD	RS HUGHES CO INC	CA	94086	$ 128.10	2/11/2020	65090 SAFETY EQUIPMENT	GLOVES.
PUBLIC WORKS/WTR PROD	MUTUAL SCREW AND SUPPL	NJ	07662	$ 496.33	2/12/2020	65515 OTHER IMPROVEMENTS	GALVANIZED U-BOLTS.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 83.10	2/12/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	PIPE PLUGS.
PUBLIC WORKS/WTR PROD	AXIS COMMUNICATIONS, I	MA	01824	$ 99.00	2/13/2020	65702 WATER GENERAL PLANT	CAMERA REPAIR BOARD.
PUBLIC WORKS/WTR PROD	FIRE HOSE DIRECT	NC	28117	$ 436.65	2/13/2020	65515 OTHER IMPROVEMENTS	HOSE ADAPTERS.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 76.39	2/13/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LEXAN SHEET.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 90.23	2/13/2020	65515 OTHER IMPROVEMENTS	PVC FITTINGS.
PUBLIC WORKS/WTR PROD	MCMASTER-CARR	IL	60126	$ 72.51	2/13/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	PLASTIC TUBING.
PUBLIC WORKS/WTR PROD	MSC	NY	11747	$ 138.13	2/14/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	MOTOR COUPLING.
PUBLIC WORKS/WTR PROD	SUPPLYHOUSE.COM	NY	11747	$ 122.13	2/14/2020	65515 OTHER IMPROVEMENTS	PVC FITTINGS.
PUBLIC WORKS/WTR PROD	HOMEDEPOT.COM	GA	30339	$ 77.49	2/14/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	PORTABLE HEATER.
PUBLIC WORKS/WTR PROD	BUSHNELL INCORPORATED	IL	60018	$ 275.58	2/14/2020	65515 OTHER IMPROVEMENTS	PVC FITTINGS.
PUBLIC WORKS/WTR PROD	LESMAN INSTRUMENTS	IL	60106	$ 377.04	2/14/2020	62245 OTHER EQ MAINT	PRESSURE SWITCHES FOR BOILERS.
PUBLIC WORKS/WTR PROD	JEWEL-OSCO	IL	60202	$ 80.53	2/14/2020	62295 TRAINING & TRAVEL	BRYAN EVANS DEPARTURE
PUBLIC WORKS/WTR PROD	MSC	NY	11747	$ 263.73	2/17/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	MOTOR COUPLING.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 82.90	2/17/2020	65090 SAFETY EQUIPMENT	NITRILE GLOVES.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 13.94	2/17/2020	65085 MINOR EQUIP & TOOLS	HAND TOOL SOCKET EXTENSIONS.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 347.44	2/17/2020	65515 OTHER IMPROVEMENTS	PIPE CUTTER DIES.
PUBLIC WORKS/WTR PROD	PARTS TOWN	IL	60101	$ 41.38	2/17/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	TIMER FOR MARKET FORGE STERILIZER
PUBLIC WORKS/WTR PROD	WATER RESOURCES INCORP	IL	60120	$ 25.00	2/17/2020	62245 OTHER EQ MAINT	WATER METER TESTING.
PUBLIC WORKS/WTR PROD	WATER RESOURCES INCORP	IL	60120	$ 515.00	2/17/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	WATER METER SUPPLIES.
PUBLIC WORKS/WTR PROD	MCMASTER-CARR	IL	60126	$ 56.06	2/17/2020	65515 OTHER IMPROVEMENTS	EXPANSION PLUGS.
PUBLIC WORKS/WTR PROD	PURE ELECTRIC	IL	60645	$ 370.64	2/17/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	ELECTRICAL CONDUIT.
PUBLIC WORKS/WTR PROD	COLUMBIA PIPE & SUPPLY	IL	61108	$ 810.88	2/18/2020	65515 OTHER IMPROVEMENTS	STAINLESS STEEL WATER PIPE.
PUBLIC WORKS/WTR PROD	TFS FISHER SCI CHI	IL	60133	$ 1,303.45	2/19/2020	65075 MEDICAL & LAB SUPPLIES	MEMBRANE FILTERS FOR COLIFORM TESTING
PUBLIC WORKS/WTR PROD	SP PITTSBURGH SPRAY	PA	15234	$ 210.70	2/20/2020	65090 SAFETY EQUIPMENT	NORTH FULL FACE RESPIRATOR.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 48.87	2/20/2020	65085 MINOR EQUIP & TOOLS	REPAIR PARTS FOR NEEDLE DESCALER.
PUBLIC WORKS/WTR PROD	USA BLUE BOOK	IL	60085	$ 747.44	2/20/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REAGENT KITS FOR THE NORTH AND SOUTH STANDPIPES.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 36.00	2/20/2020	62295 TRAINING & TRAVEL	REGISTRATION FOR ISAWWA SEMINAR: ADVANCES IN WATER TECHNOLOGY - SYED AHMED.
PUBLIC WORKS/WTR PROD	GORDON ELECTRIC SUPPLY	IL	60901	$ 105.46	2/20/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	ELECTRICAL ENCLOSURES.
PUBLIC WORKS/WTR PROD	AIRTEST TECHNOLOGIES C	WA	98103	$ 299.60	2/20/2020	62245 OTHER EQ MAINT	DEW POINT CONTROLLER DEHUMIDIFIERS.
PUBLIC WORKS/WTR PROD	E-CONOLIGHT	WI	53177	$ 251.96	2/21/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	REPLACEMENT LIGHTS FOR THE WATER PLANT CLASSROOM.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 180.92	2/21/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	LIGHT INSTALLATION KITS.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 202.49	2/21/2020	65085 MINOR EQUIP & TOOLS	WORK LIGHT.
PUBLIC WORKS/WTR PROD	OZINGA READY MIX CONCR	IL	60448	$ 417.50	2/21/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	CONCRETE FOR BOILER ROOM FLOOD CONTROL PROJECT
PUBLIC WORKS/WTR PROD	VWR INTERNATIONAL INC	PA	19087	$ 169.57	2/24/2020	65075 MEDICAL & LAB SUPPLIES	1.0, 1.1 MILK PIPETTES.
PUBLIC WORKS/WTR PROD	TFS FISHER SCI ATL	GA	30024	$ 104.12	2/24/2020	65075 MEDICAL & LAB SUPPLIES	EDTA FOR HARDNESS TESTING.
PUBLIC WORKS/WTR PROD	ZORO TOOLS INC	IL	60089	$ 755.71	2/24/2020	65085 MINOR EQUIP & TOOLS	CORING TOOL.
PUBLIC WORKS/WTR PROD	ILLINOIS AWWA	IL	60174	$ 135.00	2/24/2020	62295 TRAINING & TRAVEL	ISAWWA 2-DAY SEMINAR: WATER DISTRIBUTION AND SEWER COLLECTION.
PUBLIC WORKS/WTR PROD	GRAINGER	IL	60045	$ 136.34	2/25/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	DOOR OPENER SWITCH AND TAPE FOR THE MAIN DOOR AT THE WATER PLANT.
	ALL OTHER FEBRUARY 2020 TOTAL			**$ 193,367.73**			
	SUMMARY:						
	LOCAL EVANSTON SPEND (230 transactions)			**$ 32,115.27**			
	ALL OTHER NON-EVANSTON (501 transactions)			**$ 161,252.46**			
	ALL OTHER FEBRUARY 2020 TOTAL			**$ 193,367.73**			

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Tera Davis, Accounts Payable Coordinator
CC:	Hitesh Desai, Chief Financial Officer/Treasurer
Subject:	Approval of BMO Harris Amazon Credit Card Activity
Date:	April 27, 2020

Recommended Action:
Staff recommends approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending February 26, 2020, in the amount of $7,123.29.

Council Action:
For Action

Summary:
The total amount of the BMO Harris Amazon Credit Card Activity for the period ending February 26, 2019, is $7,123.29.

Attachments:
February 2020 Transactions- Amazon

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
ADMIN SVCS/FAC MGMT	AMAZON.COM 878XM1LO3	WA	98109	$ 346.52	1/27/2020	65090 SAFETY EQUIPMENT	SAFETY GLOVES
ADMIN SVCS/FAC MGMT	AMZN MKTP US FR3SW5QS3	WA	98109	$ 31.63	1/28/2020	65085 MINOR EQUIP & TOOLS	VAN TOOLS
ADMIN SVCS/FAC MGMT	AMZN MKTP US HM7YJ7K33	WA	98109	$ 105.00	1/28/2020	65050 BUILDING MAINTENANCE MATERIAL	FIRE EXTINGUISHER CAB - RETURNED
ADMIN SVCS/FAC MGMT	AMZN MKTP US VY2GP0EC3	WA	98109	$ 9.84	1/28/2020	65085 MINOR EQUIP & TOOLS	VAN TOOLS
ADMIN SVCS/FAC MGMT	AMZN MKTP US 4451X1IW3	WA	98109	$ 9.51	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMZN MKTP US UO6949J13	WA	98109	$ 101.55	1/29/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMZN MKTP US 6B0XJ2Z73	WA	98109	$ 25.01	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMZN MKTP US CS92S1EF3	WA	98109	$ 69.69	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING DOOR STOP
ADMIN SVCS/FAC MGMT	AMZN MKTP US JE5GY0C43	WA	98109	$ 60.27	1/30/2020	65085 MINOR EQUIP & TOOLS	VAN STOCK AND MATERIALS
ADMIN SVCS/FAC MGMT	AMZN MKTP US UT6IV9XW3	WA	98109	$ 15.25	1/30/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMAZON PRIME	WA	98109	$ (12.99)	1/31/2020	65090 SAFETY EQUIPMENT	CREDIT FOR SAFETY EQUIPMENT
ADMIN SVCS/FAC MGMT	AMAZON PRIME TB1FS0A33	WA	98109	$ 119.00	1/31/2020	65090 SAFETY EQUIPMENT	SERVICE CENTER SHOP PREVENTATIVE EQUIPMENT
ADMIN SVCS/FAC MGMT	AMAZON.COM YG9XC0SM3	WA	98109	$ 136.98	2/6/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMZN MKTP US 2I2O99VI3	WA	98109	$ 36.95	2/7/2020	65090 SAFETY EQUIPMENT	HART HAT FOR DAN W
ADMIN SVCS/FAC MGMT	AMZN MKTP US GI59S3FQ3	WA	98109	$ 60.99	2/7/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR SECURITY KEY PAD REPAIR
ADMIN SVCS/FAC MGMT	AMZN MKTP US LL03N2C43	WA	98109	$ 27.71	2/10/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CIVIC CENTER
ADMIN SVCS/FAC MGMT	AMAZON.COM 700TN2K63	WA	98109	$ 16.88	2/12/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR CALENDAR FOR OFFICE
ADMIN SVCS/FAC MGMT	AMAZON.COM RE4RQ5JK3	WA	98109	$ 167.09	2/12/2020	65085 MINOR EQUIP & TOOLS	STATIONARY AND TOOL BAG PACK
ADMIN SVCS/FAC MGMT	AMAZON.COM RI1KS67H3 A	WA	98109	$ 237.78	2/13/2020	65050 BUILDING MAINTENANCE MATERIAL	STAND FOR WATER HEATER
ADMIN SVCS/FAC MGMT	AMZN MKTP US 7M3AP6W53	WA	98109	$ 71.95	2/14/2020	65050 BUILDING MAINTENANCE MATERIAL	BUILDING REPAIRS
ADMIN SVCS/FAC MGMT	AMZN MKTP US QR97K46Q3	WA	98109	$ 47.98	2/14/2020	65085 MINOR EQUIP & TOOLS	SHOP TOOLS
ADMIN SVCS/FAC MGMT	AMAZON.COM Y59CB4V13 A	WA	98109	$ 13.49	2/20/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WATER SENSOR FOR ROOF LEAK
ADMIN SVCS/FAC MGMT	AMAZON.COM AN64U0E13 A	WA	98109	$ 2.97	2/25/2020	65050 BUILDING MAINTENANCE MATERIAL	MATERIAL FOR WATER SENSOR FOR ROOF LEAK
ADMIN SVCS/FAC MGMT	AMZN MKTP US DZ1GI4CH3	WA	98109	$ 8.19	2/25/2020	65085 MINOR EQUIP & TOOLS	TEST LEADS FOR DAIS WORK
ADMIN SVCS/HUMAN RES	AMZN MKTP US 6Y4EU8G23	WA	98109	$ 25.43	2/17/2020	65095 OFFICE SUPPLIES	OFFICE SUPPLIES - LABEL MAKER TAPE REFILL AND POST-IT NOTES (FOR FREE DELIVERY)
ADMIN SVCS/INFO SYS	AMAZON.COM 7T15Z7TE3	WA	98109	$ 37.75	1/27/2020	65555 PERSONAL COMPUTER EQ	VOICE RECORDER ACCESSORIES TKT # 33821
ADMIN SVCS/INFO SYS	AMAZON.COM N85ZE6SZ3	WA	98109	$ 149.99	1/28/2020	65555 PERSONAL COMPUTER EQ	RENEE SCHEDOWSKI MONITOR 33696
ADMIN SVCS/INFO SYS	AMZN MKTP US 079K66NS3	WA	98109	$ 519.90	1/28/2020	65555 PERSONAL COMPUTER EQ	BACKUP TAPES TKT# 33876
ADMIN SVCS/INFO SYS	AMZN MKTP US 2B8TR2363	WA	98109	$ 22.00	1/28/2020	65555 PERSONAL COMPUTER EQ	TAPES FOR AS400 BACKUP
ADMIN SVCS/INFO SYS	AMZN MKTP US FS6LZ2NF3	WA	98109	$ 475.28	1/29/2020	65555 PERSONAL COMPUTER EQ	SSD DRIVES AND BRACKETS FOR UPGRADES
ADMIN SVCS/INFO SYS	AMAZON.COM 838QC4L83 A	WA	98109	$ 74.05	2/3/2020	65555 PERSONAL COMPUTER EQ	KEYBOARDS TKT#33610
ADMIN SVCS/INFO SYS	AMAZON.COM G69LC1U93	WA	98109	$ 335.86	2/3/2020	65555 PERSONAL COMPUTER EQ	CABLE MANAGEMENT DUCTS - IDF CLOSETS AND DATACENTER
ADMIN SVCS/INFO SYS	AMAZON.COM QR1IR2CC3 A	WA	98109	$ 64.98	2/3/2020	65555 PERSONAL COMPUTER EQ	BATTERIES
ADMIN SVCS/INFO SYS	AMZN MKTP US HZ41I5NM3	WA	98109	$ 80.05	2/3/2020	65095 OFFICE SUPPLIES	TAPE LABELS
ADMIN SVCS/INFO SYS	AMZN MKTP US JV9CZ40J3	WA	98109	$ 95.02	2/7/2020	65555 PERSONAL COMPUTER EQ	CISCO ROUTER RACKMOUNT KIT - ICN LEADS PROJECT
ADMIN SVCS/INFO SYS	AMAZON.COM Q165G87F3	WA	98109	$ 131.97	2/10/2020	65555 PERSONAL COMPUTER EQ	INTEL NUC COMPONENTS FOR FIRE. TKT#34223
ADMIN SVCS/INFO SYS	AMZN MKTP US 9R5872NL3	WA	98109	$ 19.95	2/10/2020	65555 PERSONAL COMPUTER EQ	VERIZON SIM CARDS
ADMIN SVCS/INFO SYS	AMZN MKTP US HZ9KN17Y3	WA	98109	$ 61.98	2/10/2020	65555 PERSONAL COMPUTER EQ	WIRELESS KEYBOARDS
ADMIN SVCS/INFO SYS	AMZN MKTP US PN1CW3RN3	WA	98109	$ 20.98	2/10/2020	65555 PERSONAL COMPUTER EQ	RJ45 COUPLER
ADMIN SVCS/INFO SYS	AMZN MKTP US 8C05H89I3	WA	98109	$ 47.14	2/13/2020	65555 PERSONAL COMPUTER EQ	LABELS, DISPLAY ADAPTERS, CALLBACKS SWITCHES
ADMIN SVCS/INFO SYS	AMAZON.COM RW88V2Z03	WA	98109	$ 61.98	2/17/2020	65095 OFFICE SUPPLIES	MONITOR STAND
ADMIN SVCS/INFO SYS	AMZN MKTP US 5C6A14XJ3	WA	98109	$ 23.98	2/17/2020	65555 PERSONAL COMPUTER EQ	34242 LAPTOP BATTERY FOR CHRIS VENATTA
ADMIN SVCS/INFO SYS	AMZN MKTP US 8X6LV4W33	WA	98109	$ 172.20	2/17/2020	65555 PERSONAL COMPUTER EQ	DODGE/CHURCH IP CAMERA NODE EQUIPMENT
ADMIN SVCS/INFO SYS	AMZN MKTP US 8K5AA2CJ3	WA	98109	$ 6.99	2/18/2020	65555 PERSONAL COMPUTER EQ	SERIAL CABLE ADAPTER
ADMIN SVCS/INFO SYS	AMZN MKTP US EV3GM9AD3	WA	98109	$ 12.30	2/18/2020	65555 PERSONAL COMPUTER EQ	2X PUSH BUTTON SWITCHES FOR CALL-BOXES
ADMIN SVCS/INFO SYS	AMZN MKTP US 5O4ND6I43	WA	98109	$ 131.19	2/19/2020	65555 PERSONAL COMPUTER EQ	DODGE/CHURCH IP SECURITY CAMERA PROJECT POE INJECTOR AND MOUNTS
ADMIN SVCS/INFO SYS	AMZN MKTP US F31PW17I3	WA	98109	$ 30.79	2/21/2020	65555 PERSONAL COMPUTER EQ	AUDIO RECORDER STAND FOR ALDERMANIC LIBRARY
ADMIN SVCS/INFO SYS	AMAZON.COM F25WC8563	WA	98109	$ 60.46	2/24/2020	65095 OFFICE SUPPLIES	MOUSE PADS. RCCC
ADMIN SVCS/INFO SYS	AMAZON.COM TJ7QO2XJ3	WA	98109	$ 92.97	2/24/2020	65555 PERSONAL COMPUTER EQ	NUC RAM FOR FIRE
ADMIN SVCS/INFO SYS	AMZN MKTP US B09Z67QI3	WA	98109	$ 259.99	2/24/2020	65555 PERSONAL COMPUTER EQ	BACKUP TAPES
ADMIN SVCS/INFO SYS	AMZN MKTP US HM1D27UE3	WA	98109	$ 117.43	2/24/2020	65555 PERSONAL COMPUTER EQ	34285 DISPLAY PORT ADAPTERS AND MOUSE PADS
ADMIN SVCS/INFO SYS	AMZN MKTP US MR7CZ0J93	WA	98109	$ 479.00	2/24/2020	65555 PERSONAL COMPUTER EQ	APC UPS APPLIANCE FOR TAPE PROXY SERVER CIVIC CENTER
ADMIN SVCS/INFO SYS	AMZN MKTP US PO1ZA7IU3	WA	98109	$ 122.80	2/24/2020	65555 PERSONAL COMPUTER EQ	34285 DISPLAY PORT CABLES
CITY MGR OFFICE	AMZN MKTP US U05M319J3	WA	98109	$ 31.84	1/29/2020	65095 OFFICE SUPPLIES	COMPOSTABLE ITEMS FOR CMO AND CITY COUNCIL
CITY MGR OFFICE	AMAZON.COM N20XF6133	WA	98109	$ 39.42	2/7/2020	62490 OTHER PROGRAM COSTS	PAN AFRICAN FLAG FOR BLACK HISTORY MONTH
POLICE DEPARTMENT	AMZN MKTP US PG7200C13	WA	98109	$ 869.00	2/19/2020	65555 PERSONAL COMPUTER EQ	COMPUTER ROUTER
POLICE DEPARTMENT	AMZN MKTP US FA14D1S53	WA	98109	$ 87.78	2/24/2020	65555 PERSONAL COMPUTER EQ	COMPUTER EQUIPMENT
PUBLIC WORKS AGENCY	AMZN MKTP US 674RT5U73	WA	98109	$ 71.37	2/7/2020	65090 SAFETY EQUIPMENT	PROTECTIVE CASES FOR GREENWAYS FIELD STAFF TABLETS
PUBLIC WORKS AGENCY	AMZN MKTP US TZ28I3CK3	WA	98109	$ 71.37	2/7/2020	65090 SAFETY EQUIPMENT	PROTECTIVE CASES FOR RECYCLING FIELD STAFF
PUBLIC WORKS/PLAN-ENG	AMZN MKTP US 5S8SM1A13	WA	98109	$ 32.93	2/7/2020	65090 SAFETY EQUIPMENT	FIELD SUPPLIES FOR ENGINEERING STAFF
PUBLIC WORKS/SERVICE	AMAZON.COM GE7FJ8123	WA	98109	$ 113.65	2/19/2020	62199 PRK MAINTENANCE & FURNITUR REPLACE	BENCH SUPPLIES HARDWARE
PUBLIC WORKS/SERVICE	AMZN MKTP US IE6FX2RF3	WA	98109	$ 151.35	2/20/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	HYD OIL SANDPRO
PUBLIC WORKS/WTR PROD	AMZN MKTP US LV6HU8053	WA	98109	$ 27.98	2/3/2020	65070 OFFICE/OTHER EQ TO MAINTN MATERIAL	IPHONE CASE.
PUBLIC WORKS/WTR PROD	AMZN MKTP US RV9HJ9MF3	WA	98109	$ 14.37	2/21/2020	62245 OTHER EQ MAINT	COMPUTER CABLE FOR THE CAMERA TRUCK.

BMO Credit Card Statement for the Period ending February 26, 2020

REPORTS TO INTERMEDIATE	MERCHANT NAME	MERCHANT STATE	MERCHANT ZIP CODE	TRANSACTION AMOUNT	POSTING DATE	COST ALLOCATION - EXPENSE OBJECT	EXPENSE DESCRIPTION
PUBLIC WORKS/WTR PROD	AMZN MKTP US U593E2Y03	WA	98109	$ 168.58	2/21/2020	62245 OTHER EQ MAINT	VIDEO CARD FOR THE CAMERA TRUCK.
	AMAZON FEBRUARY 2020 TOTAL			**$ 7,123.29**			

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Luke Stowe, Interim Administrative Services Director
CC:	Sean Ciolek, Division Manager of Facilities and Fleet Management
Subject:	Approval of the Replacement of One Public Works Agency Refuse Vehicle from National Fleet Auto Group
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council approval for the purchase of a replacement refuse vehicle (#718) for operations by the Public Works Agency (PWA) Public Services Bureau. The replacement vehicle will be purchased from National Fleet Auto Group (490 Auto Center Drive, Watsonville, CA 95076) in the amount of $287,605.86 through the Sourcewell contract.

Funding Source:
Funding for the vehicle will be from the Solid Waste Fund (Account 520.40.4310.65550) with a budget of $283,900, and a YTD balance of $177,983. As was done with the last recycling truck purchased and due to the long time to build the truck, the chassis will be paid out of the FY 2020 budget and the remainder will be from the FY 2021 budget.

Council Action:
For Action

Summary:
The recommended vehicle purchase will support the daily operations of the Public Works Agency. Vehicle #718 is a replacement vehicle and accommodates the high demand for collection services provided by staff.

Vehicle #718 will be a Crane Carrier Model LET2-44 used by the Recycling & Refuse Division of the Public Works Agency. The vehicle will have a 20 yard rear loader and swing back/flip-up style passenger door, kick bar and tippers upgrade for use with dumpsters, and truck side guards. It will replace existing Vehicle #718 (a 2008 Crane Carrier, which has had 297 service visits and $269,564 worth of in-house and vendor repairs over the life of the vehicle which was purchased for $190,670.00 in 2008). The existing vehicle will be placed in reserve for when other refuse trucks are out of service and will eventually be auctioned.

The recommended replacement unit purchases are as follows:

Division	Unit #	Replacement Description	Model Year	Purchase Price	Type of Bid	Vendor
PWA Recycling	718	Crane Carrier LET2-44 w/ 20 yd. Refuse Body	2020	$283,900	Sourcewell Contract #81716-NAF	National Auto Fleet Group

The replacement of this vehicle is crucial for safe, reliable, environmentally friendly, and cost-effective operations. This truck is an EPA emission compliant diesel unit. This vehicle will provide increased miles per gallon driven and reduced emissions as a result of the latest vehicle emission technology available in the marketplace at this point.

National Auto Fleet Group is the Sourcewell (NJPA) winner for this type of vehicle and will be utilized for the purchase of this unit. They have been a responsive and responsible bid winner of the contract in the past and, as such, have provided efficient turn-around to our ordering and timely delivery needs.

There are no Evanston Based Businesses that can provide this type of vehicle.

Attachments:
NAFG Quote to Evanston

National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

3/4/2020

Quote ID HD – 1167BR

Mr. Sean Ciolek

City of Evanston
2020 Asbury
Evanston, IL 60201

Dear Sean Ciolek,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration. **One (1) New/Unused (2020 Crane Carrier LET2-44, CumminsL9-350 Engine, 3000 RDS Transmission with RNOW Loadmaster Excel-S 20 Yard Rear Loader,)** Provided by Mr. Julian Brewer with Crane Carrier each for:

	One Unit (1)
Sub Total	$ 287,605.86
Tax (0.00%)	$ 00.00
Total	$ **287,605.86**

This vehicle(s) is available under the **Sourcewell (Formerly known as NJPA) Contract Number 081716-NAF**. Please reference this Contract Number on all Purchase Orders.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Ben Rodriguez
HD Contract Manager
HD@NationalAutoFleetGroup.com
Office (855) 289-6572
Fax (831) 480-8497

EVANSTON

QUOTATION

Quote Number: 2020-4491
Quote Date: Feb 25, 2020
Page: 1

R.N.O.W., Inc.
8636R West National Avenue
West Allis, WI 53227

Voice: 414-541-5700
Fax: 414-543-9797

Quoted To:

CUMBERLAND SERVICE CENTER
2375 OAKTON STREET
ARLINGTON HEIGHTS, IL 60005
USA

Accepted By: _____
Sign above to accept quotation and place order

Customer Fax: 847-437-0730

Customer ID	Good Thru	Payment Terms	Sales Rep
CUMBERLAND SERVICE	3/26/20	SEE BELOW FOR TERMS	JAS

Quantity	Item	Description	Unit Price	Amount
1.00	LM EXCEL-S 20YARD	LOADMASTER EXCEL-S 20 YARD REAR LOADER - Full Factory Mount on CCC Dual Steer - Painted White to Match Cab - Sump Splash Control Opt SXL Front Pump - Drum Winch on Rear - Uni Latch Container Handling Ears - Container Bumper Bar - Power Release Hook Holder with Cable Guide - Install Dual Diamondback Cart Tippers - Dual Model 600 Diamondback Cart Tippers with hand valve painted Safety Yellow / Orange - High Pressure Filter with Light - 1/4" Gr 50 Body Floor - 20 Yd - Excel - Hopper Work Light-Double - Strobe Light-Std Amber Park Brake activated - LED Strobe System - (2) 4" Dia T/G Nova Electronics on Rear of Truck - LED Strobe System - (2) 4" Dia T/G Nova Electronics on Front of Truck (like previous		

Thank you for the opportunity to quote

SUBMITTED BY _____
Steven D. Krall
President

Subtotal	Continued
Sales Tax	Continued
Freight	
TOTAL	Continued

R.N.O.W., Inc.
8636R West National Avenue
West Allis, WI 53227

Voice: 414-541-5700
Fax: 414-543-9797

QUOTATION

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Customer ID	Good Thru	Payment Terms	Sales Rep
CUMBERLAND SERVICE	3/26/20	SEE BELOW FOR TERMS	JAS

Quantity	Item	Description	Unit Price	Amount
		units - must determine mount for Peterbilt 520) - Body Side Marker (18 & 20 Yard) - PTO Kill Switch-Double - Roof Tube Protectors - Excel - S 20 - Steel Splash Guards Ahead Of Rear Axle - Shovel & Broom Holder both sides - Flaretite Fittings - Base SXL No Options - Tool box Weatherguard R524 - Install Front Mounted Hydraulic Pump - Add 1-2 yard roll bar container attachment - Must Use Diamondback 600 Tippers --- SNOW PLOW CIRCUIT --- - Plow Circuit Load Sense Valve on Body - V20LS Valve for Snow Plow installed in Weather Tite Enclosure - Air Shift Joystick in Cab for Plow Operations with Reset Circuit - Flink Snow Plow Hitch PF91QL2STPRNOW - Spring Assist Hitch with 464P Double Acting Cylinder		

Thank you for the opportunity to quote

SUBMITTED BY _____
Steven D. Krall
President

Subtotal	Continued
Sales Tax	Continued
Freight	
TOTAL	Continued

R.N.O.W., Inc.
8636R West National Avenue
West Allis, WI 53227

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Customer ID	Good Thru	Payment Terms	Sales Rep
CUMBERLAND SERVICE	3/26/20	SEE BELOW FOR TERMS	JAS

Quantity	Item	Description	Unit Price	Amount
		- Flink Snow Plow Blade PTTPY10PA39XXX 10' Poly Trip Edge Plow with 1 piece cutting edge - Hydraulic Cushion Valve Installed --- 360 DEGREE CAMERA --- Brigade 5200 - 360 Camera Kit with (4) Cameras and Cables - 10" Color Monitor - Dual Stainless Steel Guards Side Mount - Rear Custom Mount - Front Cab Custom Mount - Mobile Digital Recording with 30 day storage with Wifi enabled system. PAYMENT DUE 5 DAYS AFTER DELIVERY TO CUMBERLAND SERVICENTER FOR FINAL PREP PAYMENT IN 30 DAYS AFTER DELIVERY ADD $595.00		

Thank you for the opportunity to quote

SUBMITTED BY _____
Steven D. Krall
President

Subtotal	Continued
Sales Tax	Continued
Freight	
TOTAL	Continued

CRANE CARRIER COMPANY

The Heavy Truck Specialists

Order Entry Form

2020 Pricing A

Regional Sales Manager: Brewer | P.O.#: | Sourcewell: YES | United States | Date: 3/4/2020

Purchaser: Cumberland Servicenter, Inc.	**For Sale To:** City of Evanston	**OEF#:**	
Address: 2375 E. Oakton Street	**Address:** 2020 Asbury	**Rev:**	**Date:**
City/ST/ZIP: Elk Grove Township, IL 60005	**City/ST/ZIP:** Evanston, IL 60201	**S/N:**	
Attn: Dave Lopina	**Attn:** Sean Cioiek	**Qty:** 1 (One)	
Telephone: 847-437-5050	**Telephone:** 847-448-8181	**Model:** LET2-44	**Standard Cab**
Fax: 847-437-0730	**Fax:**	**Spec#:** Compared to L1540007	

Vocation (ie. FL, RL, ASL, MSL, RO): Rear Loader | **Body Make:** Loadmaster | **Body Model:** Excel S (20YD)

Engine/Torque @ RPM:	CUMMINS - L9-350	1150 @	1400 RPM
Accessories:	10 Gal. Heated DEF Tank	Standard Location	RH Side
Accessories:	PTO Adapter 1350/1410		
Accessories:	Remote engine oil fill		
Block Heater:	120V - Block Heater 1,000 Watt w/Red Ind. Lt.		
Air Compressor:	Cummins-Wabco, 19.7 CFM		
Cooling System:	Remote 1614 Sq. In.	-34 F Below Zero XL	
Accessories:			
Accessories:			
Accessories:			
Air Intake:	Parker 13" Steel Intake		
Accessories:	Filter Minder, Dash Mounted		
Accessories:			
Exhaust:	LH Vertical Flared Elbow		
Accessories:			
Accessories:			
Battery Box/Batteries:	Steel	(3) Three GRP 31, 925 CCA Ea.	
Accessories:	Standard Location		LH Side
Accessories:			
Accessories:			
Starter:	Heavy Duty Soft Start		
Alternator:	Leece-Neville 160-AMP		
Fuel Tank:	60 Gallon Steel Single Tank		
Accessories:	Standard Location		RH Side
Accessories:			
Filter/Separator	Cummins Branded 12V Heated Filter		
Trans. / Retarder:	3000RDS 6-Speed		
Controls:	Dual Pushbutton		
NIS/Auto Neutral:	Auto Neutral System / "AG" Function		
Accessories:			
Accessories:			
Accessories:			
Propshafts:	Spicer Life Series SPL-170		
Front Axle:	D2000F		
Accessories:			
Brakes:	16.5 X 7 Wide Brake Package		
Slack Adjusters:	Automatic		
Accessories:			
Wheels:	Hub - Steel Disc 22.5 X 9.00		
Tires:	315/80R22.5 Yokohama MY627W L / 20		
Spare Wheel:	1 Hub - Steel Disc 22.5 X 9.00		
Spare Tire:	1 315/80R22.5 Yokohama MY627W L / 20		
Front Suspension:	Parabolic Taper-Leaf 20k		
Steering Position:	RH, Stand Up Dual Drive, Tilt / Telescopic Columns		
Accessories:			
Rear Axle:	DS H44-P		
Accessories:			
Brakes:	16.5 X 7		
Wheels:	Hub - Steel Disc 22.5 X 8.25		
Tires:	11R22.5 Yokohama RY023 H / 16		
Ratio/Max. Speed:	6.5 Ratio	59 MPH	Limit Speed: 55 MPH
Slack Adjusters:	Automatic		
Accessories:			
Spare Wheel:	1 Hub - Steel Disc 22.5 X 8.25		
Spare Tire:	1 11R22.5 Yokohama RY023 H / 16		
Retarder:			
Accessories:			
Rear Suspension:	HN-462 46k w/ Shocks, f/ 44k-46k Axle		
Tag/Pusher:			
Wheels:	No		
Tires:	No		
Accessories:			
Frame:	25" Single Rail	RBM: 2,233,200	
Bumper:	Swept Back, Painted Bumper 1 - Piece		
Accessories:			
Accessories:			
Wheel Base:	155" CA/CT= 134"	AF= 85"	
ABS System:	4S / 4M		
Air Tanks:	(3) Three Steel Tanks		
Drain Valves:			
Pull Cords:	Centralized Drain Valves		
Air Dryer:	Bendix B/W AD-9EP, Heated		
Accessories:			
Accessories:			
Accessories:			

Cab Construction:		LET2	RH, Stand Up Dual Drive, Tilt / Telescopic Columns
Cab Type/Tilt Pump Standard:		Standard Cab	12v Cab Tilt Assist Pump
Accessories:		LH & RH cab floor grates w/ scrapers	
Cab Exterior:		Dual Tone, Air Horn Under Cab	
Cab Visor w/ Marker Lights			
LED Head Lamps			
3 Rear Windows & 2 Roof Vents			
Cab Interior: Dual Fans Standard		Dual Cab Fans	
Air Conditioning:		Integral w/Cab Dash & Heater System	
Stereo: Standard		AM/FM Stereo WB/MP3/WMA/USB & iPod/Bluetooth	
Accessories:			
Doors / Windows:	LH	Solid	Electric, Roll-Down
	RH	Bi-Fold	Sliding
Mirrors:	LH	16" x 7" S/S West Coast "A"	
	RH	16" x 7" S/S West Coast w/ Combo "A"	
Spot Mirrors:	LH & RH	(1) 8" Round Convex Spot, (2) Total 1-Each Side	
Seats:			
	LH	Sears C2 Air Ride, Black Vinyl	
	RH Forward	Flip-Up / Fold-Down, Black Vinyl	

Instrumentation:	Full RH Instrumentation
Accessories:	(2) Transmission Oil Temperature Gauges
Accessories:	
Accessories:	
Accessories:	Spot mirrors mounted below mirror
Windshield Wiper(s):	Intermittent Wipers
Cab Elec./Lighting:	CCC Daytime Running Lights
Accessories:	LED Cab Clearance, Marker & Turn Signals
Accessories:	
Accessories:	
Accessories:	
Accessories:	Plow Strobe Switch and Wiring Harness
Back-Up Alarm:	Warn or Equal 107 dB(A)
Misc. Equipment:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	
Accessories:	

Finish Paint:		**Color:**	**Color/Code:**
Cab:		White	57971
Upper Cab Stripe:	No		
Lower Cab Stripe:	No		
Bumper:		Black	56590
Bumper Stripe:	No		
Frame:		Black	56590
Battery Box:		Black	56590
Fuel Tank:		Black	56590
Clear Coat:	No		
Front Wheels:	2-Sided	Gray	PC
Rear Wheels:	2-Sided	Gray	PC
Spare Wheel(s):	2-Sided	Gray	PC

Additional Charges / Warranties (Non-Discounted):

Standard Chassis Warranty 12 Months Unlimited Miles
Standard Frame & Crossmember Warranty - 5YR/100K Mi (pro-rated after 36 Mo/30K Mi)
Standard - 2 Year Cummins Engine Warranty
Standard - 3 Year Allison Edge II Partner Warranty
Standard - 2 Year Dana Axle Warranty

TOTAL PRICE PER VEHICLE
TAXABLE TRANSACTION NO [XX] YES [ ]

Requested Delivery Date:

Notes: Please build to same spec as L1540007

Freight Rates Subject to a Fuel Surcharge and / or a price increase at time of delivery
Terms C.O.D Net Cash prior to Delivery

QUOTE GOOD FOR 60 DAYS FROM SUBMISSION

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Paul D'Agostino, Environmental Services Coordinator
CC:	David Stoneback, Public Works Agency Director
Subject:	Approval of Contract Award for the Green Bay Road Bioswale Planting Project with Nature's Perspective Landscaping, Inc.
Date:	April 27, 2020

Recommended Action:
Staff recommends the City Manager execute a contract for the Green Bay Road Bioswale Planting project with the low bidder, Nature's Perspective Landscaping, Inc., (2000 Greenleaf St., Evanston, IL, 60202) in the amount of $58,640.

Funding Source:
Funding for this project is included in the adopted FY 2020 Capital Improvements Fund budget (Account 415.49.4116.65515-416540), which has a total allocation of $75,000.00, with the full balance available.

Council Action:
For Action

Summary:
Bids for the Green Bay Road Bioswale Planting project were opened and publicly read on April 14, 2020. The bid package was advertised in Pioneer Press, and direct invitations to bid were sent to several Evanston based landscape companies, as well as fifteen other Landscape companies, but only one bid was received. The results of the single bid received is as follows:

Nature's Perspective Landscaping, Inc.:$58,640

This contract is for the clearing and replanting of the bioswale areas along the east side of Green Bay Road from Foster Street to Noyes Street.

The scope of the work for this project involves the planting of native plant material – a variety of Little Bluestem - along the newly created bioswale areas at the base of the Union Pacific

railroad embankment. This area was originally constructed and planted in 2017 as a part of the Emerson/Ridge/Green Bay Road corridor improvement project. The landscape subcontractor initially planted the wrong variety of Purple Love Grass (the specified plant). These plants are not hardy enough to survive the winters in northeast Illinois, and none of the original plants survived through the first winter. After much negotiating between City staff, IDOT, the general contractor and the landscape subcontractor; it was decided that the original plants were not acceptable and the City was able to set aside a portion of the original project funding to replace them at a future date.

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Christopher Venatta, Senior Project Manager
CC:	David Stoneback, Public Works Agency Director; Lara Biggs, City Engineer
Subject:	Approval of Contract Award with Pan-Oceanic Engineering Co, Inc. for 2020 Water Main Improvements and Street Resurfacing Project (Bid No. 20-06)
Date:	April 27, 2020

Recommended Action:
Staff recommends the City Council authorize the City Manager to execute an agreement with Pan-Oceanic Engineering Co, Inc. (6436 W. Higgins Avenue, Chicago, IL 60656) for the 2020 Water Main Improvements and Street Resurfacing Project (Bid No. 20-06) in the amount of $3,053,230.

Funding Source:
Funding is provided from the Water Fund, which has an approved FY 2020 budget of $2,466,000 and a YTD balance of $2,466,000; the Sewer Fund, which has an approved FY 2020 budget of $580,000 and a YTD balance of $580,000; and the 2020 GO Bond Fund, which has an approved FY 2020 budget of $152,000 and a YTD balance of $152,000. A detailed summary is included in the memo below.

Council Action:
For Action

Summary:
This project consists of the installation of approximately 4,067 feet of new water main and approximately 1,270 feet of new relief sewers at locations throughout the City as follows:

Project Locations

Street	From	To	Scope
Darrow Ave.	Church St.	Lyons St.	Water Main / Relief Sewer & Patching*
Dodge Ave.	Mulford St.	Howard St.	Water Main & Resurfacing
Lawndale Ave.	Grant St.	Harrison St.	Water Main & Resurfacing
Lyons St.	Darrow St.	East End	Relief Sewer & Patching*

*Locations will be resurfaced in 2020 under a separate contract

The water mains to be replaced or rehabilitated are selected by condition (based on the number of main breaks) or to improve system capacity to meet anticipated fire flow demand. They are coordinated with the list of streets needing to be resurfaced as much as possible. The relief sewer extension on Darrow Ave. and Lyons St. will provide a reduction in stormwater flow to the combined sewer, reducing the magnitude and frequency of sewer surcharging in the area as well as create connections for alleys that are to be improved using funds from the Waste Transfer Settlement. Darrow Ave. and Lyons St. are scheduled to be resurfaced after the completion of this project using Motor Fuel Tax funds in the summer of 2020.

Analysis:
This bid was advertised on Demandstar and in the Pioneer Press. Bids for the project were electronically received and publicly read on April 14, 2020. Four contractors submitted bids for this project as follows:

Contractor	Address
Pan-Oceanic Engineering Co, Inc.	6436 W. Higgins Avenue, Chicago, IL 60656
Bolder Contractors, Inc.	316 Cary Point Drive, Cary, IL 60013
Joel Kennedy Construction Corp.	2830 N. Lincoln Avenue, Chicago, IL 60657
Berger Excavating Contractors, Inc.	1205 Garland Road, Wauconda, IL 60084

The submitted bids cannot be withdrawn or canceled for a period of sixty (60) calendar days following the bid opening. The bids were reviewed by Chris Venatta, Senior Project Manager. Attached is a bid tabulation showing the detailed bid results.

A summary of the bid pricing received was as follows:

Contractor	Total Bid Price
Pan-Oceanic Engineering Co, Inc.	$ 3,053,230.00
Bolder Contractors, Inc.	$ 3,216,594.97
Joel Kennedy Construction Corp.	$ 3,417,533.40
Berger Excavating Contractors, Inc.	$ 3,888,996.75

The bid proposal indicated intent to meet the City's M/W/EBE program goal and comply with the Local Employment Program. A memo reviewing compliance with the City's M/W/EBE program goals is attached.

Detailed Funding Summary

Fund	Account	Amount Budgeted	Amount Remaining	Contract Award
Water Fund	513.71.7330.65515 – 420001	$2,466,000.00	$2,466,000.00	$2,466,000.00
Sewer Fund	515.40.4535.62461 – 420001	$ 580,000.00	$ 580,000.00	$ 435,230.00
2020 GO Bonds	415.40.4120.65515 - 420001	$ 152,000.00	$ 152,000.00	$ 152,000.00
Total		**$3,198,000.00**	**$3,198,000.00**	**$3,053,230.00**

Attachments:
Detailed bid summary and project map
MWEBE Memo - 2020 Water Main Improvements and Street Resurfacing Project (Bid 20-06)

City of Evanston

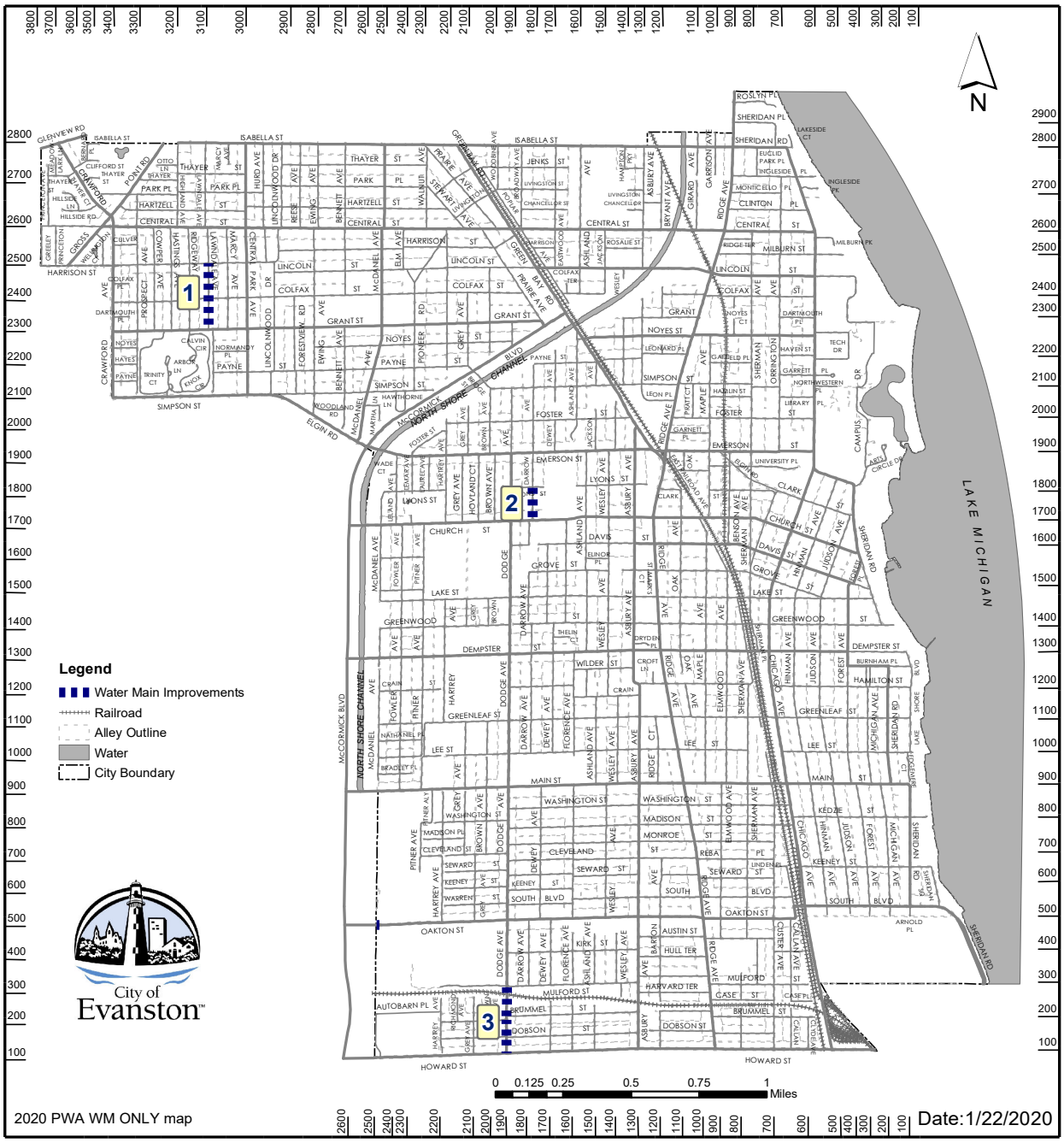
CITY OF EVANSTON
TABULATION OF BIDS FOR
2020 WATER MAIN IMPROVEMENTS AND STREET RESURFACING PROJECT
BID NO: 20-06

DATE: APRIL 14, 2020
TIME: 2:00 P.M.
ATTENDED BY: JILLIAN OSTMAN, PURCHASING SPECIALIST, FROM ELECTRONIC BIDS

ITEM NUMBER	ITEM	UNIT	TOTAL QUANTITY	APPROVED ENGINEER'S ESTIMATE UNIT PRICE	APPROVED ENGINEER'S ESTIMATE TOTAL	NAME AND ADDRESS OF BIDDERS: Pan-Oceanic Engineering Co,Inc. 6436 W. Higgins Avenue, Chicago, IL 60656 UNIT PRICE	Pan-Oceanic Engineering Co,Inc. TOTAL	Bolder Contractors, Inc. 316 Cary Point Drive, Cary, IL 60013 UNIT PRICE	Bolder Contractors, Inc. TOTAL	Joel Kennedy Constructing Corp. 2830 N. Lincoln Avenue, Chicago, IL 60657 UNIT PRICE	Joel Kennedy Constructing Corp. TOTAL	Berger Excavating Contractors, Inc. 1205 Garland Road, Wauconda, IL 60084 UNIT PRICE	Berger Excavating Contractors, Inc. TOTAL
1	TEMPORARY FENCE	FOOT	7,700	$ 2.50	$ 19,250.00	$5.00	$38,500.00	$1.00	$7,700.00	$1.00	$7,700.00	$8.00	$61,600.00
2	TREE TRUNK PROTECTION	EACH	92	$ 120.00	$ 11,040.00	$50.00	$4,600.00	$60.00	$5,520.00	$80.00	$7,360.00	$200.00	$18,400.00
3	TREE ROOT PRUNING	FOOT	3,500	$ 5.00	$ 17,500.00	$8.00	$28,000.00	$2.00	$7,000.00	$2.00	$7,000.00	$5.00	$17,500.00
4	TREE PRUNING	EACH	92	$ 100.00	$ 9,200.00	$225.00	$20,700.00	$60.00	$5,520.00	$60.00	$5,520.00	$150.00	$13,800.00
5	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	110	$ 50.00	$ 5,500.00	$38.00	$4,180.00	$50.00	$5,500.00	$54.00	$5,940.00	$55.00	$6,050.00
6	TRENCH BACKFILL	CU YD	5,341	$ 20.00	$ 106,820.00	$1.00	$5,341.00	$12.00	$64,092.00	$5.00	$26,705.00	$65.00	$347,165.00
7	POROUS GRANULAR BACKFILL	TON	2,000	$ 30.00	$ 60,000.00	$1.00	$2,000.00	$0.10	$200.00	$10.00	$20,000.00	$45.00	$90,000.00
8	TOPSOIL FURNISH AND PLACE, SPECIAL	CU YD	243	$ 50.00	$ 12,150.00	$49.00	$11,907.00	$0.01	$2.43	$30.00	$7,290.00	$50.00	$12,150.00
9	EXPLORATION TRENCH, SPECIAL (UP TO 8 FEET DEEP)	EACH	15	$ 700.00	$ 10,500.00	$1,055.00	$15,825.00	$1,200.00	$18,000.00	$500.00	$7,500.00	$600.00	$9,000.00
10	SODDING, SALT TOLERANT	SQ YD	1,445	$ 10.00	$ 14,450.00	$9.00	$13,005.00	$24.00	$34,680.00	$10.00	$14,450.00	$12.00	$17,340.00
11	INLET FILTERS	EACH	62	$ 130.00	$ 8,060.00	$150.00	$9,300.00	$30.00	$1,860.00	$175.00	$10,850.00	$200.00	$12,400.00
12	SUBBASE GRANULAR MATERIAL, TYPE B	TON	260	$ 40.00	$ 10,400.00	$24.00	$6,240.00	$30.00	$7,800.00	$20.00	$5,200.00	$38.00	$9,880.00
13	AGGREGATE FOR TEMPORARY ACCESS	TON	1,314	$ 25.00	$ 32,850.00	$24.00	$31,536.00	$0.01	$13.14	$10.00	$13,140.00	$40.00	$52,560.00
14	BITUMINOUS MATERIALS (TACK COAT)	POUND	8,540	$ 0.40	$ 3,416.00	$0.10	$854.00	$0.01	$85.40	$0.01	$85.40	$0.01	$85.40
15	AGGREGATE (PRIME COAT)	TON	26	$ 20.00	$ 520.00	$10.00	$260.00	$10.00	$260.00	$10.00	$260.00	$10.00	$260.00
16	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	TON	2	$ 500.00	$ 1,000.00	$500.00	$1,000.00	$500.00	$1,000.00	$500.00	$1,000.00	$500.00	$1,000.00
17	LEVELING BINDER (MACHINE METHOD), N50	TON	750	$ 100.00	$ 75,000.00	$105.00	$78,750.00	$105.00	$78,750.00	$105.00	$78,750.00	$105.00	$78,750.00
18	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	470	$ 10.00	$ 4,700.00	$19.00	$8,930.00	$19.00	$8,930.00	$19.00	$8,930.00	$19.00	$8,930.00
19	TEMPORARY RAMP	SQ YD	470	$ 50.00	$ 23,500.00	$12.00	$5,640.00	$12.00	$5,640.00	$10.00	$4,700.00	$30.00	$14,100.00
20	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	1,500	$ 90.00	$ 135,000.00	$99.00	$148,500.00	$99.00	$148,500.00	$100.00	$150,000.00	$99.00	$148,500.00
21	TEMPORARY HOT-MIX ASPHALT	TON	190	$ 90.00	$ 17,100.00	$150.00	$28,500.00	$110.00	$20,900.00	$100.00	$19,000.00	$136.00	$25,840.00
22	TEMPORARY COLD-MIX ASPHALT	TON	85	$ 120.00	$ 10,200.00	$150.00	$12,750.00	$110.00	$9,350.00	$125.00	$10,625.00	$136.00	$11,560.00
23	PCC DRIVEWAY PAVEMENT, 6 INCH	SQ YD	369	$ 65.00	$ 23,985.00	$80.00	$29,520.00	$58.00	$21,402.00	$88.00	$32,472.00	$87.00	$32,103.00
24	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SQ FT	8,437	$ 8.00	$ 67,496.00	$7.00	$59,059.00	$7.00	$59,059.00	$9.00	$75,933.00	$9.25	$78,042.25
25	DETECTABLE WARNINGS	SQ FT	540	$ 40.00	$ 21,600.00	$32.00	$17,280.00	$30.00	$16,200.00	$40.00	$21,600.00	$32.00	$17,280.00
26	DRIVEWAY PAVEMENT REMOVAL	SQ YD	369	$ 12.00	$ 4,428.00	$19.00	$7,011.00	$12.00	$4,428.00	$26.00	$9,594.00	$10.35	$3,819.15
27	CONCRETE CURB REMOVAL	FOOT	900	$ 8.00	$ 7,200.00	$5.00	$4,500.00	$7.00	$6,300.00	$6.50	$5,850.00	$6.00	$5,400.00
28	COMBINATION CURB AND GUTTER REMOVAL	FOOT	1,180	$ 8.00	$ 9,440.00	$5.00	$5,900.00	$7.00	$8,260.00	$7.00	$8,260.00	$6.00	$7,080.00
29	SIDEWALK REMOVAL	SQ FT	8,437	$ 2.00	$ 16,874.00	$2.00	$16,874.00	$2.00	$16,874.00	$3.00	$25,311.00	$1.00	$8,437.00
30	HMA SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	12,650	$ 6.00	$ 75,900.00	$4.00	$50,600.00	$4.00	$50,600.00	$4.70	$59,455.00	$3.80	$48,070.00
31	CLASS D PATCHES, SPECIAL, 9"	SQ YD	1,572	$ 70.00	$ 110,040.00	$101.00	$158,772.00	$55.00	$86,460.00	$70.00	$110,040.00	$96.00	$150,912.00
32	FULL DEPTH PATCHES, SPECIAL 11"	SQ YD	2,743	$ 100.00	$ 274,300.00	$86.00	$235,898.00	$65.00	$178,295.00	$80.00	$219,440.00	$120.00	$329,160.00
33	COMBINED SEWERS 24", (PVC, SDR.26)	FOOT	6	$ 350.00	$ 2,100.00	$345.00	$2,070.00	$400.00	$2,400.00	$2,400.00	$14,400.00	$1,125.00	$6,750.00
34	COMBINED SEWERS 15", (PVC, SDR.26)	FOOT	3	$ 300.00	$ 900.00	$205.00	$615.00	$350.00	$1,050.00	$2,350.00	$7,050.00	$400.00	$1,200.00
35	STORM SEWERS 18", (PVC, SDR.26)	FOOT	6	$ 325.00	$ 1,950.00	$215.00	$1,290.00	$380.00	$2,280.00	$2,350.00	$14,100.00	$350.00	$2,100.00
36	STORM SEWERS 15", (PVC, SDR.26)	FOOT	672	$ 300.00	$ 201,600.00	$195.00	$131,040.00	$190.00	$127,680.00	$240.00	$161,280.00	$126.00	$84,672.00
37	STORM SEWERS 12", SPECIAL (DIP CL 50)	FOOT	255	$ 200.00	$ 51,000.00	$200.00	$51,000.00	$180.00	$45,900.00	$230.00	$58,650.00	$140.00	$35,700.00
38	STORM SEWERS 12", (PVC, SDR.26)	FOOT	89	$ 200.00	$ 17,800.00	$160.00	$14,240.00	$180.00	$16,020.00	$230.00	$20,470.00	$122.00	$10,858.00
39	STORM SEWERS 10", SPECIAL (DIP CL 50)	FOOT	96	$ 160.00	$ 15,360.00	$145.00	$13,920.00	$170.00	$16,320.00	$220.00	$21,120.00	$130.00	$12,480.00
40	STORM SEWERS 8", SPECIAL (DIP CL 50)	FOOT	152	$ 140.00	$ 21,280.00	$140.00	$21,280.00	$160.00	$24,320.00	$200.00	$30,400.00	$129.00	$19,608.00
41	WATER MAIN 16" (DIP CL 52), PUSH JOINT, EXTERNAL ZINC-BASED COATED	FOOT	20	$ 250.00	$ 5,000.00	$450.00	$9,000.00	$400.00	$8,000.00	$250.00	$5,000.00	$250.00	$5,000.00
42	WATER MAIN 12" (DIP CL 52), PUSH JOINT, EXTERNAL ZINC-BASED COATED	FOOT	80	$ 200.00	$ 16,000.00	$225.00	$18,000.00	$260.00	$20,800.00	$220.00	$17,600.00	$200.00	$16,000.00
43	WATER MAIN 10" (DIP CL 52), PUSH JOINT, EXTERNAL ZINC-BASED COATED	FOOT	1,386	$ 175.00	$ 242,550.00	$135.00	$187,110.00	$220.00	$304,920.00	$200.00	$277,200.00	$134.00	$185,724.00
44	WATER MAIN 8" (DIP CL 52), PUSH JOINT, EXTERNAL ZINC-BASED COATED	FOOT	886	$ 165.00	$ 146,190.00	$260.00	$230,360.00	$210.00	$186,060.00	$194.00	$171,884.00	$120.00	$106,320.00
45	WATER MAIN 6" (DIP CL 52), PUSH JOINT, EXTERNAL ZINC-BASED COATED	FOOT	1,655	$ 150.00	$ 248,250.00	$120.00	$198,600.00	$200.00	$331,000.00	$188.00	$311,140.00	$97.00	$160,535.00
46	WATER MAIN CASING 12", (DIP CL 52), RESTRAINED JOINT, EXTERNAL ZINC-BASED COATED, TRENCHLESS INSTALLATION	FOOT	40	$ 250.00	$ 10,000.00	$325.00	$13,000.00	$250.00	$10,000.00	$210.00	$8,400.00	$185.00	$7,400.00
47	24" X 8" STAINLESS STEEL TAPPING SLEEVE, 8" PRESSURE TAP, 8" TAPPING VALVE, COMPLETE	LSUM	1	$ 10,000.00	$ 10,000.00	$9,100.00	$9,100.00	$9,000.00	$9,000.00	$14,000.00	$14,000.00	$11,600.00	$11,600.00
48	WATER VALVES 12"	EACH	2	$ 4,000.00	$ 8,000.00	$3,200.00	$6,400.00	$3,000.00	$6,000.00	$2,800.00	$5,600.00	$3,100.00	$6,200.00
49	WATER VALVES 10"	EACH	5	$ 3,500.00	$ 17,500.00	$2,400.00	$12,000.00	$4,000.00	$20,000.00	$2,700.00	$13,500.00	$2,600.00	$13,000.00
50	WATER VALVES 8"	EACH	5	$ 3,000.00	$ 15,000.00	$2,000.00	$10,000.00	$3,000.00	$15,000.00	$1,800.00	$9,000.00	$1,965.00	$9,825.00
51	WATER VALVES 6"	EACH	9	$ 2,500.00	$ 22,500.00	$1,500.00	$13,500.00	$2,500.00	$22,500.00	$1,500.00	$13,500.00	$1,540.00	$13,860.00

52	WATER SERVICE LINE, 4" DIA OR GREATER, DIWM PIPE, VALVE, VALVE BOX AND TEE, COMPLETE	EACH	2	$ 7,000.00	$ 14,000.00	$7,500.00	$15,000.00	$18,000.00	$36,000.00	$9,000.00	$18,000.00	$12,500.00	$25,000.00
53	WATER SERVICE LINE, 2" DIA OR LESS, SHORT, SPECIAL	EACH	45	$ 2,500.00	$ 112,500.00	$3,000.00	$135,000.00	$1,600.00	$72,000.00	$2,900.00	$130,500.00	$3,250.00	$146,250.00
54	WATER SERVICE LINE, 2" DIA OR LESS, LONG, SPECIAL	EACH	48	$ 3,000.00	$ 144,000.00	$3,100.00	$148,800.00	$2,200.00	$105,600.00	$3,500.00	$168,000.00	$4,200.00	$201,600.00
55	ADJUSTING SANITARY SERVICES, 8-INCH DIA OR LESS	EACH	57	$ 1,500.00	$ 85,500.00	$2,000.00	$114,000.00	$100.00	$5,700.00	$1,500.00	$85,500.00	$1,800.00	$102,600.00
56	FIRE HYDRANTS TO BE REMOVED	EACH	8	$ 750.00	$ 6,000.00	$700.00	$5,600.00	$900.00	$7,200.00	$300.00	$2,400.00	$1,125.00	$9,000.00
57	FIRE HYDRANT WITH AUXILIARY VALVE, 6" DIWM PIPE, VALVE BOX AND TEE, COMPLETE	EACH	11	$ 7,000.00	$ 77,000.00	$7,500.00	$82,500.00	$9,000.00	$99,000.00	$9,000.00	$99,000.00	$7,250.00	$79,750.00
58	FLUOROCARBON RUBBER (VITON) GASKET, 10" (ALLOWANCE)	EACH	10	$ 350.00	$ 3,500.00	$224.00	$2,240.00	$600.00	$6,000.00	$287.00	$2,870.00	$340.00	$3,400.00
59	FLUOROCARBON RUBBER (VITON) GASKET, 8" (ALLOWANCE)	EACH	6	$ 300.00	$ 1,800.00	$185.00	$1,110.00	$450.00	$2,700.00	$222.00	$1,332.00	$265.00	$1,590.00
60	FLUOROCARBON RUBBER (VITON) GASKET, 6" (ALLOWANCE)	EACH	8	$ 250.00	$ 2,000.00	$99.00	$792.00	$400.00	$3,200.00	$117.00	$936.00	$140.00	$1,120.00
61	DUCTILE IRON WATER MAIN FITTINGS (ALLOWANCE)	POUND	1,500	$ 10.00	$ 15,000.00	$5.00	$7,500.00	$7.00	$10,500.00	$5.25	$7,875.00	$6.00	$9,000.00
62	HIGH CAPACITY INLETS, TYPE A, CURB BACK HEIGHT (3.50"~9.00"), NEENAH FOUNDRY R-3067-L (VANE GRATE)	EACH	1	$ 3,000.00	$ 3,000.00	$2,235.00	$2,235.00	$5,000.00	$5,000.00	$3,400.00	$3,400.00	$2,400.00	$2,400.00
63	INLETS, TYPE A, 36" DEPTH, TYPE 1 FRAME, SINUSOIDAL LID	EACH	5	$ 2,250.00	$ 11,250.00	$2,580.00	$12,900.00	$3,000.00	$15,000.00	$3,600.00	$18,000.00	$1,800.00	$9,000.00
64	INLETS, TYPE A, 36" DEPTH, TYPE 1 FRAME, OPEN LID	EACH	4	$ 2,000.00	$ 8,000.00	$1,700.00	$6,800.00	$3,000.00	$12,000.00	$3,000.00	$12,000.00	$2,900.00	$11,600.00
65	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, SINUSOIDAL LID	EACH	4	$ 4,000.00	$ 16,000.00	$4,480.00	$17,920.00	$5,500.00	$22,000.00	$5,000.00	$20,000.00	$4,000.00	$16,000.00
66	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	5	$ 4,000.00	$ 20,000.00	$8,000.00	$40,000.00	$4,000.00	$20,000.00	$9,000.00	$45,000.00	$13,500.00	$67,500.00
67	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	$ 3,500.00	$ 3,500.00	$4,200.00	$4,200.00	$3,800.00	$3,800.00	$6,500.00	$6,500.00	$5,250.00	$5,250.00
68	MANHOLES TO BE RECONSTRUCTED	EACH	3	$ 3,000.00	$ 9,000.00	$1,000.00	$3,000.00	$2,500.00	$7,500.00	$2,000.00	$6,000.00	$1,200.00	$3,600.00
69	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	13	$ 3,000.00	$ 39,000.00	$4,000.00	$52,000.00	$2,500.00	$32,500.00	$5,500.00	$71,500.00	$3,325.00	$43,225.00
70	VALVE BOX	EACH	9	$ 1,000.00	$ 9,000.00	$175.00	$1,575.00	$900.00	$8,100.00	$3,500.00	$31,500.00	$1,000.00	$9,000.00
71	FRAMES AND LIDS, CLOSED LID	EACH	4	$ 600.00	$ 2,400.00	$330.00	$1,320.00	$600.00	$2,400.00	$500.00	$2,000.00	$900.00	$3,600.00
72	REMOVING CATCHBASINS	EACH	11	$ 500.00	$ 5,500.00	$50.00	$550.00	$900.00	$9,900.00	$300.00	$3,300.00	$380.00	$4,180.00
73	REMOVING INLETS	EACH	1	$ 300.00	$ 300.00	$50.00	$50.00	$1,200.00	$1,200.00	$300.00	$300.00	$265.00	$265.00
74	FILLING VALVE BOXES	EACH	6	$ 300.00	$ 1,800.00	$50.00	$300.00	$200.00	$1,200.00	$200.00	$1,200.00	$330.00	$1,980.00
75	FILLING VALVE VAULTS	EACH	14	$ 600.00	$ 8,400.00	$50.00	$700.00	$200.00	$2,800.00	$400.00	$5,600.00	$550.00	$7,700.00
76	CONCRETE CURB, TYPE B (AEP MODIFIED)	FOOT	1,430	$ 23.00	$ 32,890.00	$31.00	$44,330.00	$38.00	$54,340.00	$38.00	$54,340.00	$36.00	$51,480.00
77	COMB. CONC. CURB & GUTTER, TYPE B-6.12 (AEP MODIFIED)	FOOT	1,180	$ 25.00	$ 29,500.00	$33.00	$38,940.00	$38.00	$44,840.00	$38.00	$44,840.00	$41.00	$48,380.00
78	NON-SPECIAL WASTE DISPOSAL	CU YD	529	$ 75.00	$ 39,675.00	$42.00	$22,218.00	$50.00	$26,450.00	$40.00	$21,160.00	$90.00	$47,610.00
79	SPECIAL WASTE PLANS AND REPORTS	LSUM	1	$ 10,000.00	$ 10,000.00	$3,500.00	$3,500.00	$3,000.00	$3,000.00	$1,000.00	$1,000.00	$6,500.00	$6,500.00
80	SOIL DISPOSAL ANALYSIS	EACH	4	$ 2,000.00	$ 8,000.00	$750.00	$3,000.00	$1,200.00	$4,800.00	$200.00	$800.00	$1,500.00	$6,000.00
81	MOBILIZATION	LSUM	1	$ 90,000.00	$ 90,000.00	$112,000.00	$112,000.00	$192,000.00	$192,000.00	$200,000.00	$200,000.00	$325,000.00	$325,000.00
82	TRAFFIC CONTROL AND PROTECTION	LSUM	1	$ 150,000.00	$ 150,000.00	$17,600.00	$17,600.00	$220,000.00	$220,000.00	$60,000.00	$60,000.00	$125,000.00	$125,000.00
83	CONSTRUCTION LAYOUT	LSUM	1	$ 25,000.00	$ 25,000.00	$15,000.00	$15,000.00	$35,000.00	$35,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
84	SPEED HUMPS, COMPLETE	SQ YD	84	$ 130.00	$ 10,920.00	$81.50	$6,846.00	$82.00	$6,888.00	$82.00	$6,888.00	$81.50	$6,846.00
85	STREET SWEEPING	EACH	60	$ 500.00	$ 30,000.00	$250.00	$15,000.00	$300.00	$18,000.00	$200.00	$12,000.00	$600.00	$36,000.00
86	PRE AND POST CONSTRUCTION SUB-SURFACE VIDEOTAPING	FOOT	10,640	$ 3.00	$ 31,920.00	$5.00	$53,200.00	$2.00	$21,280.00	$4.50	$47,880.00	$3.25	$34,580.00
87	CHANGEABLE MESSAGE SIGN	CAL MO	6	$ 1,000.00	$ 6,000.00	$1,000.00	$6,000.00	$1,200.00	$7,200.00	$250.00	$1,500.00	$900.00	$5,400.00
88	THERMOPLASTIC PAVEMENT MARKING-LETTERS AND SYMBOLS	SQ FT	85	$ 10.00	$ 850.00	$4.00	$340.00	$5.00	$425.00	$10.00	$850.00	$4.50	$382.50
89	THERMOPLASTIC PAVEMENT MARKING LINE - 24"	FOOT	251	$ 10.00	$ 2,510.00	$7.00	$1,757.00	$5.00	$1,255.00	$8.00	$2,008.00	$7.75	$1,945.25
90	THERMOPLASTIC PAVEMENT MARKING LINE - 12"	FOOT	1,465	$ 8.00	$ 11,720.00	$3.00	$4,395.00	$2.50	$3,662.50	$4.00	$5,860.00	$3.88	$5,684.20
91	THERMOPLASTIC PAVEMENT MARKING LINE - 6"	FOOT	3,450	$ 6.00	$ 20,700.00	$1.50	$5,175.00	$1.25	$4,312.50	$2.50	$8,625.00	$1.94	$6,693.00
92	THERMOPLASTIC PAVEMENT MARKING LINE - 4"	FOOT	4,360	$ 5.00	$ 21,800.00	$1.00	$4,360.00	$0.85	$3,706.00	$1.50	$6,540.00	$1.25	$5,450.00
93	BIKE PATH BOLLARDS, 3 FOOT TALL, DAVIDSON DP-200 CHANNELIZER POSTS	EACH	54	$ 250.00	$ 13,500.00	$260.00	$14,040.00	$120.00	$6,480.00	$200.00	$10,800.00	$375.00	$20,250.00
94	PRE-FORMED THERMOPLASTIC PAVEMENT MARKING - BUS STOP LETTERS AND ARROW SYMBOLS (PAIR) ON BIKE LANES	EACH	9	$ 800.00	$ 7,200.00	$460.00	$4,140.00	$625.00	$5,625.00	$475.00	$4,275.00	$460.00	$4,140.00
95	PRE-FORMED THERMOPLASTIC PAVEMENT MARKING - BICYCLE AND ARROW (PAIR) SYMBOLS	EACH	20	$ 1,000.00	$ 20,000.00	$345.00	$6,900.00	$425.00	$8,500.00	$350.00	$7,000.00	$345.00	$6,900.00
96	PRE-FORMED THERMOPLASTIC PAVEMENT MARKING - BICYCLE AND ARROW (PAIR) SYMBOLS ON GREEN BACKGROUND	EACH	12	$ 1,000.00	$ 12,000.00	$345.00	$4,140.00	$675.00	$8,100.00	$350.00	$4,200.00	$345.00	$4,140.00
97	RAILROAD PROTECTION INSURANCE	LSUM	1	$ 5,000.00	$ 5,000.00	$10,000.00	$10,000.00	$1,000.00	$1,000.00	$5,000.00	$5,000.00	$15,000.00	$15,000.00
TOTAL PROJECT BID		**AS READ**			**$3,430,034.00**		**$3,053,430.00**		**$3,216,594.97**		**$3,417,533.40**		**$3,888,996.75**
		AS CORRECTED					**$3,053,230.00**		**$3,216,594.97**		**$3,417,533.40**		**$3,888,996.75**

2020 Water Main Improvement Projects



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Sharon Johnson, Acting Deputy City Manager
CC:	Hitesh Desai, Chief Financial Officer; Tammi Nunez, Purchasing Manager
Subject:	MWEBE Memo - 2020 Water Main Improvements and Street Resurfacing Project (Bid 20-06)
Date:	April 27, 2020

Recommended Action:
The Purchasing Division recommends City Council accept and place on file the MWEBE Memo for the 2020 Water Main Improvements and Street Resurfacing Project (Bid 20-06).

Council Action:
For Action: Accept and Place on File

Summary:

The goal of the Minority, Women and Evanston Business Enterprise Program (M/W/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City's goal is to have general contractors utilize M/W/EBEs to perform no less than 25% of the awarded contract.

With regard to the recommendation for the 2020 Water Main Improvements and Street Resurfacing Project Bid 20-06, Pan-Oceanic Engineering Co. Inc.'s, total base bid is $3,053,230.00 and they are found to be in compliance with the City's MWEBE goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
Pan- Oceanic Engineering Co. Inc. 6436 W. Higgins Avenue Chicago, IL 60656	Water and Sewer Line Construction	$1,878,124.00	62%	X		
Total M/W/EBE		**$1,878,124.00**	**62%**			

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Luke Stowe, Interim Administrative Services Director
CC:	Jennifer Lin, Human Resources Division Manager
Subject:	Approval of the Purchase of Timekeeping Software and Time Clocks with Tyler Technologies
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council authorize the City Manager to amend the current services agreement with Tyler Technologies (P.O. Box 203556, Dallas TX 75320) for the purchase of time clocks and timekeeping software in an amount not to exceed $45,092.

Funding Source:
Funding for this purchase will come from the following accounts: General Fund (100.19.1932.64545 Personal Computer Software, 100.19.1929.62274 Test Administration, 100.40.4105.65620 Office Mach. & Equipment); Water Fund (510.40.4200.65070 Office/Other Equipment, 510.40.4225.62340 IT Computer Software); and Fleet Fund (600.19.7710.62245 Office Equipment Maintenance).

Council Action:
For Action

Summary:
In 2016, the City started using Novatime as its timekeeping software for field staff. In 2018, the City negotiated a discount for a two-year renewal. The contract expires in October, 2020.

Staff recommends the termination of the contract with Novatime. It has not been a user-friendly system and there are many limitations to the system that could be improved. In its place, staff recommends that the City amend its current services agreement with Tyler Technologies (Tyler) to purchase its timekeeping software, Executime, and associated time clocks. The current services agreement with Tyler is for the annual maintenance and hosting of New World ERP (NW), the City's financial and HR system. Executime is directly integrated with NW which will eliminate the need for a separate export and import of files. In addition, Executime is directly compatible and has a real-time connection with NW. Not only can

employees use Executime as a timekeeping system, but they can also use it to view accruals and request time off through Executime. Most importantly, because the two systems are integrated, implementation will be seamless because Executime will take the current setup of employees, hours codes, pay codes, and accrual codes directly from New World, eliminating the need for a total system build and configuration.

Other quotes have not been requested from other timekeeping systems because they are known to be more expensive and do not work directly with NW. Other timekeeping systems would still require a manual export and import of files between the two systems every payroll period.

The annual fee for Executime is less expensive than Novatime; However, Executime requires that the City purchase time-clocks opposed to renting as the City does with Novatime. The 2019-20 annual fee for Novatime was $19,995, inclusive of the rental. The contract with Tyler will require a one-time implementation fee (estimated 96 hours @ $160/hour for $15,360) and a one-time purchase of time-clocks (7 time-clocks @ $2,289/time-clock for $16,023). The annual fee for the Executime software is $12,022 and the annual maintenance for the time-clocks is $1,687. These costs were aggressively negotiated and discounted.

In summary, one-time costs would be $31,383 (implementation fee could be less based on the work) and annual costs would be $13,709. It is likely that if the City were to renew its contract with Novatime in October, the annual fee will increase above $19,995 as this was a negotiated two-year renewal from 2 years ago.

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Paul Moyano, Senior Project Manager
CC:	David Stoneback - Public Works Agency Director, Lara Biggs - City Engineer
Subject:	Approval of Contract Award with Hey and Associates, Inc. for Stormwater Master Plan (RFP 19-68)
Date:	April 27, 2020

Recommended Action:
Staff recommends the City Council authorize the City Manager to execute an agreement with Hey and Associates, Inc. (26575 W. Commerce Drive, Suite 601 Volo, IL 60073) for the Stormwater Master Plan (RFP 19-68) in the amount of $590,832.51.

Funding Source:
The project will be funded from the Sewer Fund (Account No. 515.40.4531.62180), which has an approved FY 2020 budget of $300,000 and FY2021 budget of $300,000, all of which is remaining.

Council Action:
For Action

Summary:
From 1987 through 2009, the City of Evanston successfully implemented the Long Range Sewer Improvement Program to essentially eliminate basement backups that had plagued the City. Today, in the face of more intense rainfalls and an uncertain future climate, the City's stormwater challenges are changing. On 12/9/19, the City Council approved the Stormwater Management Guide, a plan to analyze Evanston's stormwater issues and develop recommendations for improvement in line with the goals of the City's Climate Action and Resilience Plan (CARP). The Guide provides as the framework for developing a resilient stormwater management system. Development of a Stormwater Master Plan is a central component of the Guide.

The goal of this project is to prepare the Stormwater Master Plan by developing a hydraulic and hydrologic model of the City's combined, relief, and storm sewer systems. The model of

the entire system will be used to analyze and define needed system improvements under existing and future storm conditions. It will analyze flows both within the sewers (hydraulic) and overland (hydrologic).

City staff will use these results to develop a high-level stormwater capital improvement plan for consideration by the City Council. Funding options will also be evaluated by the City under a separate but related effort. With direction from City Council, the City may issue an extension to this contract to refine the needed improvements into projects to be included in the City's future Capital Improvement Plan.

Analysis:
On December 5, 2019, the City issued a Request for Proposal. This RFP was advertised in the Pioneer Press and on Demandstar. On February 4, 2020, the City received nine proposals from the following consulting firms:

Consultant	Address	Proposal Price
Burns & McDonnell Engineering Company	200 W. Adams Street, Suite 2700, Chicago, IL 60606	$595,798
Carollo Engineers, Inc.	8600 W. Bryn Mawr Avenue, Suite 900N, Chicago, IL 60631	$599,920
Christopher B. Burke Engineering, Ltd.	820 Davis Street, #520, Evanston, IL 60201	$552,692
Greeley and Hansen LLC	100 S. Wacker Drive, Suite 1400, Chicago, IL 60606	$572,544
Hey and Associates, Inc.	26575 W. Commerce Drive, Suite 601 Volo, IL 60073	$549,148
Jacobs Engineering Group Inc.	525 W. Monroe Street, Suite 1600, Chicago, IL 60661	$586,597
Michael Baker International, Inc.	200 W. Adams Street, Suite 1800, Chicago, IL 60606	$498,421
Stantec Consulting Services, Inc.	350 N. Orleans Street, Suite 1301, Chicago, IL 60604-2590	$599,982
Strand Associates	1170 South Houbolt Road, Joliet, IL 60431	$857,700

The proposal review and interview team consisted of:
•David Stoneback, Public Works Agency Director
•Darrell King, Bureau Chief – Water Production
•Lara Biggs, Bureau Chief – Capital Planning / City Engineer
•Christopher Venatta, Senior Project Manager
•Paul Moyano, Senior Project Manager
•Ingrid Eckersberg, Civil Engineer III
•Bridget Nash, Civil Engineer II

•Jillian Ostman, Purchasing Specialist

The proposals were reviewed based on firm/sub-consultant qualifications and experience; project team; project approach; price; willingness to execute the City's professional service contract; organization and completeness of proposal; and M/W/EBE participation. A summary of the scores is shown on the table below.

Consultant	Qualifications & Experience	Project Team	Project Approach	Price	Willingness to Execute the City Contract	Organization & Completeness of Proposal	M/W/EBE Participation	Total
Maximum Points	**15**	**20**	**20**	**15**	**10**	**10**	**10**	**100**
Hey and Associates, Inc.	12	16	16	13	10	10	10	87
Christopher B. Burke Engineering, Ltd.	11	17	13	13	10	10	10	84
Carollo Engineers, Inc.	11	14	15	11	10	10	10	81
Jacobs Engineering Group Inc.	11	16	17	12	0	10	10	77
Michael Baker International, Inc.	8	11	13	15	10	10	10	77
Greeley and Hansen LLC	10	12	11	12	10	10	10	75
Stantec Consulting Services, Inc.	11	12	16	11	0	9	10	69
Burns & McDonnell Engineering Company	9	12	13	11	0	7	9	61
Strand Associates	11	12	14	1	0	9	10	57

A top rating was given to Hey and Associates, and Jacobs Engineering would have tied them if the contract terms could have been resolved, which appeared feasible at the time. Therefore, both Hey and Associates and Jacobs were invited to interviews. Virtual interviews were held on March 31, 2020. Including the interview results, Hey and Associates demonstrated the best overall understanding of the project and approach, while providing a highly qualified team and firm. References gave positive reviews of their past work. City staff has also worked with the team on previous projects and found their work to be satisfactory.

Staff recommends the City Council authorize the City Manager to execute an agreement with Hey and Associates in the amount of $590,832.51. This includes the cost of their proposed work of $549,174.51, along with a flow monitoring contingency of $41,685.00. Flow monitoring is a critical task of the model development that allows for modeled results to be compared to real-world storm conditions, giving confidence in the modeled results. An eight-

week flow monitoring program is included in the proposed cost. The contingency gives the City the opportunity to extend flow monitoring up to 3 weeks if adequate storms are not recorded during the initial period.

Hey and Associates, Inc. is proposing to comply with 25.1% MBE and WBE participation goal. A memo reviewing their compliance is attached.

Legislative History:
The Stormwater Management Guide was presented to the City Council on December 9, 2019 at which time it was accepted and placed on file.

Attachments:
MWEBE Memo - City of Evanston Stormwater Master Plan (RFP 19-68)

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Sharon Johnson, Acting Deputy City Manager
CC:	Hitesh Desai, Chief Financial Officer; Tammi Nunez, Purchasing Manager
Subject:	MWEBE Memo - City of Evanston Stormwater Master Plan (RFP 19-68)
Date:	April 27, 2020

Recommended Action:
The Purchasing Division recommends City Council accept and place on file the MWEBE Memo for the City of Evanston Stormwater Master Plan (RFP 19-68).

Council Action:
For Action: Accept and Place on File

Summary:
The goal of the Minority, Women and Evanston Business Enterprise Program (M/W/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City's goal is to have general contractors utilize M/W/EBEs to perform no less than 25% of the awarded contract.

With regard to the recommendation for the Stormwater Master Plan, RFP 19-68, Hey and Associates', total base bid is $590,832.51, and they are found to be in partial compliance with the City's MWEBE goal.

Name of M/W/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE
Green Metro Planning 673 Clarendon Lane Aurora, IL 60504	Engineering Consulting	$84,675.00	14%	X		
Terra Engineering 225 W. Ohio Street Chicago, IL 60654	Landscape Architectural	$53,130.00	9%		X	
Total M/W/EBE		**$137,805.00**	**23%**			

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Lawrence C. Hemingway, Director of Parks, Recreation, & Community Services
Subject:	Approval of Evanston Cradle to Career Annual Payment
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council authorize the City Manager to execute a payment of $50,000 to support the ongoing efforts of Evanston Cradle to Career located at 2010 Dewey Ave., Evanston, Ill 60201.

Funding Source:
The funding for the annual support is in account 100.30.3005.62647 which has a budget of $50,000 with a current balance of $50,000.

Council Action:
For Action

Summary:
Evanston Cradle to Career (EC2C) is a collaborative effort of over forty partner organizations, including the City of Evanston and all its appropriate departments, both District 65 and 202, McGaw YMCA, the YWCA, the Evanston Community Foundation, Northwestern University, Evanston Hospital and many others. EC2C was created to address inequity in our community by pulling together our community's resources to ensure that each of our children has the opportunity to achieve their potential.

Since its inception, EC2C has achieved several accomplishments which include developing a baseline data report created from a wide range of sources used to guide strategic planning and monitor the long term impact, created and outlined an EC2C sustainability plan, and created six action teams to address systemic inequity.

EC2C has used the model of collective impact as its approach to address the systems that lead to inequitable outcomes in the community. This approach has led to several programmatic and systemic accomplishments. They include improving access to existing services for families facing multiple challenges, and ongoing efforts to continue to clarify and

communicate to all stakeholders in the community the current situation of inequitable barriers that contribute to disparity.

EC2C's COVID Response has includedSheila Merry, EC2C's Executive Director serving as a co-chair with Monique Brunson Jones, President, Evanston Community Foundation and Dave Davis, Executive Director, Neighborhood and Community Relations, Northwestern University, of the Nonprofit COVID Task Force. This task force is helping to coordinate nonprofits during these unprecedented times. There is no question Evanston was far better positioned to deal with this crisis as a result of the strong working relationships across nonprofits as a result of their work with EC2C.

EC2C has invested directly into the community in the following ways during this crisis:

- $10,000 in redirected Community Building grants through the Advocates for Action who have created a Virtual Pantry based on the response from their survey of approximately 250 residents. They provided electronic Target gift cards to 200 families in the amount of $50 each. The overwhelming response from the survey was that food was the #1 need.
- $25,000 grant from the Chicago COVID Rapid Response fund will go to direct financial assistance to families who, due to their legal status, do not qualify for unemployment, general assistance, or stimulus funds.
- $25,000 in recognition of the disproportionate impact of COVID-19 on the black community will go to Evanston Own It to provide direct financial support to struggling families.
- $50,000 on trauma-informed counseling for families with young children to address the trauma of COVID-19.
- $50,000 focused on direct service response to opportunity youth to address the impact of COVID-19.
- EC2C is working with the Early Childhood Council to clarify the need for and facilitate the provision of childcare for essential workers.
- EC2C is working with the Evanston Community Foundation to facilitate acquisition and distribution of diapers and wipes through early childhood partners for families who are financially struggling due to COVID-19.
- EC2C is working to keep all nonprofits informed about funding opportunities, SBA loans, consulting support opportunities to keep our nonprofit community as strong as possible in this extraordinarily difficult time.

Through its role as a United Way Neighborhood Network, EC2C has been able to bring over a million dollars into the community. In addition to offsetting the cost of EC2C operations, these funds have passed through in the following ways to EC2C partner organizations:

- $150,000 for trauma-informed training for early childhood teachers in ten key Evanston early childhood centers as well as emergency trauma counseling for Evanston families, $50,000 now focused on COVID trauma response
- $165,000 for coaching for early childhood teachers in programs working with Evanston families that have faced the most significant challenges to ensure supportive, healthy learning environments for all children
- $28,000 to expand arts programming in those same early childhood programs
- $50,000 for Summer Reading Programs

- $11,500 to expand coordination across home family visiting programs to improve access for families
- $139,000 for equity training for EC2C partner staff, including Beyond Diversity and SEED, serving a large % of City staff
- $100,000 in funding for supporting collaboration in serving opportunity youth (young people between 16 and 23 who are not connected to school or work), $50,000 of those funds have been redirected to COVID response basic human needs
- $20,000 for Community Building Grants to support community leaders who want to make a difference in their community.

Attachments:
2020 EC2C invoice

EVANSTON
CRADLE TO CAREER
2010 Dewey Ave, 2nd Fl, Evanston, IL 60201

3/15/20

Erika Storlie
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

Thank you for your commitment to Evanston Cradle to Career.
Below you will find your contribution amount for 2019-2020. Please note our new fiscal sponsor's address.

Organization Name:	Contribution Amount:
City of Evanston	$50,000.00

Please make checks payable to: **Evanston Cradle to Career**

Please send payments to our fiscal sponsor:
Evanston Community Foundation
1560 Sherman Ave, Ste 535
Evanston, IL 60201

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Johanna Leonard, Director of Community Development
CC:	Gary Gerdes, Building & Inspection Services Division Manager; Angelique Schnur, Senior Property Standards Inspector
Subject:	Approval of Funding for the Demolition of a Residential Structure at 1239 Leon Street
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council authorize the City Manager to execute an agreement with MBR Wrecking, Inc. and ECOPRO Plumbing & Environmental, Inc. for the asbestos remediation and demolition of a vacant, structurally unsafe residential structure located at 1239 Leon Street, Evanston. The cost for the demolition will be is $48,900 which includes disconnection of the water and sewer services, asbestos remediation of the windows, demolition of structure, removal and backfill of the foundation and regrade/seed of the site. The cost of the demolition will be paid with grants provided by the Abandoned Residential Property Municipality Relief Grant from the Illinois Housing Development Authority (IHDA). Funds shall be used by May, 2020 per agreement with IDHA.

Funding Source:
Funding will be provided from the IL Vacant Expense Line Item (Account 100.24.2435.62469)

Council Action:
For Action

Summary:
The City was awarded a $75,000 grant from the State of Illinois as facilitated through the Illinois Housing Development Authority to use as funds to assist with property maintenance of vacant and abandoned properties. The demolition of the building at 1239 Leon Street qualifies as an activity that is addressed using this grant. The residential structure has been vacant for a number of years and was declared an unsafe structure in December, 2019. Inspection findings showed sections of the foundation walls have collapsed and are being temporarily shored; foundation and support column stress and settlement, displaced and unsupported floor joists, lack of mechanical and plumbing systems and wall and ceiling board

collapse. The garage on the property would remain and the owner would retain ownership of the property but is required to apply for permit to rebuild within 18 months. Solicitation for bid went to five demolition contractors and MBR Wrecking, Inc. was the only contractor to submit a bid. ECOPRO is a division of MBR and performs their asbestos remediation. MBR has successfully performed previous demolitions for the City.

Attachments:
ECOPRO Proposal
MBR Proposal

PROPOSAL-CONTRACT

ECOPRO PLUMBING & ENVIRONMENTAL INC.
4107 OAKTON ST.
SKOKIE, IL. 60076
888.585.3366

DATE: 3/31/2020
PROPOSAL #1151
LOCATION(S):
1239 LEON PL.
EVANSTON, IL. 60201
PROPOSAL IS VALID FOR 30 DAYS
SUBMITTED TO: CITY OF EVANSTON--SCOTT WILLIAMS

DESCRIPTION	PRICE	QUANTITY	TOTAL
ECOPRO INC. PROPOSES THE FOLLOWING: AQCUIRE PERMIT FOR WORK TO BE CONDUCTED: REMOVE 21 WINDOWS CONTAINING ACM CAULK: DISPOSE OF ALL DEBRIS AT A LICENSED FACILITY: LEAVE SITE CLEAN ONCE THE WORK IS COMPLETE: WORK TO BE COMPLETED BY LICENSED ASBESTOS CONTRACTOR:			
			$10,800

1. PERFORMANCE & PAYMENT: THE CONTRACTOR SHALL PERFORM THE CONTRACT WORK IN COMPLIANCE WITH THIS CONTRACT AND WITH ALL APPLICABLE LAWS AND LEGAL REQUIREMENTS, AND IN THE MANNER AND TO THE STANDARD TO BE EXPECTED OF A REASONABLY COMPETENT CONTRACTOR. THE OWNER/REPRESENTATIVE SHALL PAY THE CONTRACTOR FINAL INSTALLMENT TO BE PAID UPON COMPLETION OF THE CONTRACT WORK.
2. VARIATIONS: THIS CONTRACT MAY BE VARIED BY CHANGES TO THE CONTRACT WORK (INCLUDING ADDITIONS, OMISSIONS OR REPLACEMENTS) WHEN:
A. THE PARTY REQUIRING THE VARIATION GIVES THE OTHER PARTY A WRITTEN NOTICE DESCRIBING THE VARIATION
B. THE CONTRACTOR PROVIDES A WRITTEN ESTIMATE OF THE VALUE OF THE VARIATION AND WHEN THE PAYMENT OR CREDIT IS TO BE MADE; AND
C. THE VARIATION NOTICE IS SIGNED BY OWNER/REPRESENTATIVE AND THE CONTRACTOR.
3. WORKPLACE HEALTH AND SAFETY: THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE FEDERAL AND STATE OF ILLINOIS HEALTH AND SAFETY RULES AND REGULATIONS
APPROVALS: THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PERMISSIONS, CONSENTS OR APPROVALS REQUIRED IN CONNECTION WITH THE CONTRACT WORK.
5. ACCESS: THE OWNER SHALL GIVE THE CONTRACTOR REASONABLE ACCESS AS NECESSARY TO ENABLE PERFORMANCE OF THIS CONTRACT.
6. CARE OF THE WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE OF THE CONTRACT WORK UNTIL COMPLETION AND SHALL PROMPTLY MAKE GOOD ANY LOSS OR DAMAGE TO THE CONTRACT WORK CAUSED BY AN ACT, NEGLECT OR DEFAULT OF THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES, AGENTS OR SUB-CONTRACTORS.
7. DISPOSAL FEES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND INCLUDE IN THE TOTAL PRICE, ANY DISPOSAL FEES ASSOCIATED WITH THE REMOVAL AND DISPOSAL OF BUILDING MATERIAL.
DISPUTE RESOLUTION: ANY DISPUTE BETWEEN THE OWNER/REPRESENTATIVE AND THE CONTRACTOR ARISING UNDER OR IN CONNECTION WITH THIS CONTRACT MAY BE REFERRED TO THE AMERICAN ARBITRATION ASSOCIATION OR AN APPROPRIATE COURT OR (BY MUTUAL CONSENT) A MEDIATION SERVICE.

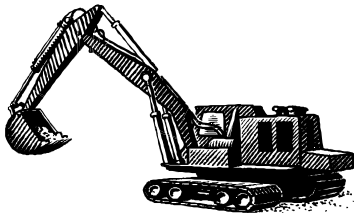
OWNER/REPRESENTATIVE

ECOPRO PLUMBING & ENVIRONMENTAL INC.

PROPOSAL-CONTRACT

MBR WRECKING INC. License #TGC040468

4107 OAKTON ST.
SKOKIE, IL. 60076
888.585.DEMO (3366)



DATE: 3/31/2020
PROPOSAL #2161
LOCATION(S):
1239 LEON PL.
EVANSTON, IL. 60201
PROPOSAL IS VALID FOR 30 DAYS
SUBMITTED TO: CITY OF EVANSTON

PROPOSAL DOES NOT INCLUDE:

WATER: BILLS, RETENTION PLAN, DEGRADATION FEES,
REMOVING: HAZARDOUS MATERIAL, TIRES, TREES,
POOLS, UNDERGROUND TANKS, AUTOMOBILES.
DEMOLITION TAX.
REPAIRS DUE TO CONVENTIONAL WORK METHOD.

DESCRIPTION	PRICE	QUANTITY	TOTAL
MBR WRECKING INC. PROPOSES THE FOLLOWING:			
CONDUCT ALL NECESSARY EPA INSPECTIONS:			
DISCONNECT ALL UTILITIES:			
ACQUIRE THE DEMO PERMIT:			
INSTALL TEMPORARY FENCING AS NEEDED:			
DEMOLISH THE SINGLE FAMILY HOUSE ON SITE:			
REMOVE FOUNDATION/SLAB:			
REMOVE ALL OF THE DEBRIS FROM THE PREMISES:			
BACKFILL, GRADE THE AREA WITH CLEAN FILL & SEED:			
			$38,100

1. PERFORMANCE & PAYMENT: THE CONTRACTOR SHALL PERFORM THE CONTRACT WORK IN COMPLIANCE WITH THIS CONTRACT AND WITH ALL APPLICABLE LAWS AND LEGAL REQUIREMENTS, AND IN THE MANNER AND TO THE STANDARD TO BE EXPECTED OF A REASONABLY COMPETENT CONTRACTOR. THE OWNER/REPRESENTATIVE SHALL PAY THE CONTRACTOR FINAL INSTALLMENT TO BE PAID UPON COMPLETION OF CONTRACT WORK.
ALL SCRAP AND/OR SALVAGE MATERIAL (BRICK,METAL,ETC.) SHALL BECOME THE PROPERTY OF MBR WRECKING INC.
2. VARIATIONS: THIS CONTRACT MAY BE VARIED BY CHANGES TO THE CONTRACT WORK (INCLUDING ADDITIONS, OMISSIONS OR REPLACEMENTS) WHEN:
A. THE PARTY REQUIRING THE VARIATION GIVES THE OTHER PARTY A WRITTEN NOTICE DESCRIBING THE VARIATION
B. THE CONTRACTOR PROVIDES A WRITTEN ESTIMATE OF THE VALUE OF THE VARIATION AND WHEN THE PAYMENT OR CREDIT IS TO BE MADE; AND
C. THE VARIATION NOTICE IS SIGNED BY OWNER/REPRESENTATIVE AND THE CONTRACTOR.
3. WORKPLACE HEALTH AND SAFETY: THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE FEDERAL AND STATE HEALTH AND SAFETY RULES AND REGULATIONS
APPROVALS: THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PERMISSIONS, CONSENTS OR APPROVALS REQUIRED IN CONNECTION WITH THE CONTRACT WORK.
5. ACCESS: THE OWNER SHALL GIVE THE CONTRACTOR REASONABLE ACCESS AS NECESSARY TO ENABLE PERFORMANCE OF THIS CONTRACT.
6. CARE OF THE WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE OF THE CONTRACT WORK UNTIL COMPLETION AND SHALL PROMPTLY MAKE GOOD ANY LOSS OR DAMAGE TO THE CONTRACT WORK CAUSED BY AN ACT, NEGLECT OR DEFAULT OF THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES, AGENTS OR SUB-CONTRACTORS.
7. DISPOSAL FEES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND INCLUDE IN THE TOTAL PRICE, ANY DISPOSAL FEES ASSOCIATED WITH THE REMOVAL AND DISPOSAL OF BUILDING MATERIAL.
DISPUTE RESOLUTION: ANY DISPUTE BETWEEN THE OWNER/REPRESENTATIVE AND THE CONTRACTOR ARISING UNDER OR IN CONNECTION WITH THIS CONTRACT MAY BE REFERRED TO THE AMERICAN ARBITRATION ASSOCIATION OR AN APPROPRIATE COURT OR (BY MUTUAL CONSENT) A MEDIATION SERVICE.

OWNER/REPRESENTATIVE

MBR WRECKING INC.

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	Sat Nagar, Senior Project Manager
CC:	David Stoneback, Public Works Agency Director, Lara Biggs, City Engineer
Subject:	Resolution 37-R-20, Authorizing the Mayor to Sign the Local Public Agency Agreement and City Manager to Sign a Preliminary Engineering Agreement with the Illinois Department of Transportation & Stanley Consultants Inc. for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Resolution 37-R-20, Authorizing the Mayor to Sign the Local Public Agency Agreement and City Manager to Sign a Preliminary Engineering Agreement with the Illinois Department of Transportation & Stanley Consultants, Inc. for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project,

Funding Source:
Funding is provided by the Highway Safety Improvement Program (HSIP) Grant Funds in the amount of $138,380 and the City's Capital Improvement Fund, 2019 General Obligation Bond Funds (415.40.4119.62145 - 419008) in the amount of $47,603, which has an FY 2020 balance of $175,000, and a YTD balance of $175,000.

Council Action:
For Action

Summary:
City staff applied for and received Highway Safety Improvement Program (HSIP) Grant Funds from IDOT in the amount of $700,000 for the Ridge Avenue Signalized Intersection Improvements. The HSIP Grant Funds include $138,380 for Phase I & Phase II Engineering Services, and the remaining $561,620 is allocated for construction and construction engineering. The Phase I Preliminary Engineering Design is expected to start this summer after IDOT's review and approval of local agency funding and engineering services agreements. After obtaining approval of the preliminary design, the consultant will proceed

with Phase II Engineering to complete the construction plans and specifications. The project is expected to be let by IDOT in the spring of 2022. Construction would start in the summer and is anticipated to be completed in the fall of 2022.

The Ridge Avenue Corridor is a major north-south arterial that carries not only local traffic, but also traffic commuting through Evanston from other North Shore communities to the City of Chicago. The average daily traffic on Ridge Avenue is estimated at 15,000 to 20,000 vehicles. The average daily traffic on the major side streets is estimated at 5,000 to 12,000 vehicles. There are concerns at the signalized intersections related to reoccurring crashes and lack of turn signals on the side streets. The signalized intersections need to be reviewed for signal phasing, timing, improvement of pedestrian and vehicular safety including traffic flow.

The seven intersections that will be included in this project are:

- Ridge Avenue at Oakton Street
- Ridge Avenue at Main Street
- Ridge Avenue at Greenleaf Street
- Ridge Avenue at Dempster Street
- Ridge Avenue at Lake Street
- Ridge Avenue at Davis Street
- Ridge Avenue at Church Street

The scope of improvements at the intersections includes:

- Traffic data collection, capacity analysis, and signal phasing & timing analysis
- Conduct topographic survey including utility survey and geotechnical analysis
- Review crash data and evaluate mitigation measures
- Review of ADA compliance, pedestrian crossing improvements including audible pedestrian signals
- Addition of left turn signals on side street approaches
- Feasibility of adding left turn lanes on Greenleaf Street, and split phasing of north-bound south-bound movement
- Adding northbound advance green signal for Ridge Avenue traffic at Davis Street
- Minor geometric realignment of the Oakton Street west approach to Ridge
- Review of Emergency Vehicle Preemption (EVP) devices operation
- Tree trimming for better visibility of traffic signals
- Coordination with IDOT, FHWA & other agencies
- Coordination with the public and stakeholders and receive feedback
- Preparation of construction design plans, specifications and cost estimates

Approval of this resolution and execution of the associated agreements will commit the City to moving forward with Phase I and II engineering.

Legislative History:
On May 28, 2019, City Council approved Resolution 55-R-19 to apply for the HSIP Grant Funds from IDOT.
On December 9, 2019 City Council approved award of the engineering services contract to Kimley-Horn & Associates Inc.

Attachments:
Resolution 37-R-20 Ridge Avenue Federal & Engineering Services Traffic Signal Grant

37-R-20

A RESOLUTION

Authorizing the Mayor to Sign the Local Public Agency Agreement and City Manager to Sign a Preliminary Engineering Agreement with the Illinois Department of Transportation & Stanley Consultants Inc. for Federal Participation for the Ridge Avenue Traffic Signals Improvement Project

WHEREAS, the City of Evanston seeks to utilize the Highway Safety Improvement Program Grant Funds to improve seven (7) signalized intersections along Ridge Avenue from Oakton Street to Church Street with east-west left turn signals, upgrading emergency signal pre-emption, accessible pedestrian signals, Americans with Disability Act ("ADA") improvements and other pedestrian and vehicular safety improvements including high visibility cross walks and advanced stop bars, said improvement to be identified as IDOT State Section Number: 19-00284-00-CH, State Job Number: P-91-023-20, and Project Number: 5N67(356) hereinafter referred to as the "Project"; and

WHEREAS, the State of Illinois and the City of Evanston wish to avail themselves of federal money committed to fund the Project and the City Council of the City of Evanston hereby determines it is in the best interest of the City to enter into the Preliminary Engineering Services Agreement with IDOT & Stanley Consultants Inc.; and

WHEREAS, the State of Illinois and the City of Evanston are all desirous of said Project because it will have an immediate benefit to the residents of the area and be permanent in nature,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: The Mayor is hereby authorized to sign and the City Clerk is hereby authorized to attest to the Local Public Agency Agreement for Federal Participation Agreement to fund the Project, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: The City Manager is hereby authorized to sign and the City Clerk is hereby authorized to attest to the Preliminary Engineering Services Agreement for Federal Participation to fund the Project, attached hereto as Exhibit B and incorporated herein by reference.

SECTION 3: The City Manager is hereby authorized and directed to negotiate any additional conditions of the Local Public Agency Agreement and Preliminary Engineering Services Agreement as she may determine to be in the best interests of the City.

SECTION 3: That this Resolution 37-R-20 shall be in full force and effect from and after its passage and approval in the manner provided by law.

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelly Gandurski, Corporation Counsel

Adopted: _____, 2020

EXHIBIT A

Local Public Agency Agreement For Federal Participation

Illinois Department of Transportation

Local Public Agency Agreement for Federal Participation

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
City of Evanston	Cook	19-00284-00-CH

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
HSIP		CMAP	02-20-0001

☐ Construction on State Letting ☐ Construction Local Letting ☐ Day Labor ☒ Local Administered Engineering ☐ Right-of-Way

Construction		Engineering		Right of Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		P-91-023-20	5N67(356)		

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **STATE** and **LPA** jointly propose to improve the designated location as described below. The improvement shall be consulted in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "**FHWA**".

LOCATION

			Stationing	
Local Street/Road Name	Key Route	Length	From	To
Ridge Avenue	FAU 2744	1.52	8.67	10.19

Location Termini

Church Street to Oakton Street

Current Jurisdiction	Existing Structure Number(s)	
City of Evanston	N/A	Add Location / Remove

PROJECT DESCRIPTION

Phase I engineering project involves various safety improvements at the intersections of Oakton Street, Main Street, Greenleaf Street, Dempster Street, Lake Street, Davis Street, and Church Street.

LOCAL PUBLIC AGENCY APPROPRIATION - REQUIRED FOR STATE LET CONTRACTS

By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☐ METHOD C - **LPA's** Share _____ divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to the **LPA** on this or any other contract. The **STATE** at its sole option, upon notice to the **LPA**, may place the debit into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.

THE LPA AGREES:

1. To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
2. To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
3. To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
4. To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional addendum is required.
5. To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum referred to in item 4 above) in a manner satisfactory to the STATE and the FHWA.
6. To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
7. To maintain for a minimum of 3 years after final project close out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract. The contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General and the **STATE**. The **LPA** agrees to cooperate fully with any audit conducted by the Auditor General, the **STATE**, and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
8. To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
9. To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
10. (Local Contracts or Day Labor) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to complete the project.
11. (Preliminary Engineering) In the event that right-of-way acquisition for, or construction of, the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following FHWA authorization, the LPA will repay the STATE any Federal funds received under the terms of this agreement.
12. (Right-of-Way Acquisition) In the event construction has not commenced by the close of the twentieth fiscal year following **FHWA** authorization using right-of-way acquired this agreement, the **LPA** will repay the **STATE** any Federal Funds received under the terms of this agreement.
13. (Railroad Related Work) The LPA is responsible for the payment of the railroad related expenses in accordance with the **LPA**/ railroad agreement prior to requesting reimbursement from the **STATE**. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets Office. Engineer's Payment Estimates shall be in accordance with the Division of Cost.
14. Certifies to the best of its knowledge and belief that it's officials:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
    b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antirust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and
    d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.
15. To include the certifications, listed in item 14 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
16. (**STATE** Contracts). That execution of this agreement constitutes the **LPA's** concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
17. That for agreements exceeding $100,000 in federal funds, execution of this agreement constitutes the **LPA's** certification that:
    a. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or any employee of a member of congress in connection with the awarding of any federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

c. The **LPA** shall require that the language of this certification be included in the award documents for all subawards (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements), and that all subrecipients shall certify and disclose accordingly.

18. To regulate parking and traffic in accordance with the approved project report.
19. To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
20. To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.
21. To comply with the federal Financial Integrity Review and Evaluation (FIRE) program, which requires States and subrecipients to justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project in which no expenditures have been charged against federal funds for the past twelve (12) months.
22. (Reimbursement Requests) For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.
23. (Final Invoice) The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, which ever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice on the engineering projects.
24. (Project Closeout) The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report my be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate close-out of the project and loss of further funding.
25. (Project End Date) For Preliminary Engineering projects the end date is ten (10) years from the execution date of the agreement. For Right-of-Way projects the end date is fifteen (15) years from the execution date of the agreement. For Construction projects the end date is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.
26. (Single Audit Requirements) That if the **LPA** expends $750,000 or more a year in federal financial assistance they shall have an audit made in accordance with 2 CFR 200. **LPA's** expending less than $750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (Office of Internal Audit, Room 201, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the LPA's fiscal year. The CFDA number for all highway planning and construction activities is 20.205.
27. That the **LPA** is required to register with the System for Award Management or SAM, which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: https://www.sam.gov/SAM/
28. (Required Uniform Reporting) To comply with the Grant Accountability and Transparency Act (30 ILCS 708) that requires a uniform reporting of expenditures. Uniform reports of expenditures shall be reported no less than quarterly using IDOT's BoBS 2832 form available on IDOT's web page under the "Resources" tab. Additional reporting frequency may be required based upon specific conditions, as listed in the accepted Notice of State Award (NOSA). Specific conditions are based upon the award recipient/grantee's responses to the Fiscal and Administrative Risk Assessment (ICQ) and the Programmatic Risk Assessment (PRA).

    NOTE: Under the terms of the Grant Funds Recovery Act (30 ILCS 705/4.1), "Grantor agencies may withhold or suspend the distribution of grant funds for failure to file requirement reports" if the report is more than 30 calendar days delinquent, without any approved written explanation by the grantee, the entity will be placed on the Illinois Stop Payment List. (Refer to the Grantee Compliance Enforcement System for detail about the Illinois Stop Payment List: https://www.illinois.gov/sites/GATA/Pages/ResourceLibrary.aspx)

THE STATE AGREES:

1. To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA's** certification of compliance with Title II and III Requirements.
2. (State Contracts) To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
3. (Day Labor) To authorize the **LPA** to proceed with the construction of the improvement when agreed unit prices are approved, and to reimburse the **LPA** for that portion of the cost payable from Federal and/or State funds based on the agreed unit prices and engineer's pay estimates in accordance with the division of cost page.

4. (Local Contracts) For agreements with federal and/or state funds in engineering, right-of-way, utility work and/or construction work:
   a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
   b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

IT IS MUTUALLY AGREED:

1. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions.
2. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.
3. This agreement shall be binding upon the parties, their successors and assigns.
4. For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA's** DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on state awarded contracts, this agreement shall be administered under the provisions of the **STATE'S** USDOT approved Disadvantaged Business Enterprise Program.
5. In cases where the **STATE** is reimbursing the **LPA**, obligation of the **STATE** shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable federal funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
6. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of the act exempt its application.

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

	☒	1.	Location Map
	☒	2.	Division of Cost
-	☒	3	GATA Reporting

Add Row

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Stephen H. Hagerty

Title of Official

City Mayor

Signature | Date

The above signature certifies the agency's Tin number is

366005870 conducting business as a Governmental Entity.

Duns Number 074390907

APPROVED

State of Illinois
Department of Transportation

Omer Osman P.E., Acting Secretary | Date

By:

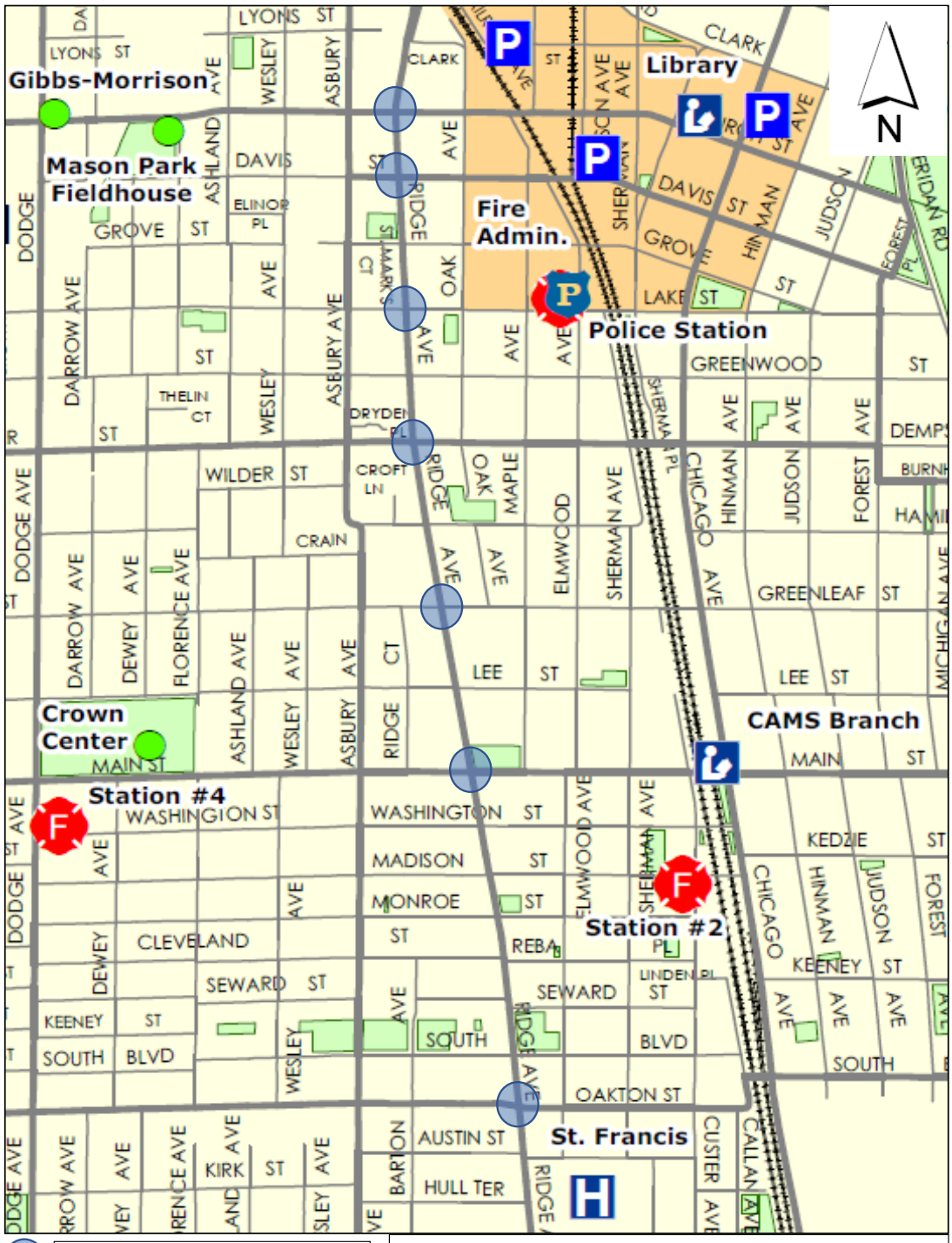
Director of Planning & Programming | Date

Director of Planning & Programming | Date

Philip C. Kaufmann, Chief Counsel | Date

Chief Fiscal Officer (CFO) | Date

NOTE: if the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.



Signalized Study Intersections

Ridge Avenue Signalized Intersection Improvements
City of Evanston

Project Location Map

ADDENDA NUMBER 2

Local Public Agency	County	Section Number
City of Evanston	Cook	19-00284-00-CH

Construction		Engineering		Right of Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		P-91-023-20	5N67(356)		

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
- Preliminary Engineering	HSIP	$148,000.00	*				Local	$37,983.00	BAL	$185,983.00
-										
-										
-										
-										
-										
-										
-										
-										
	Total	$148,000.00		Total			Total	$37,983.00		$185,983.00

Add

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

* Maximum Federal (HSIP) participation 80% NTE $148,000.

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Addenda Number 4

Grant Accountability and Transparency Act (GATA)

Required Uniform Reporting

The Grant Accountability and Transparency Act (30 ILCS 708), requires a uniform reporting of expenditures. Uniform reports of expenditures shall be reported no less than quarterly using IDOT's BoBS 2832 form available on IDOT's web page under the "Resources" tab.

Additional reporting frequency may be required based upon specific conditions, as listed in the accepted Notice of State Award (NOSA). Specific conditions are based upon the award recipient/grantee's responses to the Fiscal and Administrative Risk Assessment (ICQ) and the Programmatic Risk Assessment (PRA).

PLEASE NOTE: Under the terms of the Grant Funds Recovery Act (30 ILCS 705/4.1), "*Grantor agencies may withhold or suspend the distribution of grant funds for failure to file requirement reports"* if the report is more than 30 calendar days delinquent, without any approved written explanation by the grantee, the entity will be placed on the Illinois Stop Payment List. (Refer to the Grantee Compliance Enforcement System for detail about the Illinois Stop Payment List: https://www.illinois.gov/sites/GATA/Pages/ResourceLibrary.aspx)

EXHIBIT B

Preliminary Engineering Services Agreement For Federal Participation

Local Public Agency	LOCAL AGENCY	Illinois Department of Transportation	CONSULTANT	Consultant
City of Evanston				Kimley-Horn
County: Cook				Address: 1001 Warrenville Road, Suite 350
Section: 19-00284-00-CH				City: Lisle
Project No.: 5N67(356)		**Preliminary Engineering Services Agreement For Federal Participation**		State: IL
Job No.: P-91-023-20				Zip Code: 60532
Contact Name/Phone/E-mail Address: Sat Nagar, P.E. 847-866-2967 snagar@cityofevanston.org				Contact Name/Phone/E-mail Address: Sagar R. Sonar 630-487-3469 sagar.sonar@kimley-horn.com

THIS AGREEMENT is made and entered into this _____ day of _____, 2020 between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the PROJECT. Federal-aid funds allotted to the LPA by the state of Illinois under the general supervision of the Illinois Department of Transportation (STATE) will be used entirely or in part to finance engineering services as described under AGREEMENT PROVISIONS.

Project Description

Name Ridge Avenue Intersections Improvement Route Ridge Ave Length 1.51 m Structure No. NA

Termini Church Street to Oakton Street

Description The project involves various safety improvements at the intersections of Oakton Street, Main Street, Greenleaf Street, Dempster Street, Lake Street, Davis Street, and Church Street.

Agreement Provisions

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance, in accordance with STATE approved design standards and policies, of engineering services for the LPA for the proposed improvement herein described.

2. To attend any and all meetings and visit the site of the proposed improvement at any reasonable time when requested by representatives of the LPA or STATE.

3. To complete the services herein described within 540 calendar days from the date of the Notice to Proceed from the LPA, excluding from consideration periods of delay caused by circumstances beyond the control of the ENGINEER.

4. The classifications of the employees used in the work should be consistent with the employee classifications and estimated man-hours shown in EXHIBIT A. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are indicated in Exhibit A to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.

5. That the ENGINEER is qualified technically and is entirely conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated herein.

6. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections resulting from the ENGINEER's errors, omissions or negligent acts without additional compensation. Acceptance of work by the STATE will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or for clarification of any ambiguities.

7. That all plans and other documents furnished by the ENGINEER pursuant to this AGREEMENT will be endorsed by the ENGINEER and will affix the ENGINEER's professional seal when such seal is required by law. Plans for structures to be built as a part of the improvement will be prepared under the supervision of a registered structural engineer and will affix structural engineer seal when such seal is required by law. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the STATE.

8. That the ENGINEER will comply with applicable federal statutes, state of Illinois statutes, and local laws or ordinances of the LPA.

9. The undersigned certifies neither the ENGINEER nor I have:

   a. employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for me or the above ENGINEER) to solicit or secure this AGREEMENT,
   b. agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
   c. paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for me or the above ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
   d. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
   e. have not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
   f. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) and
   g. have not within a three-year period preceding this AGREEMENT had one or more public transactions (Federal, State or local) terminated for cause or default.

10. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.

11. To submit all invoices to the LPA within one year of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement.

12. To submit BLR 05613, Engineering Payment Report, to the STATE upon completion of the project (Exhibit B).

13. Scope of Services to be provided by the ENGINEER:

☒ Make such detailed surveys as are necessary for the planning and design of the PROJECT.

☐ Make stream and flood plain hydraulic surveys and gather both existing bridge upstream and downstream high water data and flood flow histories.

☐ Prepare applications for U.S. Army Corps of Engineers Permit, Illinois Department of Natural Resources Office of Water Resources Permit and Illinois Environmental Protection Agency Section 404 Water Quality Certification.

☐ Design and/or approve cofferdams and superstructure shop drawings.

☐ Prepare Bridge Condition Report and Preliminary Bridge Design and Hydraulic Report, (including economic analysis of bridge or culvert types and high water effects on roadway overflows and bridge approaches).

☒ Prepare the necessary environmental and planning documents including the Project Development Report or Environmental Assessment, State Clearinghouse, Substate Clearinghouse and all necessary environmental clearances.

☒ Make such soil surveys or subsurface investigations including borings and soil profiles as may be required to furnish sufficient data for the design of the proposed improvement. Such investigations to be made in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE.

☐ Analyze and evaluate the soil surveys and structure borings to determine the roadway structural design and bridge foundation.

☒ Prepare preliminary roadway and drainage structure plans and meet with representatives of the LPA and STATE at the site of the improvement for review of plans prior to the establishment of final vertical and horizontal alignment, location and size of drainage structures, and compliance with applicable design requirements and policies.

☒ Make or cause to be made such traffic studies and counts and special intersection studies as may be required to furnish sufficient data for the design of the proposed improvement.

☒ Complete the general and detailed plans, special provisions and estimate of cost. Contract plans shall be prepared in accordance with the guidelines contained in the Bureau of Local Roads and Streets manual. The special provisions and detailed estimate of cost shall be furnished in quadruplicate.

☐ Furnish the LPA with survey and drafts in quadruplicate all necessary right-of-way dedications, construction easements and borrow pit and channel change agreements including prints of the corresponding plats and staking as required.

II. THE LPA AGREES,

1. To furnish the ENGINEER all presently available survey data and information
2. To pay the ENGINEER as compensation for all services rendered in accordance with this AGREEMENT, on the basis of the following compensation formulas:

Cost Plus Fixed Fee
- ☒ CPFF = 14.5%[DL + R(DL) + OH(DL) + IHDC], or
- ☐ CPFF = 14.5%[DL + R(DL) + 1.4(DL) + IHDC], or
- ☐ CPFF = 14.5%[(2.3 + R)DL + IHDC]

Where: DL = Direct Labor
IHDC = In House Direct Costs
OH = Consultant Firm's Actual Overhead Factor
R = Complexity Factor

Specific Rate ☐ (Pay per element)

Lump Sum ☐ _____

3. To pay the ENGINEER using one of the following methods as required by 49 CFR part 26 and 605 ILCS 5/5-409:

☐ With Retainage

a) **For the first 50% of completed work**, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to 90% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
b) **After 50% of the work is completed**, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments covering work performed shall be due and payable to the ENGINEER, such payments to be equal to 95% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
c) **Final Payment** – Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and the STATE, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

☒ Without Retainage

a) **For progressive payments** – Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
b) **Final Payment** – Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum o money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.).

5. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Local Government Professional Services Selection Act 50 ILCS 510, the Brooks Act 40USC 11, and Procurement, Management, and Administration of Engineering and Design related Services (23 CFR part 172). Exhibit C is required to be completed with this agreement.

III. IT IS MUTALLY AGREED,

1. That no work shall be commenced by the ENGINEER prior to issuance by the LPA of a written Notice to Proceed.

2. That tracings, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request, to the LPA or to the STATE, without restriction or limitation as to their use.

3. That all reports, plans, estimates and special provisions furnished by the ENGINEER shall be in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE, it being understood that all such furnished documents shall be approved by the LPA and the STATE before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

4. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall not be construed to relieve the ENGINEER of any responsibility for the fulfillment of this agreement.

5. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the STATE; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.

6. The payment by the LPA in accordance with numbered paragraph 3 of Section II will be considered payment in full for all services rendered in accordance with this AGREEMENT whether or not they be actually enumerated in this AGREEMENT.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the STATE, and their officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses to date of the written notice of termination.

9. This certification is required by the Drug Free Workplace Act (30ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the State unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the State for at least one (1) year but no more than five (5) years.

   For the purpose of this certification, "grantee" or "contractor" means a corporation, partnership or other entity with twenty-five (25) or more employees at the time of issuing the grant, or a department, division or other unit thereof, directly responsible for the specific performance under a contract or grant of $5,000 or more from the State, as defined in the Act.

   The contractor/grantee certifies and agrees that it will provide a drug free workplace by:
   a. Publishing a statement:
      (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
      (2) Specifying the actions that will be taken against employees for violations of such prohibition.
      (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
         (a) abide by the terms of the statement; and
         (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
   b. Establishing a drug free awareness program to inform employees about:
      (1) The dangers of drug abuse in the workplace;
      (2) The grantee's or contractor's policy of maintaining a drug free workplace;
      (3) Any available drug counseling, rehabilitation and employee assistance program; and
      (4) The penalties that may be imposed upon an employee for drug violations.
   c. Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
   d. Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
   e. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by,
   f. Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.
   g. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

10. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of DOT assisted contracts. Failure by the ENGINEER to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.

11. When the ENGINEER is requested to complete work outside the scope of the original AGREEMENT, a supplemental AGREEMENT will be required. Supplements will also be required for the addition or removal of subconsultants, direct costs, the use of previously unspecified staff, and other material changes to the original AGREEMENT.

Agreement Summary

Prime Consultant:	TIN Number	Agreement Amount
Kimley-Horn	56-0885615	$122,520.00

Sub-Consultants:	TIN Number	Agreement Amount
Sam Schwartz Engineering	46-1885050	$22,204.00
Quigg Engineering	20-4818431	$21,656.00
GSG Consultants	36-3844476	$19,603.00
	Sub-Consultant Total:	$63,463
	Prime Consultant Total:	$122,520
	Total for all Work:	$185,983

Executed by the LPA: City of Evanston
(Municipality/Township/County)

ATTEST:

By: _____ By: _____

_____ Clerk Title: _____

(SEAL)

Executed by the ENGINEER:

ATTEST: _____

By: _____ By: _____

Title: Vice President Title: Associate

Exhibit A - Preliminary Engineering

Route: Ridge Avenue
Local Agency: City of Evanston
(Municipality/Township/County)
Section: 19-00284-00-CH
Project: 5N67(356)
Job No.: P91-023-20

*Firm's **approved rates** on file with IDOT'S Bureau of Accounting and Auditing:

Overhead Rate (OH) 194.00 %
Complexity Factor (R) 0.00
Calendar Days

Method of Compensation:

Cost Plus Fixed Fee 1 ☒ 14.5%[DL + R(DL) + OH(DL) + IHDC]
Cost Plus Fixed Fee 2 ☐ 14.5%[DL + R(DL) + 1.4(DL) + IHDC]
Cost Plus Fixed Fee 3 ☐ 14.5%[(2.3 + R)DL + IHDC]
Specific Rate ☐
Lump Sum ☐

Cost Estimate of Consultant's Services in Dollars

Element of Work	Employee Classification	Man-Hours	Payroll Rate	Payroll Costs (DL)	Overhead*	Services by Others	In-House Direct Costs (IHDC)	Profit	Total
Totals		0.00							

Exhibit B

Illinois Department of Transportation

Engineering Payment Report
(Submit with Final Invoice)

Prime Consultant

Name	Kimley-Horn
Address	Lisle, IL 60532
Telephone	630-487-3469
TIN Number	

Project Information

Local Agency	City of Evanston
Section Number	19-00284-00-CH
Project Number	5N67(356)
Job Number	P91-023-20

This form is to verify the amount paid to the Sub-consultant on the above captioned contract. Under penalty of law for perjury or falsification, the undersigned certifies that work was executed by the Sub-consultant for the amount listed below.

Sub-Consultant Name	TIN Number	Actual Payment from Prime
	Sub-Consultant Total:	
	Prime Consultant Total:	
	Total for all Work Completed:	

Signature and title of Prime Consultant

Date

Note: The Department of Transportation is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under state and federal law. Disclosure of this information is REQUIRED and shall be deemed as concurring with the payment amount specified above.

For information about IDOTs collection and use of confidential information review the department's Identity Protection Policy.

Exhibit C
Federal Qualification Based Selection (QBS) Checklist

Local Public Agency City of Evanston
Section Number 19-00284-00-CH
Project Number 5N67(356)
Job Number P91-023-20

The LPA must complete Exhibit C, if federal funds are used for this engineering agreement and the value will exceed $40,000. The LPA must follow federal small purchase procedures, if federal funds are used and the engineering agreement has a value less than $40,000.

☐ Form Not Applicable (engineering services less than $40,000)

1. Do the written QBS policies and procedures discuss the initial administration (procurement, management, and administration) concerning engineering and design related consultant services? ☒ Yes ☐ No

2. Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06(e) of the *BLRS Manual*? ☒ Yes ☐ No
If no, IDOT's approval date: _____

3. Was the scope of services for this project clearly defined? ☒ Yes ☐ No

4. Was public notice given for this project? ☒ Yes ☐ No Due date of submittal: 11/05/2019
Method(s) used for advertisement and dates of advertisement: Oct 10, 2019
Pioneer Press, Demand Star and City website

5. Do the written QBS policies and procedures cover conflicts of interest? ☒ Yes ☐ No

6. Do the written QBS policies and procedures use covered methods of verification for suspension and debarment? ☒ Yes ☐ No

7. Do the written QBS policies and procedures discuss the method of evaluation? ☒ Yes ☐ No

Criteria for this project	Weighting	Criteria for this project	Weighting
Qualifications and Expertise	30 %		%
Completeness of Proposal	45 %		%
Execute City PSA	10 %		%
M/W/EBE Participation	15 %		%

8. Do the written QBS policies and procedures discuss the method of selection? ☒ Yes ☐ No
Selection committee (titles) for this project: Public works agency Director; Senior Project Manger, Transportation Senior Project Manager, St & ROW; Traffic Operations Supervisor; and Purchasing Specialist
Top three consultants selected for this project in order: 1) Kimley-Horn
2) Singh and Associates 3) Terra Engineering
If less than 3 responses were received, IDOT's approval date: _____

9. Was an estimated cost of engineering for this project developed in-house prior to contract negotiation? ☒ Yes ☐ No

10. Were negotiations for this project performed in accordance with federal requirements? ☒ Yes ☐ No

11. Were acceptable costs for this project verified? ☒ Yes ☐ No ☐ LPA will rely on IDOT review and approval of costs.

12. Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval? ☒ Yes ☐ No

13. Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, record retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)? ☒ Yes ☐ No

Phase I - Scope of Services

Phase I - Scope of Services

The project involves Ridge Avenue from Oakton Street to Church Street located in the City of Evanston, Cook County. The City will be the lead agency for the study. The purpose of the project is to implement intersection improvements identified in the Highway Safety Improvement Program (HSIP) funding received by the City. The intersections included in the project are as follows:

1. Ridge Avenue and Oakton Street
2. Ridge Avenue and Main Street
3. Ridge Avenue and Greenleaf Street
4. Ridge Avenue and Dempster Street
5. Ridge Avenue and Lake Street
6. Ridge Avenue and Davis Street
7. Ridge Avenue and Church Street

Dempster Street is under IDOT jurisdiction and other streets within the project limits are under City jurisdiction. The project will be processed through Illinois Department of Transportation (IDOT) Bureau of Local Roads & Streets (BLR&S). It is anticipated that the project will be designed according to 3R criteria and processed as a Categorical Exclusion (CE). The project will be designed using Microstation Geopak software.

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this scope of services for Phase I and Phase II to the City of Evanston ("City"). Based on our understanding of the project, the Consultant team has developed the following Scope of Services to guide the City of Evanston through this project:

Task 1 – Project Initiation and Kick-off Meeting
The Consultant team will meet with City staff and IDOT to initiate the project to discuss project goals, design criteria, and project schedule.

Task 2 – Traffic Counts. Traffic Study, and Intersection Design Study (IDS)
The Consultant will conduct classification (cars, pedestrian, bicycles, and trucks) traffic counts at the seven intersections. The traffic counts will be conducted for 2 hours in AM and PM peak period. The actual hours for the counts will be discussed with the City. The Consultant team will document signal timings and observe traffic operations during the peak periods to understand issues and queuing.

A topographic survey will be conducted at all intersections including detailed survey at corners to facilitate design of ADA compliant ramps. A complete topographic survey will be conducted along the west approach of Oakton Street and both approaches of Greenleaf Street

Utility companies will be contacted to request utility atlases that will be drafted into the base files. The Consultant team will collect all available information from the City and other sources necessary for the project.

Traffic Studies (by Sam Schwartz Engineering, SSE)
The Consultant will utilize the peak hour data collected by Miovision for the capacity analysis. Synchro (Version 10) simulation software will be utilized to prepare traffic models for existing conditions and proposed improvements. The computer simulation models will provide the intersection analysis and signal timing/phasing inputs for the detailed signal and intersection design.

Phase I - Scope of Services

After the traffic and geometric studies are complete, the Consultant will prepare an Intersection Design Study (IDS) for the intersections of Oakton Street, Main Street, Greenleaf Street, Dempster Street, Lake Street, and Davis Street. ADA ramp design will be prepared at the intersection of Dempster Street for submittal.

Task 3 – Environmental Investigation

The Consultant will coordinate with the environmental sub-consultant GSG to perform the Preliminary Environmental Site Assessment (PESA). Preliminary Site Investigation (PSI) will be scoped later based on the findings of the PESA and is not included. Wetland delineation is not anticipated given the built condition of the corridor.

The Consultant will obtain aerials for preparation of environmental survey exhibits. The Consultant will prepare and submit an Environmental Survey Request (ESR) form with Attachments and Exhibits to IDOT BLR&S for processing. The Consultant will be responsible for the following related to the ESR:

- Review of the findings
- Responses to inquiries regarding the project impacts on environmental resources
- Incorporation of the information into the project report

A COSIM submittal and noise impact evaluation is not anticipated for the project based on IDOT BLR&S criteria.

Task 4 – Data Collection and Topographic Survey

The Consultant team will collect all available information from the City and other sources necessary for the project. The information will include:

- Storm and sanitary sewer atlases
- Water system atlases
- Conduct coordination with JULIE to obtain private utility atlases
- Traffic signal timings and plans for corridor
- Prior studies and improvement plans
- ROW maps
- Lighting standards

Topographic survey will be completed by Quigg Engineering. See attached scope and fees for services by Quigg. The Consultant will coordinate with Quigg and City to schedule the survey. The Consultant will review the survey to ensure its completeness and accuracy by conducting a field check.
The Consultant will request data from the City at the beginning of the project. Quigg will perform all research and collect all data before sending a crew into the field. The survey crew will then set all horizontal and vertical control according to City Datum. The downloaded survey will be checked and drafted and a draft of the existing conditions will be field checked by a Professional Land Surveyor. Final edits and all collected J.U.L.I.E. information will be drafted into the base files and submitted to the City for review.

Task 5 – Geometric Studies

Geometric design will be necessary for the intersections of Oakton Street and Greenleaf Street where widening is proposed. The widening at the Oakton Street intersection will be done along the west

approach to the south to minimize the east-west offset along Oakton Street. The widening along Greenleaf Street is intended to provide an east-west left turn lane. A preferred alternative will be identified based on input from stakeholders and its ability to meet project goals.

Task 6 – Public Involvement

We will work with the City to identify key stakeholders that will be included in the public involvement effort. The public involvement scope of work includes the following:

Project Branding

The Consultant will prepare two branding alternatives for City review and prepare a final concept for use in the project. It is anticipated that the branding will be used for all phases of the project. The approved branding will be used in the preparation of all project documentation and public communications including meeting attendance sheets, meeting summaries, meeting brochures/handouts, announcements, PowerPoint presentations, and exhibit boards.

Advisory Committee Meetings

The Consultant will coordinate and schedule advisory committee meetings. We anticipate two advisory committee meetings to include 6-12 participants (to be coordinated with City staff):

- Elected official (Ward Alderman)
- City of Evanston project staff and department leads
- Area business association representatives
- Area resident group
- Area institutions

For each meeting, we will prepare:

- Meeting notice
- Attendance sheet
- PowerPoint presentation
- Exhibit boards (4)
- Meeting summary

Public Meetings and Hearing

The Consultant will coordinate, prepare and facilitate one public meeting and one public hearing. The tasks for these meetings will include:

- Prepare mailing list for meeting invites and mail invites
- Prepare meeting notice, advertising, meeting handout, display exhibits, and audio / visual presentation
- Arrange a court reporter for the public hearing
- Setup and facilitate the meeting
- Prepare a meeting summary and outline of key points of community input and feedback

The meeting location will be identified by the City. The Consultant will check availability of meeting location and schedule the meetings. The cost of meeting location and court reporter will be covered by the City.

Task 7 – Project Development Report (PDR)
The Consultant will prepare the PDR utilizing standard IDOT BLR&S form for Categorical exclusion to include exhibits, maps, tables, supplemental documents, and appendices.

Task 8 – Meetings and Coordination
Meetings are anticipated with IDOT, FHWA and Evanston Historic Commission to coordinate the project. We anticipate two meetings with FHWA/BDE given the presence of two federal historic district to discuss project processing. We anticipate one presentation at the City Historic Commission to show that the project will not affect the corridor character.

Task 11 – Administration and Management
The Consultant will perform project management and administration, including staff and resource scheduling, progress monitoring, monthly invoice and progress reports. As part of the design development process, the Consultant will hold internal coordination meetings with all pertinent team members on an as needed basis. These meetings are necessary to ensure the project budget and schedule stay on track. Discussions at the meetings will include the following topics: individual task progress, critical and open issues, coordination between pertinent disciplines, early identification of issues that could negatively affect project schedules and/or budgets, and issues related to deliverable dates.

Task 12 – QA/QC
It is the Consultant's policy that all deliverables, reports and studies be checked and reviewed under our QC Program to ensure a timely and accurate submittal of deliverables. This process includes review of documents by qualified and experienced personnel.

At the completion of the study, the Consultant will provide the following to the City:

- CADD files
- Shape files
- Synchro files
- Other project data

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Kimley-Horn			**DATE**	04/07/20
Prepared By	Sagar Sonar				
CONTRACT TERM	18	**MONTHS**		**OVERHEAD RATE**	194.00%
START DATE	6/14/2020			**COMPLEXITY FACTOR**	
RAISE DATE	7/1/2020			**% OF RAISE**	3%
END DATE	12/13/2021				

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	6/14/2020	7/1/2020	1	5.56%
1	7/2/2020	7/1/2021	12	68.67%
2	7/2/2021	12/1/2021	5	29.47%

The total escalation = 3.69%

PAYROLL RATES

FIRM NAME Kimley-Horn **DATE** 04/07/20
PRIME/SUPPLEMENT Prime

ESCALATION FACTOR 3.69%

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Regional Manager	$67.50	$69.99
Project Manager	$67.50	$69.99
Project Engineer	$44.95	$46.61
Design Engineer 1	$36.78	$38.14
Design Engineer 2	$32.24	$33.43
Senior Landscape Architect	$56.73	$58.82
Landscape Architect 1	$38.46	$39.88
Landscape Architect 2	$32.45	$33.65
CADD/Graphics	$37.00	$38.37
Clerical	$28.08	$29.12
Accountant	$40.00	$41.48

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM Kimley-Horn **DATE** 04/07/20

PRIME/SUPPLEMENT Prime **COMPLEXITY FACTOR** 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Project Initiation and Kick-off	4	233	452	14	86		-	785	0.82%
	Traffic Counts and Studies	160	6,104	11,842		2,258	13,914	-	34,118	35.82%
	Environmental Studies	13.5	533	1,033		197	6,214	-	7,977	8.37%
	Data Collection and Topo Survey	2	110	213		41	19,579	-	19,943	20.94%
	Geometric Studies	28	1,079	2,094	7	399		-	3,579	3.76%
	Public Involvement	81	4,084	7,923	576	1,511		-	14,094	14.80%
	Project Development Report	56	2,504	4,857	52	926		-	8,339	8.75%
	Meetings and Coordination - Phase I	10	700	1,358	95	259		-	2,412	2.53%
	Administration and Management	12	651	1,264		241		-	2,156	2.26%
	QA/QC	8	560	1,086		207		-	1,853	1.95%
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	TOTALS	374.5	16,558	32,122	744	6,125	39,707	-	95,256	100.00%
			48,680							

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM Kimley-Horn
PRIME/SUPPLEMENT Prime

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Project Initiation and Kick-			Traffic Counts and Stud			Environmental Studies			Data Collection and Topo S			Geometric Studies		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Regional Manager	69.99	8.0	2.14%	1.50															
Project Manager	69.99	70.0	18.69%	13.08	2	50.00%	35.00	12	7.50%	5.25	1.5	11.11%	7.78	1	50.00%	35.00	2	7.14%	5.00
Project Engineer	46.61	72.0	19.23%	8.96	2	50.00%	23.30	24	15.00%	6.99	2	14.81%	6.91	0.5	25.00%	11.65	3	10.71%	4.99
Design Engineer 1	38.14	6.5	1.74%	0.66													6.5	23.21%	8.85
Design Engineer 2	33.43	179.5	47.93%	16.02				124	77.50%	25.91	10	74.07%	24.76	0.5	25.00%	8.36	16.5	58.93%	19.70
Senior Landscape Architect	58.82	0.0																	
Landscape Architect 1	39.88	0.0																	
Landscape Architect 2	33.65	0.0																	
CADD/Graphics	38.37	33.0	8.81%	3.38															
Clerical	29.12	0.0																	
Accountant	41.48	5.5	1.47%	0.61															
		0.0																	
		0.0																	
		0.0																	
		0.0																	
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		0.0																	
		0.0																	
TOTALS		374.5	100%	$44.21	4.0	100.00%	$58.30	160.0	100%	$38.15	13.5	100%	$39.45	2.0	100%	$55.01	28.0	100%	$38.55

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM Kimley-Horn
PRIME/SUPPLEMENT Prime

SHEET 2 **OF** 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Public Involvement			Project Development Report			Meetings and Coordination			Administration and Manag			QA/QC					
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Regional Manager	69.99													8	100.00%	69.99			
Project Manager	69.99	29	35.80%	25.06	7	12.50%	8.75	10	100.00%	69.99	5.5	45.83%	32.08						
Project Engineer	46.61	12	14.81%	6.91	28.5	50.89%	23.72												
Design Engineer 1	38.14																		
Design Engineer 2	33.43	8	9.88%	3.30	20.5	36.61%	12.24												
Senior Landscape Architect	58.82																		
Landscape Architect 1	39.88																		
Landscape Architect 2	33.65																		
CADD/Graphics	38.37	32	39.51%	15.16							1	8.33%	3.20						
Clerical	29.12																		
Accountant	41.48										5.5	45.83%	19.01						
TOTALS		81.0	100%	$50.42	56.0	100%	$44.71	10.0	100%	$69.99	12.0	100%	$54.29	8.0	100%	$69.99	0.0	0%	$0.00

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: Kimley-Horn
PTB NUMBER: **Phase I**
TODAY'S DATE: **12/18/2019**

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum		328	$0.580	$190.24
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00	$0.00
Vehicle Rental	Actual cost (Up to $55/day)			$0.00	$0.00
Tolls	Actual cost			$0.00	$0.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)		1,183	$0.13	$153.74
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)		2	$150.00	$300.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)		20	$5.00	$100.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$743.98**

City of Evanston
Ridge Avenue
Phase I
Work-hour and Direct Cost Estimate

TASK & DESCRIPTION	Work hours	DIRECT COST	Regional Manager	Project Manager	Project Engineer	Design Engineer II	Design Engineer I	Electrical Engineer	Accounting	CADD	Graphics
			Horn	Sonar	Albers	Biggs	Facknitz	Kwon	Hannigan		Lichten
1 Project Initiation and Kick-off											
IDOT Kick-off Meeting (2 staff x 2 hours x 1 meetings)	4			2	2						
SUBTOTALS =	**4**	**$ 13.92**	**0**	**2**	**2**	**0**	**0**	**0**	**0**	**0**	**0**
2 Traffic Counts, Traffic Study, and Intersection Design Study (IDS)											
Traffic Counts (by Quigg)											
Classification TMC for 2 hours in AM and PM peak period	0										
Traffic Analysis (by SSE)											
AM & PM (7 intersections)	0										
Prepare Intersection Design Study (IDS) for the intersections											
5 intersections - 32 hrs / IDS	160			12	24	124					
SUBTOTALS =	**160**	**$ -**	**0**	**12**	**24**	**124**	**0**	**0**	**0**	**0**	**0**
3 Environmental Studies											
PESA (by GSG)	0										
Environmental Survey Request											
Prepare ESR sheets, 3 sheets at 4 hrs/sheet	11			1	1	9					
Prepare location map, USGS, and Wetland Inventory map	1					1					
Prepare shape files	0.5				0.5						
Complete ESR form and submit request	1			0.5	0.5						
SUBTOTALS =	**13.5**	**$ -**	**0**	**1.5**	**2**	**10**	**0**	**0**	**0**	**0**	**0**
4 Data Collection and Topo Survey											
Data Collection from City											
Evanston GIS, Land Use, School, Park, Fire and Sanitary Districts, Lighting standards, etc.	1				0.5	0.5					
Topographic Survey (by Quigg)	1			1							
SUBTOTALS =	**2**	**$ -**	**0**	**1**	**0.5**	**0.5**	**0**	**0**	**0**	**0**	**0**

City of Evanston
Ridge Avenue
Phase I
Work-hour and Direct Cost Estimate

	Work hours	DIRECT COST	Regional Manager	Project Manager	Project Engineer	Design Engineer II	Design Engineer I	Electrical Engineer	Accounting	CADD	Graphics
5 Geometric Studies											
Plan & Profile, 2 sheets, Oakton St and Greenleaf St, 10 hrs/sht	20			1.5	1.5	13	4				
Cross-section Studies, Oakton St and Greenleaf St	4			0.5	0.5	1.5	1.5				
Typical sections											
2 Ex and 2 Pr typical sections x 0.5 hrs/section	4				1	2	1				
SUBTOTALS =	**28**	**$ 6.50**	**0**	**2**	**3**	**16.5**	**6.5**	**0**	**0**	**0**	**0**
6 Public Involvement											
Project Branding											
Prepare two alternatives and one final branding design	2			0.5							1.5
Prepare templates for attendance sheet, meeting summary, brochure, powerpoint presentation, and exhibit boards	2			0.5							1.5
Advisory Committee Meetings - 2											
Schedule 2 meetings, prepare attendance sheets	1					1					
Prepare meeting notice (1 hr), powerpoint presentation (2 hrs), exhibit boards (1x1 hrs) and meeting summary (1)	10			2		2					6
Attend meetings (1 staff x 3 hrs x 2 meetings)	6			6							
Public Meeting and Hearing (Concepts/Preferred)											
Compile mailing list (including all adjacent property owners)	2					2					
Preparation of Public Meeting materials											
Notice / Advertising 2 hrs (1st mtg) + 1 hrs (2nd Mtg)	3			0.5		0.5					2
Meeting Handout 2 hrs (1st mtg) + 1 hrs (2nd mtg)	3			0.5		0.5					2
Display exhibits (Introduction, Location Map, ADT, Crash Summary, Typical Sections, Preferred Plan, Schedule, etc.) 16 hrs (1st mtg) + 8 hrs (2nd mtg)	24			4	2	2					16
Audio/visual presentation 4 hrs (1st mtg) + 2 hrs (2nd mtg)	6			3							3
Preparation and Attendance at Public Meeting (2)	20										
2 staff x 5 hours x 2 meetings				10	10						
Compile comments and write summary of Public Meeting 0.5 hrs x 2 meetings	2			2							
SUBTOTALS =	**81**	**$ 576.20**	**0**	**29**	**12**	**8**	**0**	**0**	**0**	**0**	**32**

City of Evanston
Ridge Avenue
Phase I
Work-hour and Direct Cost Estimate

	Work hours	DIRECT COST	Regional Manager	Project Manager	Project Engineer	Design Engineer II	Design Engineer I	Electrical Engineer	Accounting	CADD	Graphics
7 Project Development Report (Categorical Exclusion)											
Prepare Draft Project Development Report											
Compile exhibits, correspondence/documentation, and supplements	7			1	2	4					
Write report, proofread, and edit	28			4	16	8					
Combine Draft PDR into Portable Document Format (PDF)	1				0.5	0.5					
Print, bind, and deliver copies of the Draft PDR	1.5				0.5	1					
Prepare Final Project Development Report											
Incorporate Public Hearing information	2				0.5	1.5					
Address comments from draft report and revise exhibits	14			2	8	4					
Revise PDF of PDR and provide bookmarks	1				0.5	0.5					
Printing, binding and delivery Print, bind, and deliver four copies of the Final PDR	1.5				0.5	1					
SUBTOTALS =	**56**	**$ 52.00**	**0**	**7**	**28.5**	**20.5**	**0**	**0**	**0**	**0**	**0**
8 Meetings and Coordination											
City of Evanston and Historic commission Coordination meetings, 2 meetings, 1 staff @ 3 hours / meeting	6			6							
BDE/FHWA meeting 2 meetings, 1 people @ 2 hours / meeting	4			4							
SUBTOTALS =	**10**	**$ 95.12**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
9 Administration and Management											
Project Setup	3			1					1	1	
Administration (1 hrs/month x 9 months)	9			4.5					4.5		
SUBTOTALS =	**12**	**$ -**	**0**	**5.5**	**0**	**0**	**0**	**0**	**5.5**	**1**	**0**
10 QA/QC											
Review of milestone submittals - 2 % of total hours	8		8								
SUBTOTALS =	**8**	**$ -**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL =	**374.5**	**$ 743.74**	**8**	**70**	**72**	**179.5**	**6.5**	**0**	**5.5**	**1**	**32**

Phase I - Scope of Services

Sam Schwartz

Sam Schwartz Engineering (SSE) offers the following scope of services for the Phase I engineering for Ridge Avenue Improvement Project.

Synchro Capacity Analysis

Using traffic counts collected in the data collection task, the project team will provide Synchro and HCS capacity analysis for each of the seven project intersections for two peak periods (AM and PM). The capacity analysis will compare existing level of service to the proposed condition for each period. The proposed condition will include protected permissive turn phases on either Ridge Avenue or each of the crossing streets. The capacity analysis will then be incorporated into the Intersection Design Study to follow. The intersections will be analyzed on an individual basis, as the optimization study where system cycle lengths are determined would be part of Phase III for this corridor.

IDS Preparation

The standard IDOT IDS sheets will be prepared at the Oakton Street intersection showing the following:

- The Illinois Department of Transportation capacity and sequencing charts, traffic data tables, design elements, and general notes.
- "Auto TURN" runs will be created and included on a separate plan sheet.
- Red-time Queue table with capacity analysis.
- Design Exception forms for any design variance needed.
- ADA ramp details will be prepared and included on a separate plan sheet.

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Sam Schwartz Engineering			**DATE**	04/07/20
Prepared By					
CONTRACT TERM	18	**MONTHS**		**OVERHEAD RATE**	140.29%
START DATE	6/3/2020			**COMPLEXITY FACTOR**	
RAISE DATE	7/1/2020			**% OF RAISE**	3%
END DATE	12/2/2021				

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	6/3/2020	7/1/2020	1	5.56%
1	7/2/2020	7/1/2021	12	68.67%
2	7/2/2021	12/1/2021	5	29.47%

The total escalation = 3.69%

PAYROLL RATES

FIRM NAME	**Sam Schwartz Engineeri**	**DATE**	**04/07/20**
PRIME/SUPPLEMENT	**0**		
PTB-ITEM #	**180**		

ESCALATION FACTOR **3.69%**

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$67.50	$69.99
Project Manager	$47.00	$48.74
Engineer	$40.00	$41.48

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM Sam Schwartz Engineering **DATE** 04/07/20

PTB-ITEM # 180 **OVERHEAD RATE** 140.29%

PRIME/SUPPLEMENT 0 **COMPLEXITY FACTOR** 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Intersection Design Study (1 int)	36	1,797	2,521	150	665		-	5,133	48.20%
	Synchro Analysis (7 ints)	40	1,944	2,728	125	719		-	5,516	51.80%
			-	-		-		-	-	
			-	-		-		-	-	
			-	-		-		-	-	
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			-	-		-		-	-	
			-	-		-		-	-	
	Subconsultant DL					0			-	
	TOTALS	76	3,741	5,249	275	1,384	-	-	10,649	100.00%
			8,990							

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM Sam Schwartz Engineering
PTB-ITEM# 180
PRIME/SUPPLEMENT 0

DATE 04/07/20

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Intersection Design Study			Synchro Analysis (7 ints)												
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	69.99	12.0	15.79%	11.05	2	5.56%	3.89	10	25.00%	17.50									
Project Manager	48.74	34.0	44.74%	21.80	34	94.44%	46.03												
Engineer	41.48	30.0	39.47%	16.37				30	75.00%	31.11									
		0.0																	
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TOTALS		76.0	100%	$49.23	36.0	100.00%	$49.92	40.0	100%	$48.61	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: Sam Schwartz Engineering
PTB NUMBER: Phase I
TODAY'S DATE: 12/18/2019

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum		90	$0.580	$52.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00	$0.00
Vehicle Rental	Actual cost (Up to $55/day)		4	$55.00	$220.00
Tolls	Actual cost		4	$0.75	$3.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$0.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$275.00**

Phase I - Scope of Services

Quigg Engineering

QUIGG ENGINEERING INC

111 S. Wacker Dr., Suite 3910 ▪ Chicago, IL 60606
Phone: 312-235-6783

11/21/2019

Ridge Avenue, Evanston, IL
Data Collection
Topographic Survey and ADA Locations for Seven Intersections
Traffic Counts

Scope of Work:

Topographical Survey:

Quigg Engineering Inc. (QEI) will provide Topographic Survey information for Greenleaf Street going approximately 300 feet east and west of the Right-of-Way line of Ridge Avenue from Right-of-Way line to Right-of-Way line, Oakton Street going approximately 400 feet west of the Right-of-Way line of Ridge Avenue from Right-of-Way line to Right-of-Way line and also twenty-eight corner locations along Ridge Avenue for ADA collection of data.

Field Preparation and Collection of Data:

1. The project survey will be conducted in accordance with IDOT Survey requirements. All work will be done in English units. IDOT survey codes (numeric codes) will be used to collect the data and IDOT symbology to create the drawings. Topographic data will be processed with Geopak. The collected data in ASCII format will be available to transfer with the project record. The data will include point number, northing, easting, elevation using State Plane coordinates and IDOT survey code for every shot.
2. We will set approximately 20 control points along the perimeter of the site, including side streets, utilizing Illinois State Plan Coordinate System Zone East, NAD 83 with NAVD88 vertical datum. All control points will have tie points provided in a field book sketch.
3. Utilizing IDOT field codes, data will be collected throughout the corridor limited to the area within the current Right-of-Way limits. The proposed work will include locating all above-ground features within the project limits (trees, signs, fences, gates, signs, fire hydrants, edge of pavement and shoulder, sidewalks, curbs, driveway dimensions, etc.).
4. The following intersections will have topographic data collected for ADA purposes for a distance of 25 feet in all directions from the intersection of the north-south and east-west curb lines:
    a) Ridge Avenue and Oakton Street
    b) Ridge Avenue and Main Street
    c) Ridge Avenue and Greenleaf Street
    d) Ridge Avenue and Dempster Street
    e) Ridge Avenue and Lake Street
    f) Ridge Avenue and Davis Street
    g) Ridge Avenue and Church Street
5. All structures in the limits of the topo will be opened and the following information will be collected: measure downs, condition, pipe size, pipe material and direction. Rim elevation will be determined, sketch and measure down elevations provided.
6. Base topographic mapping shall be completed in Micro Station Format. All Planimetric features shall be shown to depict the existing field conditions as determined by field survey. Fonts, text size, line types, line weight, layers/levels, feature symbols/cells and other CADD features shall be in accordance with

current IDOT standards. Text and cells will be placed in the drawing for plotting at a scale of 1 inch = 50 foot.

Traffic Data Collection:

Classification counts will be conducted using Miovision cameras for 2 hours each in the morning and evening peak periods for the following intersections:

a) Ridge Avenue and Oakton Street
b) Ridge Avenue and Main Street
c) Ridge Avenue and Greenleaf Street
d) Ridge Avenue and Dempster Street
e) Ridge Avenue and Lake Street
f) Ridge Avenue and Davis Street
g) Ridge Avenue and Church Street

REV 10/05/2017

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Quigg Engineering Inc.	**DATE**	03/17/20
PRIME/SUPPLEMENT	Kimley-Horn	**PTB-ITEM#**	1
Prepared By	DLB		

CONTRACT TERM	2	**MONTHS**	**OVERHEAD RATE**	144.73%
START DATE	5/1/2019		**COMPLEXITY FACTOR**	0
RAISE DATE	7/1/2020		**% OF RAISE**	3%
END DATE	6/30/2019			

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	5/1/2019	6/30/2019	2	100.00%

The total escalation = 0.00%

PAYROLL RATES

FIRM NAME Quigg Engineering Inc. **DATE** 03/17/20
PRIME/SUPPLEMENT Kimley-Horn
PTB-ITEM # 1

ESCALATION FACTOR **0.00%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Administrative Principal	$62.65	$62.65
Engineer VI	$70.00	$70.00
Engineer V	$64.65	$64.65
Engineer IV	$50.07	$50.07
Engineer III	$37.07	$37.07
Engineer II	$30.66	$30.66
Engineer I	$27.48	$27.48
LS V	$56.00	$56.00
LS IV	$44.50	$44.50
LS III	$36.80	$36.80
LS I	$17.62	$17.62
ET VI	$46.72	$46.72
ET VI	$41.62	$41.62
ET IV	$37.50	$37.50
ET III	$27.59	$27.59
ET II	$20.92	$20.92
ET I	$17.33	$17.33
Book Keeper	$21.44	$21.44
Administrative Assistant	$15.66	$15.66

REV 10/05/2017

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

FIRM	**Quigg Engineering Inc.**		**DATE** **03/17/20**
PTB-ITEM #	**1**	**OVERHEAD RATE**	**144.73%**
PRIME/SUPPLEMENT	**Kimley-Horn**	**COMPLEXITY FACTOR**	**0**

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
DBE	Administration/Management	6	378	547		140		1,065	1,065	4.66%
DBE	QA/QC	7	420	608		155		1,183	1,183	5.18%
DBE	Site Control/Level Circuit	36	1,670	2,418	130	618		4,836	4,836	21.17%
DBE	Tie Sheets	8	194	281	65	72		612	612	2.68%
DBE	Field Topo	84	2,533	3,666	390	937		7,526	7,526	32.95%
DBE	Structure Dips	12	346	501	65	128		1,041	1,040	4.55%
DBE	Structure Sheets	3	110	160		41		311	311	1.36%
DBE	Field Processing	5	184	266		68		518	518	2.27%
DBE	Office Drafting	30	883	1,278		327		2,488	2,488	10.89%
DBE	Data Collection	22	782	1,131	1,063	289		3,265	3,265	14.29%
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			-	-		-		-	-	
	Subconsultant DL					0			-	
	TOTALS	213	7,500	10,856	1,713	2,775	-	22,845	22,844	100.00%
			18,356							

DBE 100.00%

Prepared By: Consultant

Printed 3/17/2020 11:29 AM

REV 10/05/2017

AVERAGE HOURLY PROJECT RATES

FIRM Quigg Engineering Inc.
PTB-ITEM# 1
PRIME/SUPPLEMENT Kimley-Horn

DATE 03/17/20

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Administration/Manageme			QA/QC			Site Control/Level Circuit			Tie Sheets			Field Topo		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Administrative Principal	62.65	0.0																	
Engineer VI	70.00	7.0	3.29%	2.30	3	50.00%	35.00	2	28.57%	20.00									
Engineer V	64.65	0.0																	
Engineer IV	50.07	4.0	1.88%	0.94															
Engineer III	37.07	0.0																	
Engineer II	30.66	0.0																	
Engineer I	27.48	0.0																	
LS V	56.00	30.0	14.08%	7.89	3	50.00%	28.00	5	71.43%	40.00	18	50.00%	28.00				4	4.76%	2.67
LS IV	44.50	0.0																	
LS III	36.80	78.0	36.62%	13.48							18	50.00%	18.40				40	47.62%	17.52
LS I	17.62	0.0																	
ET VI	46.72	0.0																	
ET VI	41.62	0.0																	
ET IV	37.50	0.0																	
ET III	27.59	44.0	20.66%	5.70										4	50.00%	13.80			
ET II	20.92	50.0	23.47%	4.91										4	50.00%	10.46	40	47.62%	9.96
ET I	17.33	0.0																	
Book Keeper	21.44	0.0																	
Administrative Assistant	15.66	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		213.0	100%	$35.21	6.0	100.00%	$63.00	7.0	100%	$60.00	36.0	100%	$46.40	8.0	100%	$24.26	84.0	100%	$30.15

Prepared By: Consultant

Printed 3/17/2020 11:29 AM

REV 10/05/2017

AVERAGE HOURLY PROJECT RATES

FIRM Quigg Engineering Inc.
PTB-ITEM# 1
PRIME/SUPPLEMENT Kimley-Horn

DATE 03/17/20
SHEET 2 **OF** 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Structure Dips			Structure Sheets			Field Processing			Office Drafting			Data Collection					
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Administrative Principal	62.65																		
Engineer VI	70.00													2	9.09%	6.36			
Engineer V	64.65																		
Engineer IV	50.07													4	18.18%	9.10			
Engineer III	37.07																		
Engineer II	30.66																		
Engineer I	27.48																		
LS V	56.00																		
LS IV	44.50																		
LS III	36.80	6	50.00%	18.40	3	100.00%	36.80	5	100.00%	36.80	6	20.00%	7.36						
LS I	17.62																		
ET VI	46.72																		
ET VI	41.62																		
ET IV	37.50																		
ET III	27.59										24	80.00%	22.07	16	72.73%	20.07			
ET II	20.92	6	50.00%	10.46															
ET I	17.33																		
Book Keeper	21.44																		
Administrative Assistant	15.66																		
TOTALS		12.0	100%	$28.86	3.0	100%	$36.80	5.0	100%	$36.80	30.0	100%	$29.43	22.0	100%	$35.53	0.0	0%	$0.00

Prepared By: Consultant

Printed 3/17/2020 11:29 AM

Phase I - Scope of Services

GSG Engineering

GSG CONSULTANTS, INC
ENGINEERS • SCIENTISTS • CONSTRUCTION MANAGERS
623 Cooper Court • Schaumburg, IL 60173
Tel: 630.994.2600 • Fax: 312.733.5612

Integrity | Quality | Reliability

November 22, 2019

Mr. Sagar R. Sonar, P.E., PTOE
Kimley-Horn
1001 Warrenville Road, Suite 350
Lisle, IL 60532

Phase I Engineering Support Services
Preliminary Environmental Site Assessment
Ridge Ave, Oakton to Church, Evanston, IL

Dear Mr. Sonar:

As per your request, GSG Consultants, Inc., (GSG) prepared this proposal to prepare a Preliminary Environmental Site Assessment report for the above referenced project. GSG understands that the project includes a total of seven (7) intersections. Below is a brief description of GSG's proposed services:

Preliminary Environmental Site Assessment

GSG will prepare a Preliminary Environmental Site Assessment (PESA) for the project area. The purpose of the limited PESA is to determine the location of potential sources of recognized environmental conditions within the project limit. GSG will conduct the PESA in accordance the requirements of Illinois DOT Chapter 20 "Special Environmental Studies" of IDOTs Bureau of Local Roads and Streets manual procedures, and the ISGS' publication "A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation Projects". The purpose of the PESA is to determine the historic uses of the project area and to identify recognized environmental conditions present within the project limits. The scope of work will include:

a. **Regulatory Background Review** – GSG will obtain and review a copy of the federal and state government records for property in accordance with the ASTM standards.
b. **Review Historical Aerial Photographs and/or Sanborn Maps** – GSG will review available historical aerial photographs, City/township Directory and Historic Sanborn Maps within the project limits.
c. **Site Reconnaissance** – GSG will perform a site reconnaissance of all accessible areas of the project area and adjoining properties within one week of the NTP. We will inspect

the adjoining properties from the site and public points of view to identify any potential source of environmental concern to the site posed by adjoining properties. We will note the site condition, location of stained or discolored soil, underground utilities, pipelines, drums and chemical containers, location of PCB-containing transformers, and any evidence of underground storage tanks and above ground storage tanks.

Deliverable

GSG will prepare a report summarizing the site investigation findings and showing the locations of Recognized Environmental Conditions and proposed sampling locations based on the results of the PESA findings. We will also include copies of the historic site maps, database maps and other related information.

Based on the results of historic site review, we will conduct field sampling at each intersection. We will collect 1 sample from each boring for a total of 7 samples will be collected (1 sample from each intersection) during the geotechnical investigation. If the project area id determined to be residential with no potentially impacted properties (PIPs), we will analyze one soil sample for pH from each boring. We will prepare the LPC-662 form if the soil pH values are within the CCDD limits.

If we determined there is PIPs within the project area, we will provide recommendation regarding the PSI services and location of the soil borings. The PSI scope cannot be determined prior to completing the regulatory database review and project area historic land uses.

BUDGET

GSG's budget to complete the work outlined in this proposal is provided in the attached CECS.

Should you have any questions regarding our proposal, please call me at (630)994-2610.

Sincerely,
GSG CONSULTANTS, INC

Ala E. Sassila, Ph.D., P.E.
Principal

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	GSG Consultants, Inc	**DATE**	04/07/20
PRIME/SUPPLEMENT	Prime	**PTB-ITEM#**	1
Prepared By	AES		

CONTRACT TERM	12	**MONTHS**		**OVERHEAD RATE**	112.47%
START DATE	1/1/2020			**COMPLEXITY FACTOR**	0
RAISE DATE	1/1/2021			**% OF RAISE**	3%
END DATE	12/31/2020				

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	1/1/2020	12/31/2020	12	100.00%

The total escalation = 0.00%

PAYROLL RATES

FIRM NAME GSG Consultants, Inc **DATE** 04/07/20
PRIME/SUPPLEMENT Prime
PTB-ITEM # 1

ESCALATION FACTOR **0.00%**

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$70.00	$70.00
Senior Project Manager	$70.00	$70.00
Project Manager	$61.86	$61.86
Senior Engineer II	$57.20	$57.20
Senior Engineer I	$45.50	$45.50
Project Engineer II	$44.75	$44.75
Project Engineer I	$38.82	$38.82
Staff Engineer II	$33.50	$33.50
Staff Engineer I	$30.07	$30.07
Senior Inspector	$44.68	$44.68
Inspector II	$39.00	$39.00
Inspector I	$37.00	$37.00
Senior Environmental Scien	$44.25	$44.25
Environmental Scientiest II	$36.25	$36.25
Environmental Scientiest I	$27.10	$27.10
Project Administrator	$29.00	$29.00
Adminstrative	$28.25	$28.25
	$28.25	$28.25

Subconsultants

FIRM NAME GSG Consultants, Inc **DATE** 04/07/20
PRIME/SUPPLEMENT Prime
PTB-ITEM # 1

NAME	Direct Labor Total	Contribution to Prime Consultant
Total	**0.00**	**0.00**

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM GSG Consultants, Inc
PTB-ITEM # 1
PRIME/SUPPLEMENT Prime

OVERHEAD RATE 112.47%
COMPLEXITY FACTOR 0

DATE 04/07/20

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	PESA	54	2,121	2,385	65	785	858	-	6,214	100.00%
			-	-	0	-	0	-	-	0.00%
			-	-		-		-	-	
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			-	-		-		-	-	
	Subconsultant DL					0			-	
	TOTALS	54	2,121	2,385	65	785	858	-	6,214	100.00%
			4,506							

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM GSG Consultants, Inc
PTB-ITEM# 1
PRIME/SUPPLEMENT Prime

DATE 04/07/20

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			PESA														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	70.00	2.0	3.70%	2.59	2	3.70%	2.59												
Senior Project Manager	70.00	0.0																	
Project Manager	61.86	0.0																	
Senior Engineer II	57.20	0.0																	
Senior Engineer I	45.50	0.0																	
Project Engineer II	44.75	0.0																	
Project Engineer I	38.82	0.0																	
Staff Engineer II	33.50	0.0																	
Staff Engineer I	30.07	0.0																	
Senior Inspector	44.68	0.0																	
Inspector II	39.00	0.0																	
Inspector I	37.00	0.0																	
Senior Environmental Scien	44.25	12.0	22.22%	9.83	12	22.22%	9.83												
Environmental Scientiest II	36.25	40.0	74.07%	26.85	40	74.07%	26.85												
Environmental Scientiest I	27.10	0.0																	
Project Administrator	29.00	0.0																	
Adminstrative	28.25	0.0																	
	28.25	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		54.0	100%	$39.28	54.0	100.00%	$39.28	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: GSG Consultants, Inc
PTB NUMBER: City of Evanston - Ridge Street
TODAY'S DATE:

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day	X	1	$65.00	$65.00
Vehicle Rental	Actual cost (Up to $55/day)			$0.00	$0.00
Tolls	Actual cost			$0.00	$0.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$0.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Geotechnical Drilling Cores and Testing	See attached Schedule A-2			$0.00	$0.00
Soil Laboratory Testing	See attached Schedule A-1		1	$70.00	$70.00
1.Regulatory Database and Historic	Actual Cost		1	$788.00	$788.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$923.00**

**If other allowable costs are needed and not listed, please add in the above spaces provided.*

LEGEND
W.O. = Work Order
J.S. = Job Specific

Phase II - Scope of Services

Phase II - Scope of Services

The project involves Ridge Avenue from Oakton Street to Church Street located in the City of Evanston, Cook County. The City will be the lead agency for the study. The purpose of the project is to implement intersection improvements identified in the Highway Safety Improvement Program (HSIP) funding received by the City. The intersections included in the project are as follows:

1. Ridge Avenue and Oakton Street
2. Ridge Avenue and Main Street
3. Ridge Avenue and Greenleaf Street
4. Ridge Avenue and Dempster Street
5. Ridge Avenue and Lake Street
6. Ridge Avenue and Davis Street
7. Ridge Avenue and Church Street

Dempster Street is under IDOT jurisdiction and other streets within the project limits are under City jurisdiction. The project will be processed through Illinois Department of Transportation (IDOT) Bureau of Local Roads & Streets (BLR&S). It is anticipated that the project will be designed according to 3R criteria. The project will be designed using Microstation Geopak software.

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this scope of services for Phase I and Phase II to the City of Evanston ("City"). Based on our understanding of the project, the Consultant team has developed the following Scope of Services to guide the City of Evanston through this project:

Task 1 – Project Initiation and Kick-off Meeting

The Consultant team will meet with City staff and IDOT to initiate the project to discuss project goals, design criteria, and project schedule.

Task 2 – Contract Documents

The contract documents will include:

A. Plan preparation
B. Cost estimate
C. Specifications
D. Permits
E. Estimate of Time

The contract documents will be prepared in three stages as follows for a state letting.

- Preliminary – 60% (Plans only, City submittal only)
- Prefinal – 90%
- Final – 100%

A. Plan preparation
The plans will be prepared according the IDOT BLR&S and City standards. A summary of anticipated sheets is as follows:

Phase II - Scope of Services

Sheet Title	# of sheets
Cover Sheet	1
General Notes	1
Summary of Quantities	2
Typical Sections	1
Removal Sheet	1
Proposed Improvements	2
Intersection Ramp Details	6
Drainage & Erosion Control Plan	2
Traffic Signal Plans	
Signal Installation Plan	6
Cable Plan	6
Temporary Signal Plan	2
Temporary Cable Plan	2
Interconnect Plan	3
Interconnect Schematic	1
Standard Details	6
IDOT Highway Standards	6
Total	48

B. Cost Estimate
Construction Estimate of Cost will be prepared using form BLR 11510 using current bid tabs for projects of similar size. A cost breakdown of lump-sum items and a breakdown for municipal participation on relevant items will be prepared.

C. Specifications
Specifications for project specific items will be prepared. Additional special provisions provided by the City will be included.

Geotechnical investigation will be completed by GSG Inc. See attached scope and fees for services by GSG. It will include 7 soil borings, 2 pavement cores, soils analysis and Clean Construction or Demolition Debris (CCDD) testing. GSG will also determine if IEPA LPC 662 or 663 is applicable for uncontaminated soil certification. The Consultant will coordinate with GSG and City to schedule the work. The locations of borings will be approved by the City prior to the initiation of the task.

D. Permits
MWRD permit documents will be prepared for review and submittal. A NPDES permit is not anticipated. The task will include preparation of a PESA response form.

E. Estimate of Time Required
The Estimate of Time will be prepared using form BDE 220A.

Phase II - Scope of Services

Task 10 – Meetings and Coordination

It is anticipated that there will be a kick-off meeting with IDOT and the City. Two coordination meetings with the City will be held with the City via web meeting. One meeting will be attended with ComEd to discuss and confirm power source for traffic signals.

Task 11 – Administration and Management

The Consultant will perform project management and administration, including staff and resource scheduling, progress monitoring, monthly invoice and progress reports. As part of the design development process, the Consultant will hold internal coordination meetings with all pertinent team members on an as needed basis. These meetings are necessary to ensure the project budget and schedule stay on track. Discussions at the meetings will include the following topics: individual task progress, critical and open issues, coordination between pertinent disciplines, early identification of issues that could negatively affect project schedules and/or budgets, and issues related to deliverable dates.

Task 12 – QA/QC

It is the Consultant's policy that all deliverables, reports and studies be checked and reviewed under our QC Program to ensure a timely and accurate submittal of deliverables. This process includes review of documents by qualified and experienced personnel.

At the completion of the study, the Consultant will provide the following to the City:

- CADD files
- Shape files
- Other project data

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Kimley-Horn			**DATE**	04/07/20
Prepared By	Sagar Sonar				
CONTRACT TERM	18	**MONTHS**		**OVERHEAD RATE**	194.00%
START DATE	6/14/2020			**COMPLEXITY FACTOR**	
RAISE DATE	7/1/2020			**% OF RAISE**	3%
END DATE	12/13/2021				

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	6/14/2020	7/1/2020	1	5.56%
1	7/2/2020	7/1/2021	12	68.67%
2	7/2/2021	12/1/2021	5	29.47%

The total escalation = 3.69%

PAYROLL RATES

FIRM NAME Kimley-Horn **DATE** 04/07/20
PRIME/SUPPLEMENT Prime

ESCALATION FACTOR 3.69%

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Regional Manager	$67.50	$69.99
Project Manager	$67.50	$69.99
Project Engineer	$44.95	$46.61
Design Engineer 1	$36.78	$38.14
Design Engineer 2	$32.24	$33.43
Senior Landscape Architect	$56.73	$58.82
Landscape Architect 1	$38.46	$39.88
Landscape Architect 2	$32.45	$33.65
CADD/Graphics	$37.00	$38.37
Clerical	$28.08	$29.12
Accountant	$40.00	$41.48

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM Kimley-Horn **DATE** 04/07/20

PRIME/SUPPLEMENT Prime **COMPLEXITY FACTOR** 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Project Initiation and Kick-off	5	327	634	14	121		-	1,096	1.21%
	Contract Documents	431.5	17,745	34,424	92	6,565	24,856	-	83,682	92.27%
	Meetings and Coordination - Phase II	7	490	950	48	181		-	1,669	1.84%
	Administration and Management	12	651	1,264		241		-	2,156	2.38%
	QA/QC	9	630	1,222		233		-	2,085	2.30%
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	TOTALS	464.5	19,843	38,494	154	7,341	24,856	-	90,688	100.00%
			58,337							

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM Kimley-Horn
PRIME/SUPPLEMENT Prime

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Project Initiation and Kick-			Contract Documents			Meetings and Coordina			Administration and Manag			QA/QC		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Regional Manager	69.99	9.0	1.94%	1.36													9	######	69.99
Project Manager	69.99	56.0	12.06%	8.44	4	80.00%	55.99	39.5	9.15%	6.41	7	######	69.99	5.5	45.83%	32.08			
Project Engineer	46.61	74.0	15.93%	7.43	1	20.00%	9.32	73	16.92%	7.89									
Design Engineer 1	38.14	173.0	37.24%	14.20				173	40.09%	15.29									
Design Engineer 2	33.43	126.0	27.13%	9.07				126	29.20%	9.76									
Senior Landscape Architect	58.82	0.0																	
Landscape Architect 1	39.88	0.0																	
Landscape Architect 2	33.65	0.0																	
CADD/Graphics	38.37	21.0	4.52%	1.73				20	4.63%	1.78				1	8.33%	3.20			
Clerical	29.12	0.0																	
Accountant	41.48	5.5	1.18%	0.49										5.5	45.83%	19.01			
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TOTALS		464.5	100%	$42.72	5.0	100.00%	$65.32	431.5	100%	$41.12	7.0	100%	$69.99	12.0	100%	$54.29	9.0	100%	$69.99

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: **Kimley-Horn**
PTB NUMBER: **Phase I**
TODAY'S DATE: **12/18/2019**

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum		106	$0.580	$61.48
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00	$0.00
Vehicle Rental	Actual cost (Up to $55/day)			$0.00	$0.00
Tolls	Actual cost			$0.00	$0.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)		708	$0.13	$91.98
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$5.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$153.46**

City of Evanston
Ridge Avenue
Phase II
Work-hour and Direct Cost Estimate

TASK & DESCRIPTION	Work hours	DIRECT COST	Regional Manager	Project Manager	Project Engineer	Design Engineer II	Design Engineer I	Electrical Engineer	Accounting	CADD	Graphics
			Horn	Sonar	Albers	Biggs	Facknitz	Kwon	Hannigan		Lichten
1 Project Initiation and Kick-off											
IDOT Kick-off Meeting (1 staff x 2 hours x 1 meetings)	5			4	1						
SUBTOTALS =	**5**	**$ 13.92**	**0**	**4**	**1**	**0**	**0**	**0**	**0**	**0**	**0**
2 Contract Documents											
Plans	409			36	70	172	108	3		20	
Permits	10.5			3.5		1	6				
Cost estimate	6						6				
Specifications	6						6				
Estimate of Time	0										
SUBTOTALS =	**431.5**			**39.5**	**70**	**173**	**126**	**3**	**0**	**20**	**0**
3 Meetings and Coordination - Phase II											
Evanston coordination meetings, via Skype, 2 meetings ,1 staff	3			3							
ComEd coordination and field meeting, 1 meeting 1 staff	4			4							
SUBTOTALS =	**7**	**$ 47.56**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4 Administration and Management											
Project Setup	3			1					1	1	
Administration (1 hrs/month x 9 months)	9			4.5					4.5		
SUBTOTALS =	**12**	**$ -**	**0**	**5.5**	**0**	**0**	**0**	**0**	**5.5**	**1**	**0**
5 QA/QC											
Review of milestone submittals - 2 % of total hours	9		9								
SUBTOTALS =	**9**	**$ -**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL =	**464.5**	**$ 61.48**	**9**	**56**	**71**	**173**	**126**	**3**	**5.5**	**21**	**0**

Ridge Avenue
City of Evanston

Contract Documents

Project Length

Oakton Street	400	feet	20 Scale	550	feet/sht
Greenleaf Street	600	feet	50 Scale	1,200	feet/sht
Intersections			100 Scale	2,400	feet/sht
Signalized	7				

Sheet Title	# of sheets	Hrs/sheet	Total Hrs	Scale	Comment
Cover Sheet	1	8	8	NTS	
General Notes	1	8	8	NTS	
Summary of Quantities	2	8	16	NTS	
Typical Sections	1	8	8	1:10	
Removal Sheet	1	12	12	1:20	Oakton St & Greenleaf St, Double plan
Proposed Improvements	2	8	16	1:20	Oakton St & Greenleaf St, Incl pvmt marking & lighting relocation
Intersection Ramp Details	6	12	72	1:5	
Drainage & Erosion Control Plan	2	8	16	1:20	Oakton St and Greenleaf St
Traffic Signal Plans					
Signal Installation Plan	6	20	120	1:20	Include sidewalk and C&G removal
Cable Plan	6	8	48	NTS	
Temporary Signal Plan	2	16	32	1:20	Oakton St, Main St, Dempster St
Temporary Cable Plan	2	8	16	NTS	Oakton St, Main St, Dempster St
Interconnect Plan	3	8	24	1:50	
Interconnect Schematic	1	8	8	NTS	
Standard Details	6	0.25	1.5	NTS	
IDOT Highway Standards	6	0.25	1.5	NTS	
Total	48		407		
Permits	MWRD		8		
Cost estimate			8		
Specifications			8		
Estimate of Time			0.5		

Phase II - Scope of Services

Sam Schwartz

Sam Schwartz Engineering (SSE) offers the following scope of services for the Phase II design engineering of Ridge Avenue at Oakton Street intersection for Ridge Avenue Improvement Project.

ADA Ramp Design
Detailed ramp designed for all corners of the intersection to meet PROWAG guidelines.

Traffic Signal Design

The project team will prepare Traffic Signal Construction Documents for the seven subject intersections. The plans will be for permanent traffic signal modifications and temporary traffic signals and interconnect.

- The team will conduct a field visit to determine existing service locations and other applicable holdover signal equipment (handholes, etc.)
- The team will use the newly developed IDS (Intersection Design Study), existing signal and interconnect plans.
- If necessary, the project team will meet with ComEd at the site regarding the location of, and application for a temp or new permanent service installation.
- Using the base plans, project report, and the field survey information, the team will prepare and removal plans for the intersection. The plans will include the removal of existing equipment items, placement of traffic signal heads, wood poles, controller cabinet, video detectors, and emergency vehicle preemption (EVP) equipment. An additional plan sheet will include the sequence of operation phase diagram, emergency vehicle preemption sequence phase diagram, cable plan, chart of energy requirements, and schedule of quantities. These plans will conform to the requirements of the Manual on Uniform Traffic Control Devices and IDOT District 1 Traffic Signal Design Guidelines.
- Using the base plans and the field survey information, the team will prepare traffic signal plans for the intersection. The plans will include the placement of modified traffic signal heads, foundations, handholes, conduits, controller cabinet, video or loop detectors, and emergency vehicle preemption (EVP) equipment. An additional plan sheet will include the sequence of operation phase diagram, emergency vehicle preemption sequence phase diagram, cable plan, chart of energy requirements, detector loop inductance chart, and schedule of quantities. These plans will conform to the requirements of the Manual on Uniform Traffic Control Devices and IDOT District 1 Traffic Signal Design Guidelines.
- We do not anticipate the interconnect will be affected by signal modifications in this project. If that does occur the design team will prepare interconnect plans for each signal affected. The interconnect plans will include the conduit and handholes, controller cabinets, and system loop detectors. We will also include a sheet for temporary interconnect of each system, if necessary. An interconnect schematic plan showing the entire limits of the

system will be provided. A schedule of quantities for the interconnect items would be included on the schematic drawing.

- The design team will provide the required IDOT Highway Standards, IDOT traffic signal design standards and legend.
- A summary of quantities and opinion of probable construction cost will be provided.
- The design team will provide special provisions, and bid documents required to advertise the project for bid.
- Our first preliminary submittal will be an approximately 90% complete set. Upon review by City and / or IDOT staff, the team will make any required revisions and resubmit the final plans, quantities, and specifications, for the bid set.

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Sam Schwartz Engineering	**DATE**	04/07/20
Prepared By			

CONTRACT TERM	18	**MONTHS**	**OVERHEAD RATE**	140.29%
START DATE	6/3/2020		**COMPLEXITY FACTOR**	
RAISE DATE	7/1/2020		**% OF RAISE**	3%
END DATE	12/2/2021			

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	6/3/2020	7/1/2020	1	5.56%
1	7/2/2020	7/1/2021	12	68.67%
2	7/2/2021	12/1/2021	5	29.47%

The total escalation = 3.69%

PAYROLL RATES

FIRM NAME	**Sam Schwartz Engineeri**	**DATE**	**04/07/20**
PRIME/SUPPLEMENT	**0**		
PTB-ITEM #	**180**		

ESCALATION FACTOR **3.69%**

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$67.50	$69.99
Project Manager	$47.00	$48.74
Engineer	$40.00	$41.48

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM Sam Schwartz Engineering
DATE 04/07/20
PTB-ITEM # 180
OVERHEAD RATE 140.29%
PRIME/SUPPLEMENT 0
COMPLEXITY FACTOR 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
			-	-		-		-	-	
	ADA Detail for IDS (4 corners on 1 int)	14	725	1,017		268		-	2,010	17.53%
	Traffic Signal Plans (1 int)	32	1,645	2,307	125	608		-	4,685	40.86%
	Traffic Signal Quantities (1 int)	10	509	714		188		-	1,411	12.30%
	Temporary Traffic Signals (1 int)	24	1,212	1,701		448		-	3,361	29.31%
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	Subconsultant DL					0			-	
	TOTALS	80	4,091	5,739	125	1,512	-	-	11,467	100.00%
			9,830							

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM Sam Schwartz Engineering
PTB-ITEM# 180
PRIME/SUPPLEMENT 0

DATE 04/07/20

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES						ADA Detail for IDS (4 corne			Traffic Signal Plans (1 int)			Traffic Signal Quantities (1 i			Temporary Traffic Signals (1 in		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	69.99	9.0	11.25%	7.87				2	14.29%	10.00	4	12.50%	8.75	1	10.00%	7.00	2	8.33%	5.83
Project Manager	48.74	71.0	88.75%	43.25				12	85.71%	41.77	28	87.50%	42.64	9	90.00%	43.86	22	91.67%	44.67
Engineer	41.48	0.0																	
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TOTALS		80.0	100%	$51.13	0.0	0.00%	$0.00	14.0	100%	$51.77	32.0	100%	$51.39	10.0	100%	$50.86	24.0	100%	$50.51

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: Sam Schwartz Engineering
PTB NUMBER: Phase II
TODAY'S DATE: 12/18/2019

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum		116	$0.580	$66.99
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00	$0.00
Vehicle Rental	Actual cost (Up to $55/day)		1	$55.00	$55.00
Tolls	Actual cost		4	$0.75	$3.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$0.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$124.99**

Phase II - Scope of Services

GSG Engineering

GSG CONSULTANTS, INC
ENGINEERS • SCIENTISTS • CONSTRUCTION MANAGERS
623 Cooper Court • Schaumburg, IL 60173
Tel: 630.994.2600 • Fax: 312.733.5612

Integrity | Quality | Reliability

November 22, 2019

Mr. Sagar R. Sonar, P.E., PTOE
Kimley-Horn
1001 Warrenville Road, Suite 350
Lisle, IL 60532

Phase II Geotechnical Engineering Services
Ridge Ave, Oakton to Church, Evanston, IL

Dear Mr. Sonar:

As per your request, GSG Consultants, Inc., (GSG) prepared this proposal to provide geotechnical investigation services for the above referenced project. GSG understands that the project includes a total of seven (7) intersections. Below is a brief description of GSG's proposed services:

A. Geotechnical Investigation

GSG will review proposed project concept plan and proposed design information and will conduct a site reconnaissance to gain knowledge of the project area conditions. We will determine boring locations based on filed conditions and site accessibilities. GSG will complete the following activities:

1. Develop sampling plan showing the location of the proposed borings based on project information and site conditions. GSG will also review available underground utilities information during the development of boring sapling plan. GSG will coordinate with Benesch and CDOT for site access and permit requirements.

2. Secure required permit from City of Evanston for the proposed boring locations. We will layout the soil borings using GPS to collect borings coordinate.

3. Contact JULIE 48-hour prior to starting the field activities and clear underground utilities at the site.

4. Implement required traffic control measures prior to starting field sampling activities at each location. We will use cones, signs and other procedures for traffic control.

5. Collect pavement core at two locations provided by the City of Evanston. We will provide pavement core logs provide existing pavement thickness and nature of pavment materials.

6. Advance 7 soil borings to a depth of 15 feet each for the proposed post/traffic light foundation (1 boring at each intersection location).

7. We will backfill soil borings with soil cuttings generated during the drilling activities upon completion of the sampling activities. We will patch boring locations using concrete mix or asphalt depending on the nature of existing surfaces. Excess soil cuttings will be placed in 55-gallon drums and will be transported to a permitted subtitle D landfill for disposal. The drums will be placed in a secure place until disposal permit is secured.

8. GSG's field representative will log the SPT results, and will inspect soil samples and prepare soil boring logs, provide soil description by color, texture, and consistency in accordance with the AASTHO and IDOT classification system, and will measure the depth to groundwater, and depth of top soil and/or fill materials present at the site. A calibrated RIMAC machine will be used to determine the unconfined compressive strength of cohesive samples in the field.

9. Perform laboratory testing program on selected soil samples. The type of the laboratory testing program is normally dependent upon the type of soil encountered at the site. GSG's laboratory testing program will include performing visual engineering classification, nature moisture content, Atterberg limits and gradation tests.

10. GSG will review the field and laboratory testing data and will perform engineering analysis for the proposed traffic light. The geotechnical report will include results of the engineering analysis; foundation design requirements and other related geotechnical design parameters.

BUDGET

GSG's budget to complete the work outlined in this proposal is provided in the attached CECS.

Should you have any questions regarding our proposal, please call me at (630)994-2610.

Sincerely,
GSG CONSULTANTS, INC

Ala E. Sassila, Ph.D., P.E.
Principal

Bureau of Design and Environment
Prepared By: Consultant

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	GSG Consultants, Inc	**DATE**	04/07/20
PRIME/SUPPLEMENT	Prime	**PTB-ITEM#**	1
Prepared By	AES		

CONTRACT TERM	12	**MONTHS**	**OVERHEAD RATE**	112.47%
START DATE	1/1/2020		**COMPLEXITY FACTOR**	0
RAISE DATE	1/1/2021		**% OF RAISE**	3%
END DATE	12/31/2020			

ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	1/1/2020	12/31/2020	12	100.00%

The total escalation = 0.00%

PAYROLL RATES

FIRM NAME GSG Consultants, Inc **DATE** 04/07/20
PRIME/SUPPLEMENT Prime
PTB-ITEM # 1

ESCALATION FACTOR **0.00%**

Note: Rates should be capped on the AVG 1 tab as necessary

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$70.00	$70.00
Senior Project Manager	$70.00	$70.00
Project Manager	$61.86	$61.86
Senior Engineer II	$57.20	$57.20
Senior Engineer I	$45.50	$45.50
Project Engineer II	$44.75	$44.75
Project Engineer I	$38.82	$38.82
Staff Engineer II	$33.50	$33.50
Staff Engineer I	$30.07	$30.07
Senior Inspector	$44.68	$44.68
Inspector II	$39.00	$39.00
Inspector I	$37.00	$37.00
Senior Environmental Scien	$44.25	$44.25
Environmental Scientiest II	$36.25	$36.25
Environmental Scientiest I	$27.10	$27.10
Project Administrator	$29.00	$29.00
Adminstrative	$28.25	$28.25
	$28.25	$28.25

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

Bureau of Design and Environment
Prepared By: Consultant

FIRM GSG Consultants, Inc
PTB-ITEM # 1
PRIME/SUPPLEMENT Prime

OVERHEAD RATE 112.47%
COMPLEXITY FACTOR 0

DATE 04/07/20

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Geotechnical Services	62	2,491	2,802	4,295	922	2,879	-	13,389	100.00%
			-	-	0	-	0	-	-	0.00%
			-	-		-		-	-	
			-	-		-		-	-	
			-	-		-		-	-	
			-	-		-		-	-	
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			-	-		-		-	-	
			-	-		-		-	-	
	Subconsultant DL					0			-	
	TOTALS	62	2,491	2,802	4,295	922	2,879	-	13,389	100.00%

DBE 0.00%

Bureau of Design and Environment
Prepared By: Consultant

AVERAGE HOURLY PROJECT RATES

FIRM GSG Consultants, Inc
PTB-ITEM# 1
PRIME/SUPPLEMENT Prime

DATE 04/07/20

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Geotechnical Services															
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	70.00	2.0	3.23%	2.26	2	3.23%	2.26												
Senior Project Manager	70.00	0.0																	
Project Manager	61.86	4.0	6.45%	3.99	4	6.45%	3.99												
Senior Engineer II	57.20	0.0																	
Senior Engineer I	45.50	4.0	6.45%	2.94	4	6.45%	2.94												
Project Engineer II	44.75	16.0	25.81%	11.55	16	25.81%	11.55												
Project Engineer I	38.82	0.0																	
Staff Engineer II	33.50	36.0	58.06%	19.45	36	58.06%	19.45												
Staff Engineer I	30.07	0.0																	
Senior Inspector	44.68	0.0																	
Inspector II	39.00	0.0																	
Inspector I	37.00	0.0																	
Senior Environmental Scien	44.25	0.0																	
Environmental Scientiest II	36.25	0.0																	
Environmental Scientiest I	27.10	0.0																	
Project Administrator	29.00	0.0																	
Adminstrative	28.25	0.0																	
	28.25	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
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		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		62.0	100%	$40.18	62.0	100.00%	$40.18	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation

Direct Costs Check Sheet

COMPANY NAME: GSG Consultants, Inc

PTB NUMBER: City of Evanston - Ridge Street

TODAY'S DATE:

ITEM	ALLOWABLE	UTILIZE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			$0.00	$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00	$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00	$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day	X	3	$65.00	$195.00
Vehicle Rental	Actual cost (Up to $55/day)			$0.00	$0.00
Tolls	Actual cost			$0.00	$0.00
Parking	Actual cost			$0.00	$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00	$0.00
Shift Differential	Actual cost (Based on firm's policy)			$0.00	$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)			$0.00	$0.00
Project Specific Insurance	Actual cost			$0.00	$0.00
Monuments (Permanent)	Actual cost			$0.00	$0.00
Photo Processing	Actual cost			$0.00	$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			$0.00	$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			$0.00	$0.00
CADD	Actual cost (Max $15/hour)			$0.00	$0.00
Web Site	Actual cost (Submit supporting documentation)			$0.00	$0.00
Advertisements	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			$0.00	$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			$0.00	$0.00
Recording Fees	Actual cost			$0.00	$0.00
Transcriptions (specific to project)	Actual cost			$0.00	$0.00
Courthouse Fees	Actual cost			$0.00	$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Testing of Soil Samples*	Actual cost			$0.00	$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			$0.00	$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			$0.00	$0.00
Geotechnical Drilling Cores and Testing	See attached Schedule A-2	x	1	$4,984.00	$4,984.00
Soil Laboratory Testing	See attached Schedule A-1		1	$1,995.00	$1,995.00
Regulatory Database and Historic	Actual Cost			$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
TOTAL DIRECT COST					**$7,174.00**

**If other allowable costs are needed and not listed, please add in the above spaces provided.*

LEGEND

W.O. = Work Order

J.S. = Job Specific

SCHEDULE A-2 to BDE 436 Direct Cost Check Sheet
IDOT Direct Cost Category: Testing of Soil Samples
GSG Consultants, Inc
In-House Drilling Schedule

Job/Prop No.		**Client Contact**	
Client	City of Evanston	**Phone**	
Project Name	Ridge Ave Improvement	**Fax**	
Location	Evanston	**Email**	

		UOM	Price /Unit	Quantity	Total
	Union Rates				
	Drilling	Day	$3,500.00	1.00	$3,500.00
	Concrete and Patching	Each	$300.00	2.00	$600.00
	Traffic Control	Day	$884.00	1.00	$884.00
	SUBTOTAL ESTIMATE				$4,984.00

Assumptions:
-Union 150 Rates will be an hourly rate charged for all prevailing wage hours worked in addition to the regular regular footage/hourly unit rates. This is above the prevailing wages hourly rate and benefits.

SCHEDULE A-1 to BDE 436 Direct Cost Check Sheet
IDOT Direct Cost Category: Lab Services
GSG Material Testing, Inc.
Outside Lab Services Schedule

Job/Prop No.		**Client Contact**	
Client	City of Evanston	**Phone**	
Project Name	Ridge Ave Improvement	**Fax**	
Location	Evanston	**Email**	

Estimated Days On Site	UOM	Price /Unit	Quantity	Total
Moisture Content - AASHTO T 265	EACH	$10.00	42.00	$420.00
Atterberg Limits - AASHTO T 89 and T 92	EACH	$95.00	7.00	$665.00
Sieve analysis - IL Mod. AASHTO T 27/T 11	EACH	$130.00	7.00	$910.00
SUBTOTAL ESTIMATE				$1,995.00

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Brian George, Assistant City Attorney
Subject:	Resolution 38-R-20, Establishing Limits on Third-Party Food Delivery Service Fees
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Resolution 38-R-20, Establishing Limits on Third-Party Food Delivery Service Fees.

Council Action:
For Action

Summary:
With the recent outbreak of COVID-19, a disaster proclamation has been made in Illinois a state of emergency declared in Evanston. As part of this disaster proclamation, the Governor of Illinois issued an order mandating that individuals shelter in place and requiring all non-essential business activities to cease. Restaurants in the City have been forced to end dine-in operations and now solely rely on delivery, drive-through, and takeout options.

Many consumers use third-party delivery platforms to order food from Evanston restaurants. Some of these third-party delivery platforms have waived fees on the consumer side but continue to charge fees to restaurants. These fees can represent a significant portion of the restaurant's revenues and can potentially erase any profit realized by the restaurant.

Resolution 38-R-20 prohibits third-party delivery platforms from charging restaurants in the City more than 15% in fees, easing the financial burden on local restaurants while still allowing these third-party delivery platforms to recognize a significant profit.

Attachments:
Resolution 38-R-20 Establishing Limits on 3rd Party Food Delivery Service Fees

38-R-20

A RESOLUTION
ESTABLISHING LIMITS ON THIRD-PARTY FOOD DELIVERY SERVICE FEES

WHEREAS, the City of Evanston, Cook County, Illinois ("City"), is a home rule unit of government and, pursuant to the provisions of Section 6(a) of Article VII of the Illinois Constitution, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, on March 13, 2020, the President of the United States declared a national emergency concerning the Novel Coronavirus Disease ("COVID-19") outbreak; and

WHEREAS, on March 9, 2020, the Governor of Illinois issued a disaster proclamation for the State of Illinois concerning the COVID-19 outbreak that is to last 30 days; and

WHEREAS, on March 15, 2020, the Mayor declared a state of emergency due to the COVID-19 outbreak pursuant to Section 9-9-3 of the City Code; and

WHEREAS, the Evanston City Council has extended the state of emergency due to the persistence of the COVID-19 outbreak; and

WHEREAS, in March 2020, the Governor of Illinois issued an Executive Order mandating individuals living in Illinois shelter at home and requiring all non-essential business activities and operations to cease; and

WHEREAS, in order to reduce the spread of the COVID-19 virus and protect public health, the shelter-at-home order prohibits restaurants in the City from offering dine-in services, limiting restaurants to delivery, drive-through, and take-out options only; and

WHEREAS, many consumers use third-party applications and websites to place orders with restaurants for delivery and takeout, and these third-party platforms charge restaurant fees; service agreements between some restaurants and third-party platforms provide that the platform charges the restaurant 10% of the purchase price per order, while some agreements provide for higher per-order fees; and

WHEREAS, restaurants and especially small business restaurants, have limited bargaining power to negotiate lower fees with third-party platforms, given the high market saturation of third-party platforms, and the financial pressures small business restaurants are facing during the state of emergency; and

WHEREAS, capping the per-order fees at 15% will accomplish the legitimate public purpose of easing the financial burden on struggling restaurants during this emergency while not unduly burdening third-party platforms, as this fee is reasonable and third-party platforms continue to earn significant profits.

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: It shall be unlawful for a third-party food delivery service to charge a covered establishment a fee per online order for the use of its services that totals more than 15% of the purchase price of such online order.

(a) For purposes of this Resolution, the following definitions apply:

"Covered establishment" means a restaurant that offers, in a single commercial transaction over the internet, whether directly or through a third-party food delivery service, the sale and same-day delivery of food to customers from one or more retail locations within the City.

"Online order" means an order placed by a customer through a platform provided by a third-party food delivery service for delivery or pickup within the City.

"Purchase price" means the menu price of an online order. Such term excludes taxes, gratuities, and any other fees that may make up the total cost to the customer of an online order.

"Third-party food delivery service" means any website, mobile application, or other internet service that offers or arranges for the sale of food and beverages prepared by, and the same-day delivery or same-day pickup of food and beverages from, no fewer than 20 separately owned and operated food service establishments.

SECTION 2: This Resolution 38-R-20 will be in full force and effect from and after the date of its passage and approval in the manner provided by law.

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley A. Gandurski, Corporation Counsel

Adopted: _____, 2020

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Hitesh Desai, Chief Financial Officer
Subject:	Resolution 39-R-20, Reimbursement of Expenditures from General Obligation Bond Issuance
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Resolution 39-R-20, authorizing payments relating to FY 2020 Capital Improvement Plan (C.I.P.) project expenditures up to fifteen million, five hundred and fifty thousand dollars ($15,000,000) be reimbursed by the subsequent 2020 General Obligation (G.O.) bond issuance.

Funding Source:
Capital projects will be funded by future bond proceeds.

Council Action:
For Action

Summary:
The 2020 Budget and Capital Improvements Plan include the issuance of approximately $15,550,000 in G.O. bonds, which includes the following amounts:

City General Obligation Bonds	$7,100,000
Water Bonds	$6,400,000
Sewer Bonds	$1,500,000
Library Bonds	$550,000
Total 2020 Bond Issues	**$15,550,000**

The amounts shown in the table above have been reduced from the 2020 Adopted Budget, as a result of changes needed due to the COVID-19 crisis. These changes were presented to and approved by City Council at the meeting on April 13, 2020.

Resolution 39-R-20 allows the City to pay necessary C.I.P. costs and reimburse itself from the G.O. bond proceeds. Any payments that need to be made before the date of bond proceeds will be made from the appropriate City fund and then reimbursed from bond proceeds.

The project list attached to Resolution 39–R-20 shows the list of projects intended to be funded by the 2020 Bond Issue, as approved in the 2020 Adopted Budget.

Attachments:
Resolution 39-R-20: Reimbursement of Expenditures from General Obligation Bond Issuance

39-R-20

A RESOLUTION

Expressing Official Intent Regarding Expenditures from the Funds of the City of Evanston, Cook County, Illinois, to be Reimbursed from Proceeds of Obligations to be Issued by the City of Evanston, Cook County, Illinois

WHEREAS, the City of Evanston, Cook County, Illinois (the "City") has financed and further intends to finance projects (attached as Exhibit "A") consisting of various capital improvements at various locations throughout the City, including certain capital expenditures as detailed for the year 2020 in the City's Capital Improvement Plan, as adopted by the City Council of the City (the "Projects"); and

WHEREAS, all or a portion of the expenditures as proposed to be reimbursed and relating to such Projects (the "Expenditures"): (i) have been paid within (60) days prior to the passage of this Resolution; or (ii) will be paid on or after the passage of this Resolution; and

WHEREAS, the City reasonably expects to reimburse itself or pay for the Expenditures with proceeds of an obligation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: Incorporation of Preambles. The City Council hereby finds and determines that all of the recitals contained in the preambles to this resolution are full, true and correct and does hereby incorporate them into this Resolution by this reference.

SECTION 2: Reimbursement. The City reasonably expects to reimburse or pay the Expenditures with the proceeds of an obligation.

SECTION 3: Maximum Principal Amount. The maximum principal amount of the obligations expected to be issued for the Projects is fifteen million, five hundred and fifty thousand dollars ($15,550,000).

SECTION 4: Actions. All actions of the officers, agents and employees of the City that are in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption hereof, are hereby ratified, confirmed and adopted.

SECTION 5: Severability. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6: This Resolution 39-R-20 shall be in full force and effect from and after its passage and approval in the manner provided by law.

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley A. Gandurski, Corporation Counsel

Adopted: _____, 2020

EXHIBIT A
List of Capital Improvement Plan Projects
Funded Through Bond Proceeds

2020 General Obligation Bonds	Project Amount
Chicago Ave, Howard to Davis - Ph I Engr Svcs	$ 400,000
ETHS/Church St/Canal Park Bike Infrastructure - Ph I Engr Svcs	$ 300,000
Howard Street Corridor, Target Access to Callan, Ph III Engr Svcs	$ 400,000
Howard Street Corridor, Target Access to Callan, Construction	$ 500,000
Main Street, Maple to Hinman - Ph II Engr Svcs	$ 20,000
WM - Dodge, Mulford to Howard	$ 100,000
Sewer - Lyons, Darrow to East End	$ 52,000
Central Street Bridge Replacement - Ph III Engr Svcs	$ 100,000
Central Street Bridge Replacement - Right-of-Way Acquis	$ 140,000
Central Street Bridge - Construction	$ 250,000
Bridge Inspection	$ 30,000
General Phase I Engineering	$ 30,000
Pavement Marking	$ 110,000
Street Patching Program	$ 500,000
Streetlight Replacement	$ 100,000
Traffic Calming, Bicycle and Ped Improvements	$ 160,000
Harbert Park - Drainage Improvements	$ 100,000
Park Sign Replacements	$ 50,000
Parks Contingency	$ 75,000
ADA Transition Plan	$ 150,000
Beach House - Roofing and Tuckpointing (South Blvd, Lighthouse Landing)	$ 30,000
Chandler - Masonry and Foundation Repairs	$ 20,000
Civic Center - Planning/Design Svcs	$ 250,000
Facilities Contingency	$ 600,000
Fire Station 1 - Emergency Generator Rehabilitation	$ 50,000
Fire Station 2 - Emergency Generator Rehabilitation	$ 100,000
Fleetwood-Jourdain - Gym Floor Replacement	$ 250,000
Lagoon Building - Door and Window Replacements	$ 100,000
Noyes - Chimney Repairs	$ 45,000
Service Center - D Building Structural Assessment	$ 30,000
Service Center - Service Yard Resurfacing	$ 425,000
Service Center - Tuckpointing	$ 400,000
Zero Emission Study	$ 50,000
IT - Network Switch Reliability	$ 23,000
Fire Engine	$ 660,000
In-House Engineering Services	$ 500,000
2020 GO Bond Total	**$ 7,100,000**

EXHIBIT A

2020 Water Bonds	**Project Amount**
2020 Water Main Replacement	$ 3,310,000
Lincolnwood Water Supply Connection	$ 1,090,000
Water Treatment Plant Intake Heater Cable Replacement	$ 1,000,000
Water Treatment Plant Laboratory Modernization	$ 1,000,000
2020 Water Bond Total	**$ 6,400,000**

2020 Sewer Bonds	**Project Amount**
Robert Crown - Construciton	$ 1,500,000
2020 Sewer Bond Total	**$ 1,500,000**

2020 Library Bonds	**Project Amount**
Main Library - Building Exterior Painting and Repairs	$ 70,000
Main Library - Building Interior Painting	$ 50,000
Main Library - Replace Elevator Operating Controls	$ 55,000
Main Library - Plumbing Fixture Repl/ Unisex Bathroom	$ 193,000
Main Library - Fire Alarm/ Area of Rescue Assistance	$ 147,000
Main Library - Landscape Improvements	$ 35,000
2020 Library Bond Total	**$ 550,000**

Total all Bond Issues	**$ 15,550,000**

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Kelley Gandurski, Corporation Counsel
Subject:	Ordinance 53-O-20, Amending City Code Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store"
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Ordinance 53-O-20, Amending City Code Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store."*Staff requests suspension of the rules for Introduction and Action at the April 27, 2020 City Council meeting.*

Council Action:
For Introduction and Action

Summary:
Ordinance 53-O-20 amends Title 9, Chapter 4, "Dogs, Cats, Animals and Fowl" to include the definitions of an "Animal Care Facility," "Animal Rescue Organization," and "Pet Store" in Title 9 Chapter 4 for consistency throughout the Evanston City Code.

Attachments:
Ordinance 53-O-20 Amending Definitions in Title 9, Chapter 4, Section 1

53-O-20

AN ORDINANCE

Amending City Code Title to 9, Chapter 4 "Dogs, Cats, Animals and Fowl" to Define "Animal Care Facility," "Animal Rescue Organization," and "Pet Store"

WHEREAS, the City of Evanston seeks to amend Title 3 restricting the sale of dogs, cats and rabbits in pet stores; and

WHEREAS, the City seeks to end inhumane practices of over-breeding, in-breeding, inadequate veterinary care, and other negative consequences of irresponsible commercial breeding ad sales; and

WHEREAS, Title 9, Chapter 4, Section 1 does not define "Animal Care Facility" and "Animal Rescue Organization;" and

WHEREAS, to be consistent with the amendment to Title 3, Title 9, Chapter 4, Section 1 must also amend the definition of "Pet Store;" and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Title 9, Chapter 4 "Dogs, Cats, Animals and Fowl," Section 1 of the Evanston City Code of 2012, as amended, is hereby amended to read as follows:

CHAPTER 1 – DEFINITIONS.

As used in this Chapter the following terms mean:

ANIMAL:	Any nonhuman living creature, domestic or wild.
ANIMAL CONTROL WARDEN:	The Chief of Police shall be ex officio animal control warden for the City. Provision shall be made for the appointment of such deputies as may be necessary.
ANIMAL SHELTER:	Any premises designated by City administrative authority for the purpose of impounding and caring for animals held under authority of this Chapter.
ANIMAL CARE FACILITY:	An animal control center or animal shelter, maintained by or under contract with any state, county or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.
ANIMAL RESCUE ORGANIZATION	Any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include any entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.
CIRCUS:	A nonresident variety show which features animal acts.
KENNEL:	Any person, partnership or corporation engaged in the business of breeding, buying, selling or boarding dogs and cats or engaged in the training of dogs for guard or sentry purposes.
OWNER:	Any person, partnership or corporation owning, keeping or harboring animals.

PERSON:	An individual, partnership or corporation owning, keeping or harboring animals.
PET SHOP:	~~Any person, partnership or corporation engaged in the business of breeding, buying, selling or boarding animals of any species.~~ A retail establishment where dogs, cats or rabbits are sold, exchanged, bartered or offered for sale as pet animals to the general public at retail. Such definition shall not include an animal care facility or animal rescue organization, as defined.
RESTRAINT:	An animal shall be deemed to be under restraint if on the enclosed premises of its owner or upon a leash and under the control of a responsible person.
THEATRICAL EXHIBIT:	Any exhibition or act featuring performing animals.
VETERINARY HOSPITAL:	Any establishment maintained and operated by a licensed veterinarian for the boarding of animals or the diagnosis and treatment of diseases and injuries of animals.
WILD ANIMAL:	An animal of a species not generally amenable to control or restraint.
ZOOLOGICAL GARDEN:	Any park or zoo operated by a person or private corporation.

SECTION 3: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and must be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance must be in full force and effect after its passage, approval, and publication in the manner provided by law.

SECTION 6: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _____, 2020

Adopted: _____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Corporation Counsel

Memorandum

To:	Honorable Mayor and Members of the City Council
From:	Ike Ogbo, Health & Human Services Director
Subject:	Ordinance 54-O-20, Amending Portions of the City Code "Powers and Duties," to Include Pandemics and a Penalty Section for Failure to Comply with Public Health Orders
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Ordinance 54-O-20, amending portions of the City Code" Powers and Duties" to include pandemics and a penalty section for failure to comply with public health emergency orders.*Staff requests suspension of the rules for Introduction and Action at the April 27, 2020 City Council meeting.*

Council Action:
For Introduction and Action

Summary:
Amending Ordinance 54-O-20 will include any disease event categorized as a pandemic which requires a public health response.. The current Code only mentions epidemics which unlike a pandemic is often a sudden increase in the number of cases of a disease above what is normally expected in a population in that area. A pandemic is a worldwide spread of a new disease.

Additionally, the amendment of this Ordinance will result in a penalty for anyone who violates the public health measures put in place to prevent the spread of diseases in our City. Any person who violates the Ordinance will be guilty of an offense punishable by a fine of not less than one hundred dollars ($150.00). A separate offense shall be deemed committed for each day that violation continues.

Attachments:
Ordinance 54-O-20 Amending 8-1-3-1 of the Evanston City Code to Include Pandemic

54-O-20

AN ORDINANCE

Amending City Code Title to 8, Chapter 1, Section 3-1, "Powers and Duties," to Include "Pandemics" and a "Penalty" Section

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Title 8, Chapter 1, Section 3-1(C), "Epidemics," of the Evanston City Code of 2012, as amended, is hereby amended to read as follows:

8-1-3-1. - POWERS AND DUTIES.

(C) *Diseases:* *Epidemics and Pandemics.* In the case of ~~an epidemic disease~~ any disease outbreak inclusive of any epidemic disease or any disease event categorized as a pandemic disease or of danger from an anticipated or impending epidemic or pandemic disease, or in case the sanitary conditions of the City should be of such character as to warrant, it shall be the duty of the Public Health Director or the City Manager or his/her designee to take such measures and to do, order and cause to be done such acts for the preservation of the public health as he/she may in good faith declare the public safety and health demands, except as may be herein, elsewhere or otherwise specially authorized.

SECTION 3: Title 8, Chapter 1, Section 3-1, "Powers and Duties," of the Evanston City Code of 2012, as amended, is hereby amended to add subsection (F)

and to read as follows:

8-1-3-1(F). - PENALTY.

(A) Any person who violates the provisions of this Chapter, or any regulations promulgated hereunder, or any orders authorized under this Chapter or under applicable law shall be subject to fines of not less than one hundred and fifty dollars ($150.00) A separate offense shall be deemed committed for each day that violation continues.

(B) In addition to any other remedies permitted under this Chapter, the Corporation Counsel may file a complaint in the Circuit Court of Cook County to enjoin any person from violating the provisions of this Chapter, or any regulations promulgated hereunder or any department orders provided for under this Chapter.

SECTION 4: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and must be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This ordinance must be in full force and effect after its passage, approval, and publication in the manner provided by law.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _____, 2020 Approved:

Adopted: _____, 2020 _____, 2020

_____

Stephen H. Hagerty, Mayor

Attest:

Devon Reid, City Clerk

Approved as to form:

Corporation Counsel

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of Administration and Public Works Committee
From:	David Stoneback, Public Works Agency Director
Subject:	Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Ordinance 41-O-20, Amending City Code Section 7-4-1 "Permit Required, Fees, Bonds" to Designate the Public Works Director as the Approval Authority for Excavations and Restrict Excavations in Winter Months.

Council Action:
For Action

Summary:
The purpose of this ordinance is to minimize the number of street excavations that occur during the winter months, which should also minimize the maintenance issues and inconvenience created by winter excavations. Excavations will still be allowed in order to maintain or repair any existing underground utility, but excavations to install new underground utilities will be prohibited between November 1 and April 1.

Street excavations generally require the use of steel plates to keep the travel lanes open. But these steel plates are subject to being hit and moved during snow plow operations which could result in a serious safety hazard. Since permanent restoration of the street pavement can't take place until asphalt plants open, which generally occurs in mid-April, the excavations are frequently filled and a temporary street surface placed. However, because the fill material is frozen as it is being placed, settlement occurs, resulting in potholes that need to be maintained by the contractor that performed the work. Staff has found it challenging to have the contractor respond quickly to correct these situations.

Attachments:
Ordinance 41-O-20, restricting winter excavations

41-O-20

AN ORDINANCE

Amending City Code Section 7-4-1 "Permit Required, Fees, Bond" to Designate the Public Works Director as the Approval Authority for Excavationsand Restrict Excavations in Winter Months

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: Section 7-4-1 of the Evanston City Code of 2012, as amended, is hereby further amended by allowing for the onsite consumption as follows:

7-4-1. - PERMIT REQUIRED; FEES, BOND.

No permit for the making of any opening, hole or excavation in a public right-of-way or other public property shall be issued for any purpose until all fees therefor shall have been paid in full and unless and until an indemnity bond in the penal sum that, in the sole determination of the ~~City Manager or his/her designee~~ Public Works Director, is reasonably related to the project, shall have been filed with the City to protect and hold it free and harmless from all claims or rights of action arising from or claimed to be due to the making, existence, replacement or filling of such opening, hole or excavation.

No permit for the making of any opening, hole, or excavation in a public right-of-way shall be issued between November 1st and March 1st unless said excavation is required for the emergency repair or replacement of an existing underground utility.

(A) Underground Sprinkler System; Permit Required, Fees, Bond, Insurance. Underground Sprinkler System; Permit Required, Fees, Bond, Insurance: No permit for the making of any opening, hole or excavation in a public right-of-way or other public property shall be issued for the purpose of installing an underground sprinkler system until all fees therefor shall have been paid in full and the installer provides the City with proof of a bond and a certificate of insurance, which names the City as an additional insured, in accordance with this Section. Such proof of insurance shall be accompanied by an agreement executed by the installer indemnifying and holding the City harmless from all liability for damages or expenses resulting from or by reason of issuing of the required permit for construction of an underground sprinkler system.

(B) Transfer of Property. Applicants will be responsible for notifying the City Clerk in writing at least thirty (30) days prior to the transfer of their property and interest in the public right-of-way. Further, should there be any improvement to

the public right-of-way upon Which the underground sprinkler system is located, it will be the responsibility of the applicant or his/her successor(s) to remove the underground sprinkler system at his/her/their own cost.

(C) The City, its officers, agents and employees shall not be liable for any damages or injuries, incurred during City improvements to the public right-of-way, to any underground sprinkler system, or portion thereof, located in the public parkway.

SECTION 2: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and must be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance must be in full force and effect after its passage, approval, and publication in the manner provided by law.

SECTION 5: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _____, 2020

Adopted: _____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley Gandurski, Corporation Counsel

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of the Planning and Development Committee
From:	Scott Mangum, Planning & Zoning Administrator
Subject:	Ordinance 47-O-20, Amendments to Design and Project Review Committee
Date:	April 27, 2020

Recommended Action:
Staff recommends City Council adoption of Ordinance 47-O-20 with changes to the City Code regarding the membership of the Design and Project Review Committee (DAPR).

Council Action:
For Action

Summary:
Update: At the April 13, 2020, City Council meeting Ordinance 47-0-20 updating the Design and Project Review Committee was Introduced. This Ordinance is now up for Action, where Ordinances establishing the Zoning Board of Appeals and updating the Plan Commission to reflect the selection of its chair and the goals of the most recently adopted Comprehensive Plan were rejected.

At the December 9, 2019, City Council meeting, an aldermanic referral was made to change the Chair of the Plan Commission from a member elected annually by the Commission to selected by the Mayor. This matches the past practice of the ZBA which was previously codified within the 1960 Zoning Ordinance. As this provision was not carried over upon adoption of the 1993 Zoning Ordinance, staff recommends a new Chapter 15 (ZBA) within Title 2 establishing the composition, membership, and Chair of the ZBA to be appointed by the Mayor.

The other substantive change to the Plan Commission (Title 2, Chapter 7) replaces the Goals and Objectives of the 1986 Comprehensive Plan with those of the 2000 Comprehensive Plan, which is the most recent adopted document. Several other minor revisions reflect changes in the titles of departments and organizations.

Finally, Ordinance 47-O-20 updates the membership of DAPR, a committee composed of City staff members, principally to reflect changes in position titles.

Attachments:
Ordinance 47-O-20 Amending Title 2 update DAPR

3/12/2020
3/16/2020

47-O-20

AN ORDINANCE

Amending Title 4, Chapter 14, Section 1 of the Evanston City Code, "Design and Project Review Committee"

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: City Code Title 4, Chapter 14, Section 1, Subsection 1 "Appointment, Composition, Terms" of the Evanston City Code of 2012, as amended ("City Code"), is hereby amended and shall read as follows:

4-14-1-1. - DESIGN AND PROJECT REVIEW COMMITTEE.

(A) *Membership.* The membership of the Design and Project Review Committee is composed of two (2) groups: (1) voting members; and (2) advisory members. Voting members shall be the only class of members entitled to vote on any matter put before the Design and Project Review Committee. Advisory members shall provide the Design and Project Review Committee with insight related to their area of expertise as the Committee as a whole discusses each matter. In the case of City Staff, the named member may designate a department member to attend in his/her stead. The following are the list of members:

Voting members:

1. Representative from City Manager's Office/Economic Development Division;
2. Director of Community Development;
3. Director of Public Works Agency or Representative;
4. City Engineer;
5. Representative from the Fire Department;
6. Planning and Zoning Manager ~~Administrator~~;

7. Representatives from the Planning and Zoning Division (2); ~~Zoning Planner or Development Planner;~~

8. Manager of Building and Inspection Services;

~~9. Neighborhood and Land Use Planner;~~

~~10~~9. Representative from the Public Works Agency, Water Production Bureau ~~Division of Distribution ..... Sewer~~;

~~11~~10. Civil Engineer/Storm Water Management;

~~12~~11. Transportation and Mobility Coordinator;

~~13~~12. Sustainability Coordinator.

~~Advisory members~~ Non-Voting Committee Advisors:

1. Traffic Engineer;

~~2. Cultural Arts Coordinator;~~

~~3. Historic Preservation;~~

~~4. Commercial Plan Reviewer;~~

~~5~~2. Representative from Administrative Services/Parking Services Manager;

~~6~~ 3. Housing and Grants Administrator;

~~7~~ 4. Representative from the ~~Director of~~ Parks, Recreation and Community Services Department;

~~8~~ 5. Representative from the Police Department;

~~9~~ 6. Certified arborist from the Public Works Agency ~~Assistant Director of Public Works/Forestry~~;

~~10~~ 7. Representative from the Health Department; and

~~11~~ 8. An architect or urban designer who is employed in Evanston or is a resident of Evanston and appointed by the Mayor with the advice and consent of the City Council. Said mayoral appointment shall be for a term of no longer than two (2) years.

(B) *Officers.*

1. The officers of the Committee shall consist of the Chair, Vice-Chair and Secretary.

2. The Director of Community Development shall preside as the Chair of the Committee.

3. The Planning and Zoning Manager ~~Administrator~~ shall serve as the Vice-Chair of the Committee.

4. Staff from the Planning and Zoning Division ~~The Neighborhood and Land Use Planner~~ shall serve as the Secretary of the Committee.

5. The Chair, or his/her designee, shall supervise the Committee and shall preside at all Committee meetings.

6. The Vice-Chair, in the absence of the Chair, shall perform all duties and exercise all powers of the Chair.

7. The Secretary shall:

   a. Be custodian of the active files of the Committee and keep all of the records.

   b. Conduct the correspondence of the Committee.

   c. Promptly prepare and distribute a meeting agenda in consultation with the Chair. The rules shall be reviewed regularly and monitored to ensure consistency with the policies and priorities of the City Council.

   d. Record the names and addresses of all persons appearing before the Committee.

   e. Keep records of the Committee's official actions and prepare meetings.

   f. Record each member's vote for every question, whether or not each member was present for the vote, and if a member abstained from voting for a particular question.

   g. Perform such additional duties as may be requested by the Chair or Committee.

(C) *Voting.* Voting privileges are extended to voting members listed under Section 14-4-1-1(A). Advisory members shall abstain from voting.

~~(D) *Quorum.* A quorum shall consist of the Director of Community Development or his/her designee, one (1) other representative from the Department of Community Development, a representative from the Public Works Agency, and two (2) additional voting members as listed under Subsection 14-4-1-1(A) and shall be required in order to conduct any official Committee business.~~

(D)~~(E)~~ *Objective.* Such a review will bring together staff from various departments to meet with developers to help resolve any site or appearance problems and more directly communicate the City's requirements. By identifying the applicable codes and ordinances through this process, costly delays from oversights or incomplete applications may be avoided. In such joint meetings, there is opportunity for exchange between all affected parties which should improve communications and also provide the developer with professional expertise in site and building design. The resulting design should also promote efficiency and economy in providing any necessary City services. Beyond the specific improvements to the site itself, design and project review should help reduce adverse impact, promote harmony of development with its surroundings and maintain property values.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance must be in full force and effect after its passage, approval, and publication in a manner provided by law.

SECTION4: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced:_____, 2020 Approved:

Adopted:_____, 2020 _____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley Gandurski, Corporation Counsel

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of the Planning and Development Committee
From:	Meagan Jones, Neighborhood and Land Use Planner
CC:	Johanna Leonard, Community Development Director; Scott Mangum, Planning and Zoning Manager
Subject:	Ordinance 49-O-20, Special Use for a Planned Development and Drive-Through Facility for a Financial Institution at 605 Davis Street
Date:	April 27, 2020

Recommended Action:
The Plan Commission and staff recommend adoption of Ordinance 49-O-20 for approval of a Special Use for a Planned Development and drive-through facility for a financial institution. The proposal includes the following Site Development Allowances: 1.) FAR of 13.02 where 4.5 is allowed and 8.0 may be requested as a maximum Site Development Allowance, 2.) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed and 220 may be requested as a Site Development Allowance, 3.) 39 parking spaces where 420 are required, 4.) A 15-foot Ziggurat setback is proposed at 29 foot height along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5.) A 0-foot Ziggurat setback is proposed along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height, and 6.) A 0-foot Ziggurat setback is proposed along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.

Council Action:
For Action

Summary:
Update: At its April 13, 2020 meeting, the City Council voted to introduce this item with discussion about the applicant providing additional public benefits and the possible additional safety measures in the alley adjacent to the site. The Applicant has agreed to provide a $50,000 contribution to the Affordable Housing Fund which is reflected in the attached ordinance or to the Emergency Housing Fund. Staff held a conference call with both the Applicant and a representative from Bright Horizons childcare center to discuss safety concerns and possible solutions. The Applicant has provided a summary of that call which is also included as an attachment. The applicant agrees to the following additional safety measures in the alley:

1. Warning lights on the drive-thru exit, loading dock and parking ramps to indicate when a car or truck will be entering the alley.
2. Door or gate at the parking ramp entrance and exit to slow vehicles as they enter the alley.
3. Mirrors mounted on the building at the drive-thru exit and parking ramps to increase visibility of motorists as the enter the alley.
4. Speed bump in the alley to slow traffic in the alley.

Site Layout

The site is a slightly rectangular shaped area with approximately 151 feet of frontage along Davis Street. The massing of the proposed building is in 2 sections: a two-story brick veneer building housing the commercial space, lobby area and the Chase Bank drive through on the ground floor and parking on the second level, and a 16-story glass and metal veneer office portion above that is set back from Davis Street and the property to the north. The lower podium portion of the new building is built to all four property lines with the exception of the entry plaza, which is set back 15 feet at the ground level. The south side of the office tower portion of the building is set back 15 feet from the property line at the 3rd floor while the north side of the tower is set back 5 feet beginning at the 4th floor. A mechanical penthouse is located on the roof.

605 Davis St. facing northwest

The ground floor is dedicated to the 4,500 square feet of commercial space, which is split by a Chase Bank drive through that creates a tunnel through the building, in addition to the lobby and building loading area. The parking level will have 39 parking spaces.

605 Davis St. ground level

Vehicular access will be from the 20-foot wide alley just west of the property. Both the garage entrance and two loading spaces will be located at the northern end of the building. Both retail and office trash collection will be in the loading dock area. The proposed drive through will also use the alley as an exit just south of the proposed loading areas.

The building meets required ground level setbacks for the D3 Zoning District but does not meet the required upper-level ziggurat setbacks along Davis Street and the east and west property lines. The actual building height is 232 feet to the roof with a single floor of parking. The height of the floors dedicated to parking may be deducted from the maximum height allowed (up to 40 feet) per Section 6-11-4-8. With this reduction the portion of the building that counts toward the maximum height requirement is 220 feet tall, which meets the maximum permitted site development allowance. This podium portion of the building is built to the west, north and south property lines.

Ground Floor Layout

The applicant will install new streetscape elements along Davis Street including a new approximately 7-foot wide public sidewalk with 4 new street trees. Protection measures, including warning striping and a “yield to bikes” sign, will be added to the bike lane to alert drivers of the presence of the protected bike lane. A bike room with 150 bike parking spaces will be located on the ground floor of the building and have its own entrance off of Davis Street.

Compliance with the Zoning Ordinance

The intent of the D3 Downtown Core Development district is:

“…to provide for the highest density of business infill development and large scale redevelopment within downtown Evanston. The district is also intended to encourage and sustain a mix of office, retail, and residential uses. Planned developments are encouraged as a special use in the D3 district. Where D3 zoned lots or areas are overlaid with the oRD redevelopment overlay district designation, a planned development is required in order to ensure that proposed development in these areas is consistent with the objectives and policies of the adopted "plan for downtown Evanston."

The applicant requests a Special Use approval for the Planned Development and Drive-through, including the six Site Development Allowances below:

Site Development Allowances Requested	Required / Max. Permitted in the D3 District	Site Development Allowance	Proposed	Exceeds Max Site Development Allowance
Building Height	85 feet (not including up to 4 floors of parking)	220 feet= (not including up to 4 floors of parking)	220 feet (232 feet including parking levels)	No
Floor Area Ratio	4.5	+3.5 = 8.0	13.02	Yes
# of parking spaces	420	N/A	39	N/A
Ziggurat setback (east property line)	25 ft. at a height of 42 ft.	N/A	0 ft. at 29 ft. building height	N/A
Ziggurat setback (west property line)	25 ft. at a height of 42 ft.	N/A	0 ft. at 29 ft. building height	N/A
Ziggurat setback (Davis St)	40 ft. at a height of 42 ft.	N/A	15 ft. at 29 ft. building height	N/A

Parking and Traffic

Based on the type of use proposed (office and retail), the proposed building is required to have a total of 420 parking spaces. The applicant is proposing a total of 39 parking spaces (0.15 parking spaces per 1,000 square feet) for the proposed development. It should be noted that the Transit Oriented Development (TOD) parking reduction frequently used and discussed only applies to residential uses within TOD areas.

The applicant has submitted a TOD Parking Study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) that analyzes the current office building parking trends and the proposed parking arrangement. The property is located approximately less than ¼ mile from the Davis Street CTA and Metra stops. Considering that the building is located in close proximity to amenities, transit stops, multiple bus lines (CTA Bus Routes 201 and 205), an existing Divvy Bike Station at Benson Avenue and Church Street, existing car sharing locations and several City parking facilities, the applicant's study concludes that the proposed parking arrangement will meet the parking demand of the building tenants. The proposed storage space for 150 bikes encourages bicycle ridership and adds to the study's conclusion.

The study included Work Trip Flow Data collected by Regional Transportation Asset Management System (RTAMS) which indicated that office developments within close proximity to transit reduce the auto dependency and thus the parking demand. The study also referenced one local office building at 909 Davis Street, which is 207,743 square feet and provides 57 parking stalls on-site, with a parking ratio of 0.29 parking spaces per 1,000 square feet.

The study does make some suggestions to aid in encouraging reduced vehicle use, such as installation of real-time transit monitors in the building lobby and implementation of Travel Demand Measures such as bike storage (provided) carpool matching services, preferred carpool parking and telecommuting. Staff encourages these to be considered in addition to leasing additional parking spaces from the City's parking garage located 525 Church Street to offset the possible parking shortage. As part of the leasing of additional parking spaces, submission of data on parking space usage would be required to help inform parking space needs.

Staff conducted traffic counts on April 9, 2019 and May 16, 2019 to capture the use of the alley, existing drive through, bike lane, and pedestrian traffic on Davis Street. Counts were taken during the morning and evening rush hours and at noon. The results of those counts are below:

April 9, 2019	**8-9am**	**noon-1pm**	**5-6pm**	**April 9 Total:**
Vehicular ATM users	7	12	9	**28**
Non-vehicular ATM users:	1	1	0	**2**
Cyclists on Davis Protected Bike Lane:	17	18	27	**62**
Pedestrians on North side of Davis:	105	238	197	**540**

May 16, 2019	**8-9am**	**noon-1pm**	**5-6pm**	**May 16 Total:**
Vehicular ATM users	5	12	5	**22**
Non-vehicular ATM users:	1	1	1	**3**
Cyclists on Davis Protected Bike Lane:	12	11	40	**63**
Pedestrians on North side of Davis:	95	83	219	**397**

The Plan Commission discussed the 40 proposed on-site parking spaces as well as the proposed drive-through at the March 11, 2020 public hearing. The Commission generally agreed that additional parking should be provided to bolster the proposed on-site parking spaces until more information on vehicle usage is provided and that 4 ADA accessible parking spaces should be provided on-site, which reduces the total number of on-site spaces to 39. Requiring the leasing of 150 parking spaces in the Church Street garage provides a reasonable balance. The Commission also felt that the requirement proposed by DAPR for the building owner to remove the drive-through curb cut if the ATM is not in use for 60 days is too restrictive and recommends that the same time period required of other similar Special Uses apply to this site. The applicant also indicated that Chase Bank is not amenable to that requirement. The full recommended language is provided as a condition below.

Public Benefits

The applicant has committed to provide the following public benefits as part of the Planned Development proposal:

1. Public art (green wall) prominently located at the entry plaza on Davis Street.
2. Extend bollards and other safety measures for the Davis Street bike lane in front of the development site.
3. Provide $50,000 support for event programming in Fountain Square through Downtown Evanston.
4. Provide $50,000 support for improvements to Downtown Evanston viaducts at Benson/Davis and/or Elmwood/Davis.
5. Apply bird friendly measures to the building, including but not limited to bird friendly glass, fritted balcony rails and lighting control at night.
6. Comply with the Mayor's Monarch Pledge.
7. Provide eight (8) electric vehicle charging stations in the garage with additional conduit to allow easy installation of additional electric vehicle charging stations in the future.
8. Comply with Evanston Climate Action Plan (25% energy use reduction).
9. Two new metered parking spaces along Davis Street.
10. Reconstruct west side of alley adjacent to the development site.
11. Engage Collective Resource to establish a composting program in the building.
12. Sponsor an Evanston Township High School (ETHS) trade fair.
13. Pursue hiring of Evanston Business Enterprises during construction and as part of building retail.

During Design and Project Review Committee (DAPR) meetings, staff shared concerns regarding the extent of public benefits presented at that meeting for the proposed development as several items listed in that summary of public benefits were items that are required by ordinance or would be standard occurrences with development of the land.
Following DAPR, staff provided a letter (included as an attachment to this memo) with a number of suggested public benefits. The public benefits provided above reflect changes since the last DAPR meeting, however, staff does not believe the applicant has sufficiently addressed the suggested benefits such as the installation of a bike and pedestrian counter, improvement of surrounding sidewalk pavers, contribution to pedestrian countdown timers, contribution to the Affordable Housing Fund, or contribution toward public transportation improvements.

The number of site development allowances, as well as the extent of the requested allowance that requires a supermajority vote from City Council, lends itself to an increase in the proposed public benefits to mitigate the effects of the proposed development. The City Council may wish to amend Ordinance 49-O-20 to include additional public benefits.

Standards of Approval

The proposed development must satisfy the standards for Special Use in Section 6-3-5-10, the Standard for Planned Development in Section 6-3-6-9 and standards and guidelines established for Planned Developments in the D3 Downtown Core Development District. (Section 6-11-1-10). Staff finds that the proposed development meets most standards for approval; however, there are several points of concern.

Standards for Special Use (Section 6-3-5-10)

A Planned Development is listed as a permitted special use in the D3 Downtown Core Development district. The proposal is in keeping with the purposes and policies outlined in the Comprehensive Plan and the Zoning Ordinance.

The proposed building with a ground floor commercial space will not cause a negative cumulative effect when considered in conjunction with other special uses in the area. Most other surrounding uses are commercial or mixed-use and therefore compatible with the proposed office/retail building. Commercial use already exists on the site without any negative effect on surrounding uses. As such, the proposal will likely not interfere with or diminish the value of other properties in the neighborhood. It should be noted, however, that while a banking facility is permitted and could be an acceptable use at the site, a drive-through ATM is not a desirable commercial use for this site or the walkable core downtown area in general. For this reason, staff encourages the inclusion of a condition that, should that use cease operation, that the space be absorbed into the surrounding retail spaces.

As indicated above, the proposal can be adequately served by public facility infrastructure already available. The street and sidewalk network, as well as water, sewer, electricity and gas infrastructure already exist and service the existing building and structures on the site, however, added attention will need to be paid to the water and sewer connection due to the size of the building and the water and sewer main near the site.

Staff has concerns regarding possible points of conflict with the inclusion of the drive-through. The applicant has submitted a parking study that explains that, due to the site being within a TOD area and considering current trends, the parking provided will be adequate for the site. The access to the parking garage will be provided via the alley as will the loading docks and trash area. The applicant proposes to preserve an existing curb cut on Davis Street by narrowing it to accommodate the Chase Bank drive through. The combination of this drive through and traffic from the parking garage and loading docks raises concerns of points of conflict with the existing protected bike lane along the north side of Davis Street. Finally, the proposal meets all zoning requirements except for the six site development allowances requested and outlined above.

Standards and Guidelines for Planned Developments in D3 District (Sections 6-3-6-9 and 6-11-1-10)

The proposed Planned Development generally complies with purposes and the intent of the Zoning Ordinance. The proposal is a dense, business infill development with a mix of office and retail that is a compatible land use with surrounding downtown properties. The proposal is largely consistent with the vision and goals of the Comprehensive Plan for redevelopment of underutilized properties with uses compatible with the surrounding neighborhood as well as the objective to retain and attract business in Evanston.

As stated above, the ground floor site layout causes some concern with regards to safety and continuity of a pedestrian and walkable experience. The drive through in the middle of the development, though significantly reduced in width from its existing size, reduces the traffic flow on this block. The alley will have a number of points of conflict with not just traffic from building tenants and trash pick-up but also with vehicles exiting the proposed drive through. The proposed site development allowance for FAR also greatly exceeds the maximum site development allowance permitted without Supermajority City Council approval. The proposed

site development allowance for a reduced ziggurat setback from Davis Street also increases the perceived mass of the building.

Legislative History:
April 13, 2020- The Planning & Development Committee reviewed the proposed project and voted to introduce the item to City Council with discussion of consideration of additional public benefits and a discussion with Bright Horizons regarding possible additional safety measures in the alley adjacent to the site.

March 11, 2020 –Link to the Plan Commission Meeting Packet - The Plan Commission voted, 5-0, to recommended approval of the Planned Development with the public benefits previously listed as well as the following conditions:

1. The proposed planned development shall substantially conform to the plans and documents attached to this report.
2. The applicant must agree to a Construction Management Plan (CMP) before issuance of the building permit.
3. Any change in use must be approved as an amendment to the Planned Development.
4. Prior to issuance of building permit, the applicant shall execute a long term parking lease agreement with the City of Evanston to lease one hundred and fifty (150) parking spaces based on the standard current monthly parking fee from the 525 Church Street parking garage. The lease of Fifty (50) parking spaces would be initiated upon issuance of a Temporary Certificate of Occupancy (TCO). The remaining leased spaces would be leased by the developer as the building is occupied and prorated by a percentage gross floor area leased. After 18 months from the issuance of said (TCO) the developer would be required to lease the full 150 spaces, regardless of the building occupancy. The parking spaces shall be leased at market rate without fixed pricing, and be subject to increases annually. The lease agreement will mandate that the Applicant pay any increase in the rental rate structure through the term of the agreement. For a period of 60 months, starting from the issuance of the temporary certificate of occupancy (TCO), the Applicant must provide to the City, parking data detailing how many parking spaces (leased from the City and provided within the building) are utilized by building tenants. This data must be provided by January 31st of each year following the issuance of a Final Certificate of Occupancy (FCO). At the end of the 60th month, the parking lease agreement may be amended to match the highest number of vehicles leased within the Church Street parking garage.
5. The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership of the facility, the building owner shall remove the curb and the drive-through and obtain a building permit to absorb the drive-through area into the adjacent ground floor retail spaces.
6. The Applicant will engage Collective Resource to establish a composting program in the building.
7. Deliveries for the on-site commercial use must be performed from the alley and are prohibited during the hours of 7 AM – 9 AM and 4 PM – 6 PM Monday through Friday.
8. Four ADA accessible parking spaces shall be provided on-site.

December 11, 2019 - The Design and Project Review (DAPR) Committee voted, 9-2, to recommend approval of the development, subject to the following conditions: 1) Drive-thru

facility use is limited to Chase Bank or their successor, 2) If the drive-thru facility is not operated for a period of at least 60 days, then the curb cut on Davis Street is to be removed by the building owner, 3) Parking lease with the City is to include a look-back period of at least 60 months, and 4) Refine public benefits, consider increased participation in downtown programming, bike and pedestrian improvements, and public transportation.

November 20, 2019 – The DAPR Committee held the item in order to allow the applicant to make revisions to the project.

Attachments:
Ordinance 49-O-20 Granting Special Use Permit for PD at 605 Davis St
Letter to Vermilion regarding public benefits - January 17, 2020
605 Davis Street - Pedestrian Wind Assessment
Comments Received as of April 1, 2020
Draft Plan Commission Meeting Minutes Excerpt - March 11, 2020
605 Davis Street - Alley Safety Memo - April 17, 2020

49-O-20

AN ORDINANCE

Granting a Special Use Permit for a Planned Development Located at 605 Davis Street In the D3 Downtown Core Development District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt legislation and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section 6(a) of the Illinois Constitution of 1970, states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule unit be given the broadest powers possible" (*Scadron v. City of Des Plaines*, 153 Ill.2d 164, 174-75 (1992)); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and,

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq*.) grants each municipality the power to establish zoning regulations; and,

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended ("the Zoning Ordinance"); and

WHEREAS, Vermillion Enterprises, LLC ("Applicant"), the Applicant for the proposed development located at 605 Davis Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provision of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6 "Planned Developments", and Subsection 6-11-1-10, "Planned Developments" in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with a drive through financial institution and accessory parking located at the Subject Property in the D3 Downtown Core Development Zoning District ("D3 District") ; and,

WHEREAS, the applicant sought approval to construct a new eighteen (18) story, two hundred twenty (220) foot tall Class A office building with a floor area ratio of 13.02, approximately four thousand five hundred (4,500) square feet of ground floor retail space including a drive through for a financial institution and thirty-nine (39) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to floor area ratio, building height, number of parking spaces provided, ziggurat setback along the Davis Street property line, ziggurat setback along the east interior lot line, and ziggurat setback along the west interior side lot line; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on March 11, 2020, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 19PLND-0036, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the D3 Downtown Core Development District per Subsection 6-11-1-10 of the Zoning Ordinance; and

WHEREAS, on March 11, 2020, the Plan Commission recommended the City Council approve the application; and

WHEREAS, on April 13, 2020, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provision of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered the findings and recommendation for approval of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on April 13 and April 27, 2020, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill. App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 19PLND-0036, to allow construction and operation of the Planned Development for an eighteen (18) story, two hundred twenty (220) foot tall Class A office building with a floor area ratio of 13.02, approximately four thousand five hundred (4,500) square feet of ground floor retail space including a drive through for a financial institution and thirty-niney (39) parking spaces.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

A. **Floor Area Ratio ("FAR")**: A Site Development Allowance is hereby granted for an FAR of 13.02, whereas Subsection 6-11-4-6 of the Zoning Ordinance allows a maximum FAR of 4.5 in the D3 District with Subsection 6-11-1-10(C)(2) allowing for an additional development allowance of 3.5 FAR.

B. **Building Height:** A Site Development Allowance is hereby granted for a building height of two hundred twenty (220) feet, whereas Subsection 6-11-4-8 of the Zoning Ordinance allows for a maximum building height of eighty-five (85) feet in the D3 District with Subsection 6-11-1-10(C)(1) allowing a maximum height of two hundred twenty (220) feet as a development allowance.

C. **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of thirty-nine (39) on-site parking spaces, whereas Subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of four hundred-twenty (420) parking spaces for the proposed Planned Development in the D3 District.

D. **Ziggurat Setback from the East Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

E. **Ziggurat Setback along the Davis Street Property Line:** A Site Development Allowance is hereby granted for a ziggurat setback of fifteen (15) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-4 of the Zoning Ordinance requires a ziggurat setback of forty (40) feet for a structure above forty two (42) feet from any front or side lot line abutting a street in the D3 District.

F. **Ziggurat Setback from the West Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

(B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing

pedestrian access around the site with the use of curb ramps, signage and/or striping, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.

(C) **Approval of Change in Use:** Any change in use, with the exception of the removal of the drive-through facility, must be approved as an amendment to the Planned Development.

(D) **Alley Reconstruction:** The Applicant shall reconstruct the west half of the alley immediately adjacent to the development site.

(E) **Downtown Evanston Contribution:** The Applicant shall provide $50,000 support for event programming in Fountain Square through Downtown Evanston.

(F) **Viaduct Improvement Contribution:** The Applicant shall provide $50,000 support for improvements to downtown Evanston viaducts at Benson/Davis and/or Elmwood/Davis.

(G) **Affordable Housing Fund Contribution**: The Applicant shall provide a $50,000 contribution to the City's Affordable Housing Fund.

(H) **Bird-Friendly Measures:** The Applicant shall apply bird friendly measures to the building, including but not limited to bird friendly glass, fritted balcony rails and lighting control at night per the drawings in Exhibit B.

(I) **Mayor's Monarch Pledge:** The Applicant shall comply with the Mayor's Monarch Pledge.

(J) **Electric Vehicle Charging Stations:** The Applicant shall provide eight (8) electric vehicle charging stations in the garage with additional conduit to allow easy installation of additional electric vehicle charging stations in the future.

(K) **Metered Parking:** The Applicant shall make any necessary improvement, including signage and pavement striping to provide two (2) new metered parking spaces along Davis Street in front of the development site.

(L) **Davis Street Bike Lane:** The Applicant shall extend bollards and other safety measures for the Davis Street protected bike lane in front of the development site.

(M) **Long Term Parking Lease:** Prior to issuance of building permit, the Applicant shall execute a long term parking lease agreement with the City of Evanston to lease a maximum of one hundred and fifty (150) parking spaces based on the

standard current monthly parking fee from the 525 Church Street parking garage. The lease of fifty (50) parking spaces would be initiated upon issuance of a Temporary Certificate of Occupancy (TCO). The remaining leased spaces would be leased by the Applicant as the building is occupied and prorated by a percentage gross floor area occupied (e.g., if the building is 50% occupied, the Applicant would be required to lease 75 parking spaces). Upon the building reaching stabilization (i.e., 95% occupancy), the Applicant would be required to lease the full one hundred fifty (150) spaces, regardless of the building occupancy. The parking spaces shall be leased at market rate without fixed pricing and be subject to increases annually, and such increases shall not exceed the increases applied to other public parking spaces in the 525 Church Street garage. For a period of sixty (60) months, starting from the issuance of the TCO, the Applicant must provide annually to the City parking data detailing how many parking spaces (leased from the City and provided within the building) are utilized by building tenants. The data must be provided by January 31st of each year following the issuance of a TemporaryCertificate of Occupancy (TCO). At the end of the 18th month following the building reaching stabilization (as defined above) but no earlier than 36 months following issuance of the TCO, the Applicant shall have the right to the amend the parking lease agreement to match the highest number of vehicles leased within the Church Street parking garage.

(N) Drive-Through Facility: The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership or control of the drive-thru facility, the building owner shall remove the curb cut and absorb the drive-thru area into the adjacent ground floor retail space. The building owner shall obtain a building permit to absorb the drive-through area into the adjacent ground floor retail spaces within ninety (90) days of gaining control or ownership of the drive-thru facility, and complete the work within one (1) year of obtaining the building permit. Should the building owner fail to remove the curb cut as required by this section, the City shall be empowered to remove the curb cut and place a lien on the property, should it so choose..

(O) Composting: The Applicant shall provide a composting program in the building through Collective Resource or the current franchisee.

(P) On-Site Deliveries: Deliveries for the on-site commercial use must be performed from the alley and are prohibited during the hours of 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M., Monday through Friday.

(Q) Evanston High School Trade Fair: The Applicant shall sponsor an Evanston Township High School (ETHS) trade fair prior to issuance of the Final Certificate of Occupancy (FCO).

(R) Evanston Business Enterprises Hiring: The Applicant agrees to employ at least five (5) Evanston residents during construction. The Applicant also agrees

to offer thirty percent (30%) of the permanent jobs to Evanston residents, subject to their qualifications for employment..

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigned, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 9: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: _____, 2020

Adopted: _____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley Gandurski, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2A:

THE EASTERLY 60 FEET OF LOT 1 IN THE CONSOLIDATION OF PART OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

THAT PART OF LOT 11 IN BLOCK 19 IN EVANSTON LYING WEST OF THE EASTERLY 60 FEET THEREOF AND LYING EASTERLY OF THE WESTERLY 40 FEET AND LYING NORTHERLY OF THE SOUTHERLY 116 FEET OF LOT 1 IN THE CONSOLIDATION OF PARTS OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2C:

EASEMENT FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2A, MADE BY AND BETWEEN FIRST ILLINOIS BANK OF EVANSTON N.A., ITS SUCCESSORS AND ASSIGNS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1986 AND KNOWN AS TRUST NUMBER R-3297 (GRANTOR) TO FIRST ILLINOIS BANK OF EVANSTON, N.A., ITS SUCCESSORS AND ASSIGNS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 20, 1987 AND KNOWN AS TRUST NUMBER R-3416 (GRANTEE), DATED SEPTEMBER 8, 1987 AND RECORDED SEPTEMBER 23, 1987 AS DOCUMENT 87520956 AND AS AMENDED BY AGREEMENT RECORDED JUNE 20, 1991 AS DOCUMENT 91300698 OVER THE FOLLOWING DESCRIBED LAND:

LOT 9 AND THE SOUTHERLY 8 INCHES OF LOT 10 IN BLOCK 27 IN THE VILLAGE OF EVANSTON IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE EAST 60 FEET) IN THE CONSOLIDATION OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL4:

THE WESTERLY 50 FEET OF LOTS 10 AND 11 IN BLOCK 19 IN THE CITY OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

DEVELOPMENT PLANS

PODIUM | VIEW FROM CHICAGO AND DAVIS

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PODIUM | VIEW ALONG DAVIS

© 2019 SOLOMON CORDWELL BUENZ

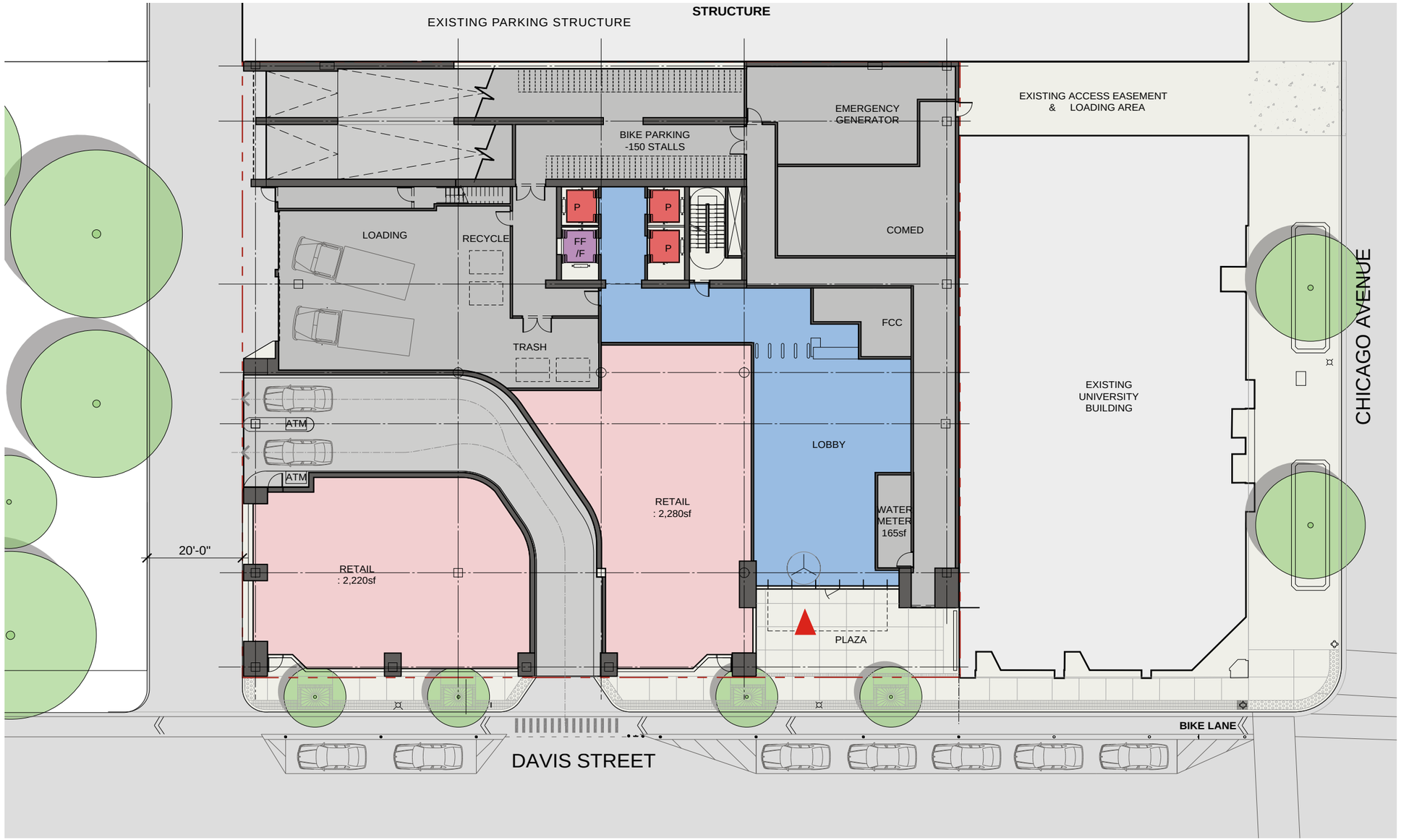
PODIUM | VIEW ALONG DAVIS

© 2019 SOLOMON CORDWELL BUENZ

PODIUM | STORE FRONT CLOSE UP

© 2019 SOLOMON CORDWELL BUENZ

PLAN | GROUND FLOOR / SITE



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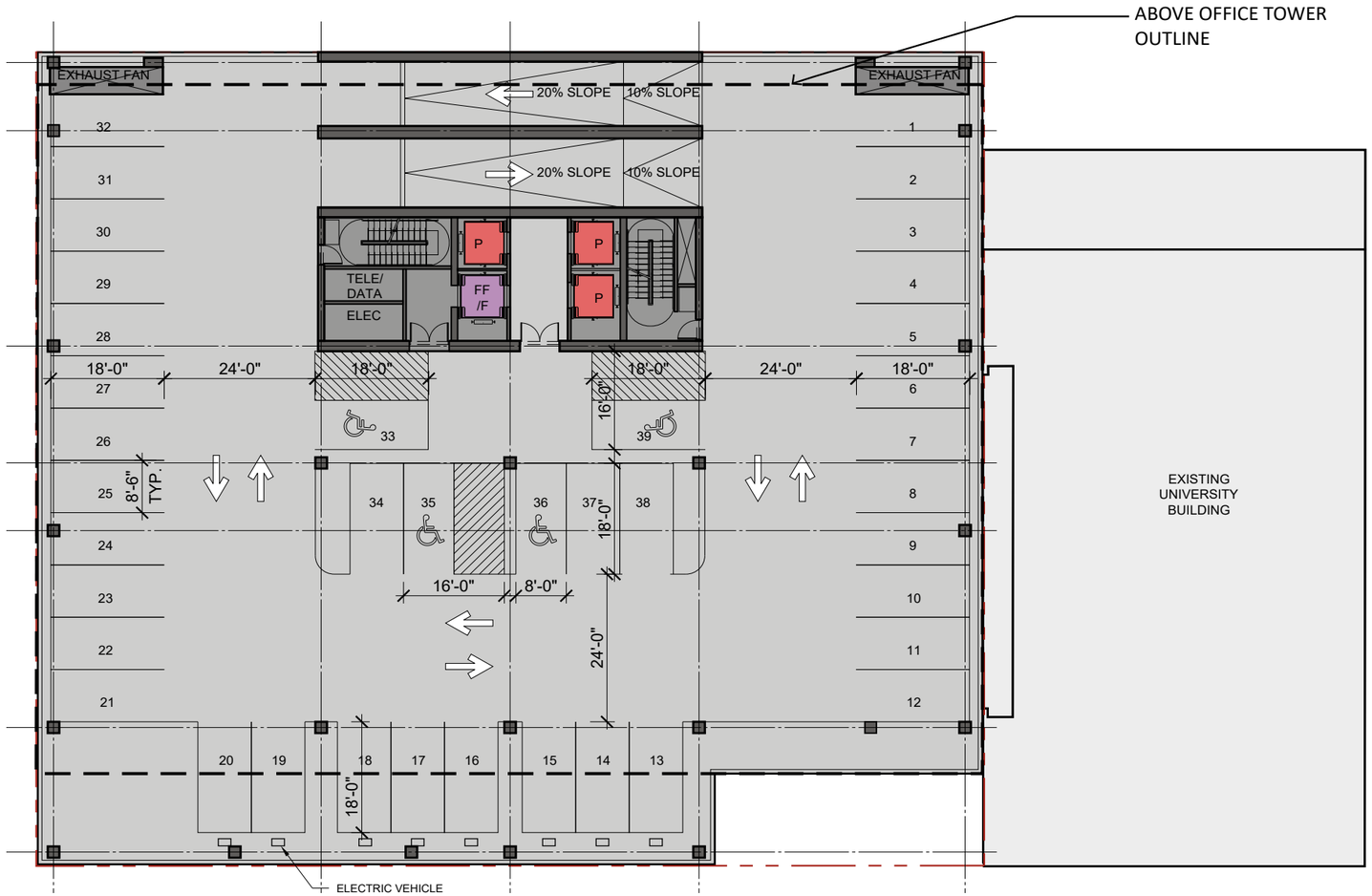
PLAN | LEVEL 2 PARKING GARAGE



LEVEL 2 : 39 PARKING SPACES including 4 ADA

0 10' 20'

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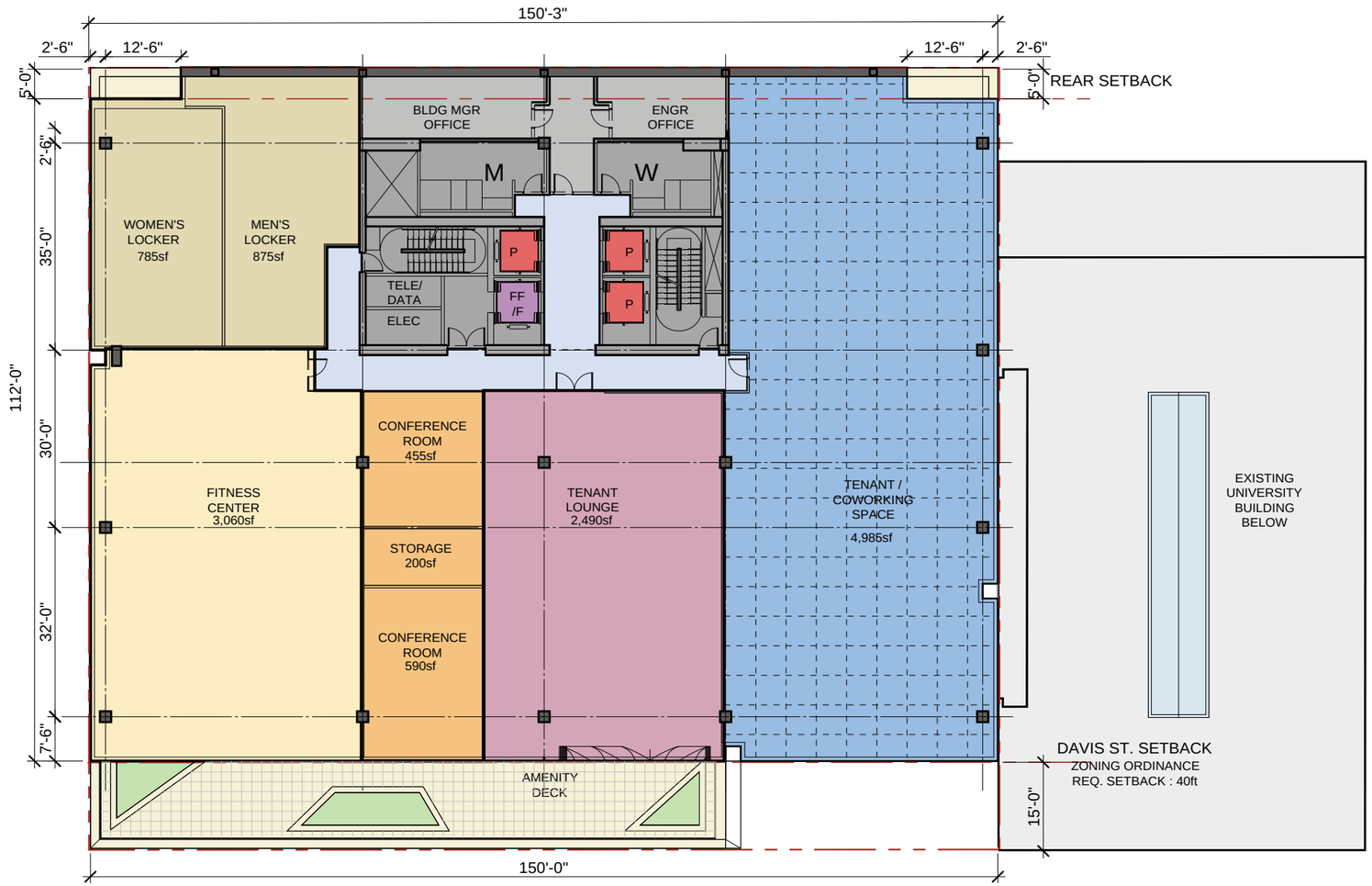
PLAN | LEVEL 3 FLOOR PLAN



GROSS FLOOR AREA: 17,410 SF

0 10' 20'

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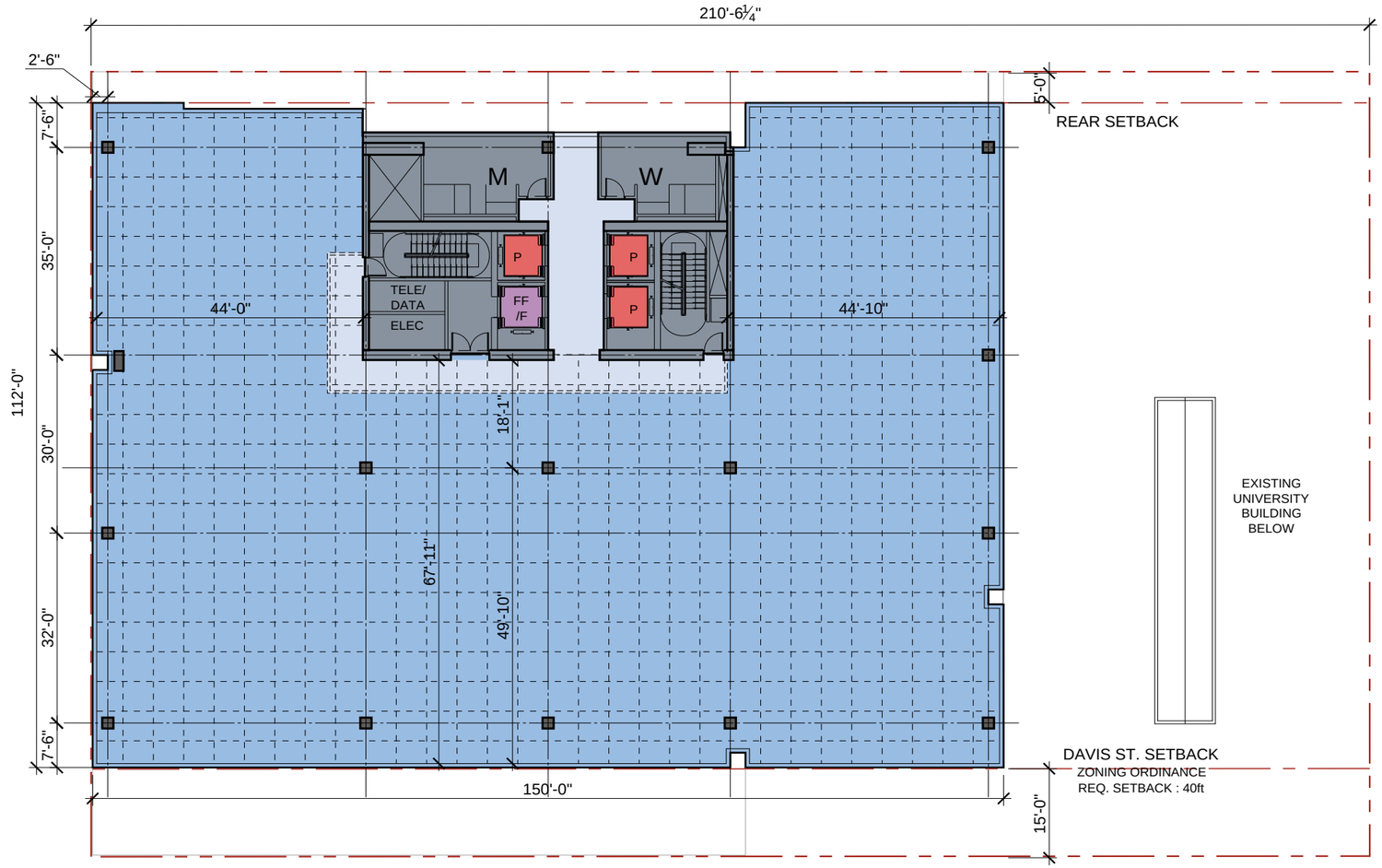
PLAN | TYPICAL OFFICE FLOOR PLAN

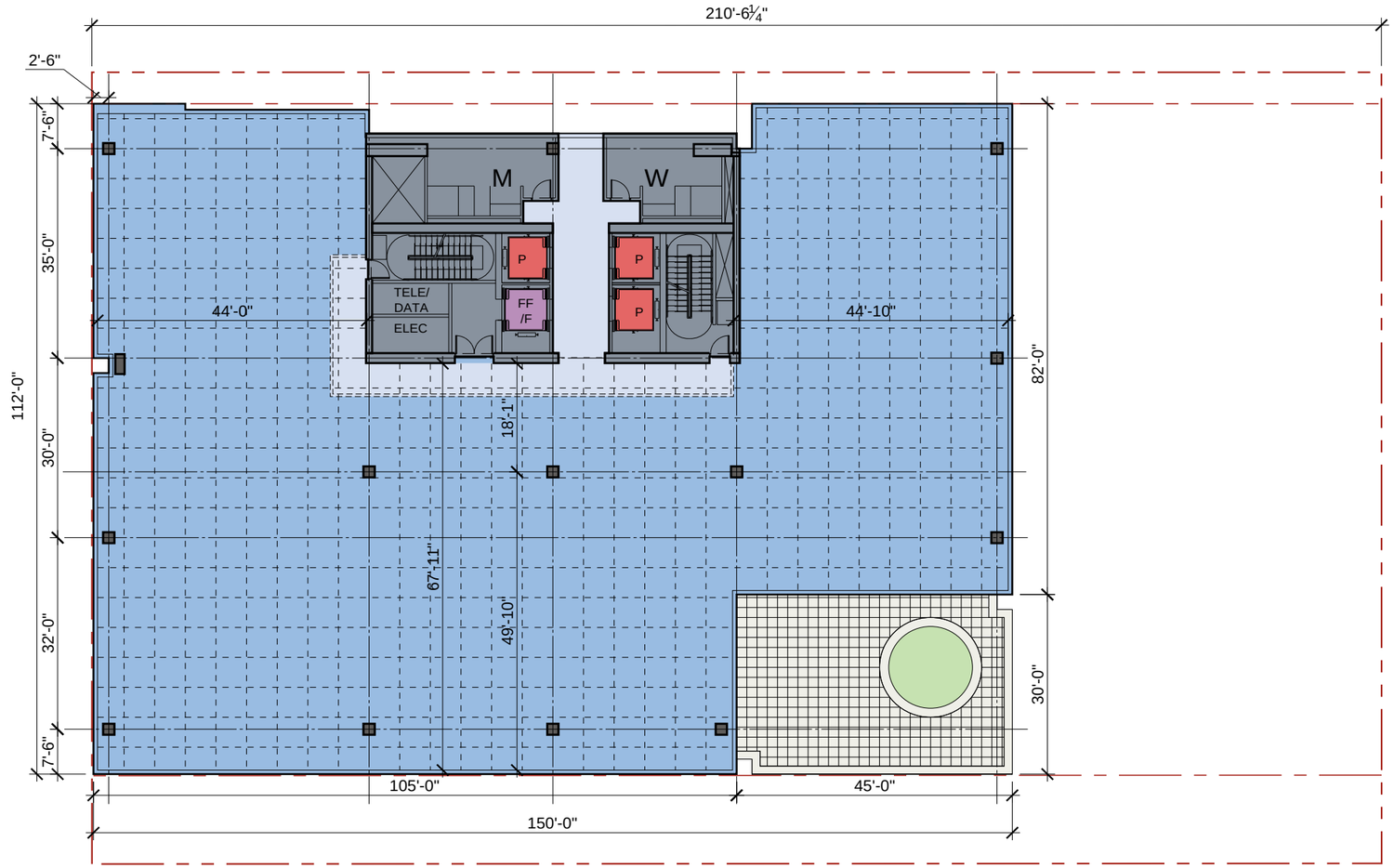


GROSS FLOOR AREA: 16,430 SF

0 10' 20'

© 2019 SOLOMON CORDWELL BUENZ

PLAN | LEVEL 17 FLOOR PLAN



GROSS FLOOR AREA: 15,105 SF

0 10' 20'

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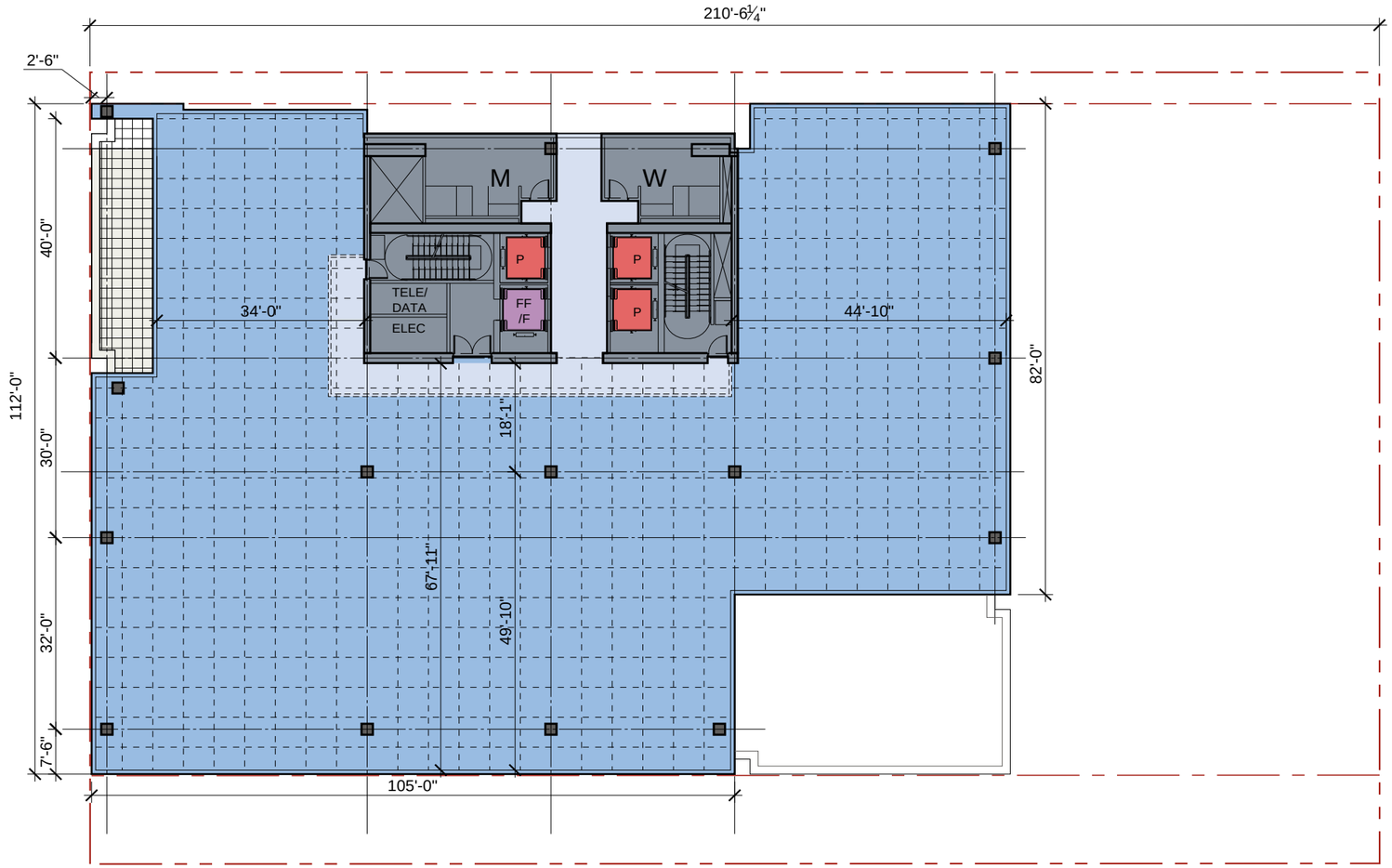
PLAN | LEVEL 18 FLOOR PLAN



GROSS FLOOR AREA: 14,705 SF

0 10' 20'

PERSPECTIVE VIEW | LOOKING NORTHWEST

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PERSPECTIVE VIEW | LOOKING NORTHEAST

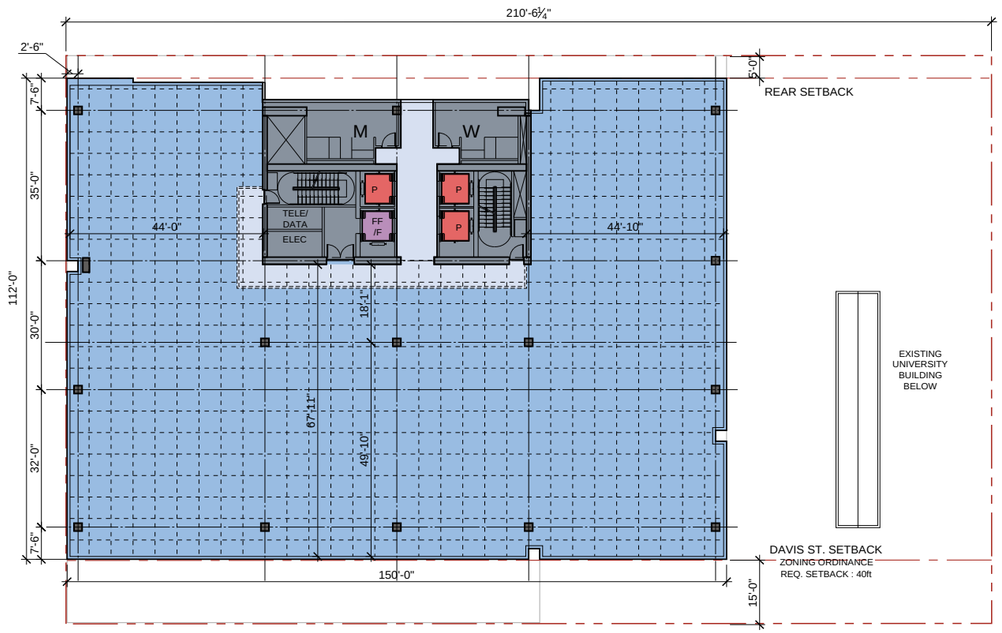
PERSPECTIVE VIEW | FROM FOUNTAIN SQUARE

PERSPECTIVE VIEW | VIEW FROM CHICAGO LOOKING SOUTHWEST

© 2019 **SOLOMON CORDWELL BUENZ**

ZONING ORDINANCE TOWER SETBACK | TYPICAL OFFICE FLOOR PLAN

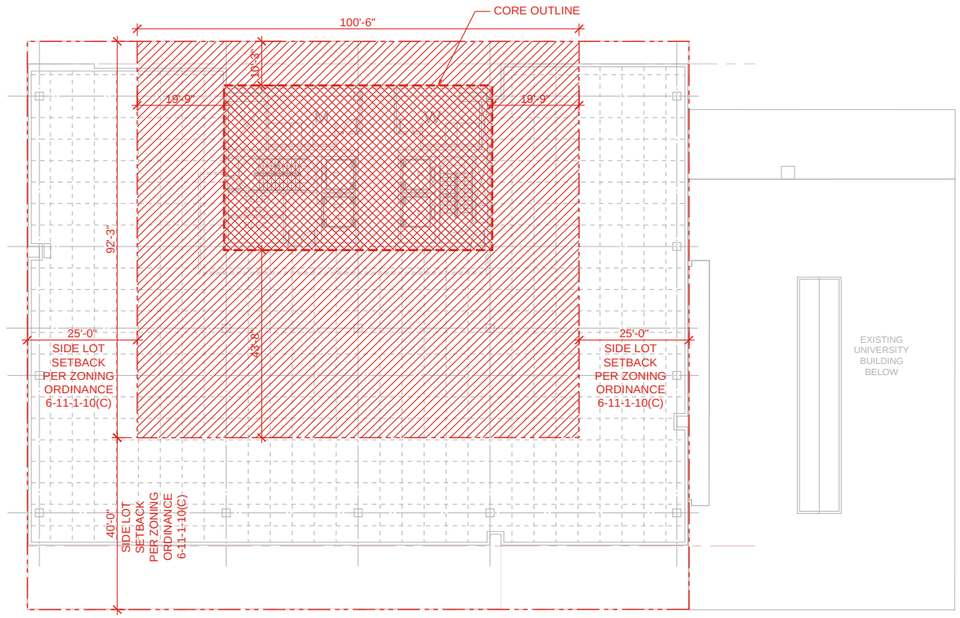
PROPOSED TOWER TYPICAL FLOOR PLAN



GROSS FLOOR AREA: 16,430 SF
NET LEASABLE AREA: 13,144 SF

TOTAL GROSS LEASABLE AREA: 206,570 SF
16 TOWER FLOORS
TOWER HEIGHT : 220 FT

TOWER TYPICAL FLOOR PLAN PER ZONING ORDINANCE REQUIREMENTS



GROSS FLOOR AREA: 9,274 SF
NET LEASABLE AREA: 5,988 SF

TOTAL GROSS LEASABLE AREA: 206,570 SF
35 TOWER FLOORS
TOWER HEIGHT : 458 FT

0 15' 30'

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FACADE | CLADDING MATERIALS

1 PODIUM BRICK 1

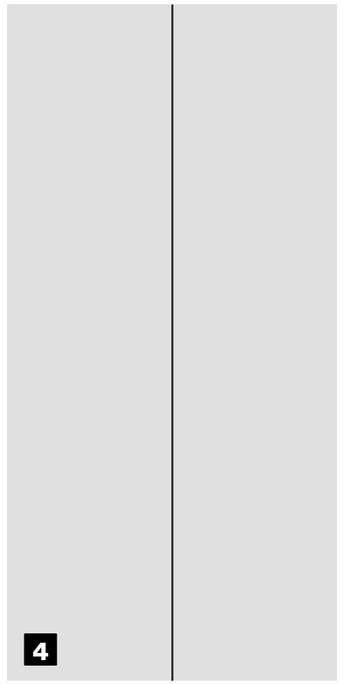
2 STORE FRONT SYSTEM

3 METAL CLADDING BETWEEN PODIUM & TOWER

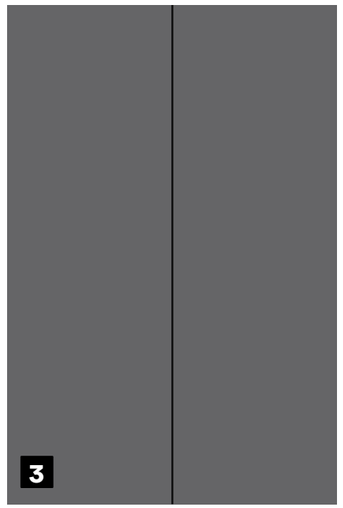
4 TOWER CLADDING 2

5 GLASS CURTAIN WALL

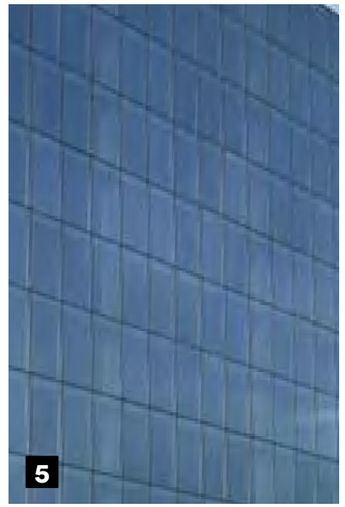
6 LOW-E INSULATING GLASS



PODIUM MASONRY



METAL PANEL



TOWER GLASS

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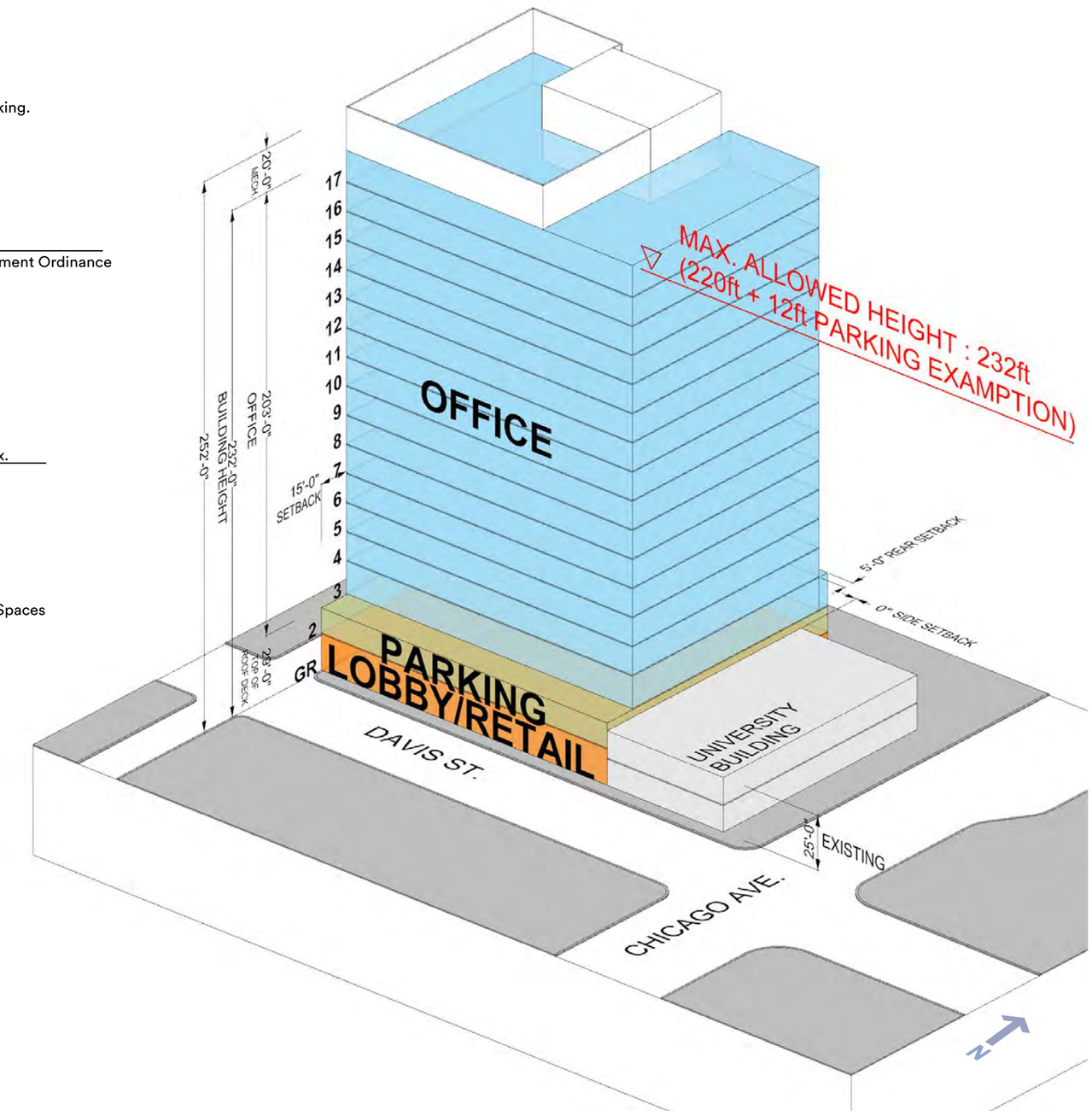
PERSPECTIVE VIEW | LOOKING UP TOWER FROM PLAZA

APPENDIX

ZONING | SUMMARY & SETBACKS

Proposed Project		Mixed use office building with ground floor retail and parking. University Building to remain.	
Site		605 Davis Street	
Site Area		19,909 sf	
		Existing	Proposed
Zoning District		D3	D3 with Planned Development Ordinance
FAR		4.5	13.02
***Aggretate maximum FAR is 8.00 per Zoning Ordinance 6-15-13-11. – Incentive System**			
Enclosed Building Area			approx. 301,050 sf
FAR Building Area			approx. 259,230 sf
Building Height			
Office Tower	Floors	-	18 Floors
	Feet	-	232'-0"
			- 1 floors parking = 12' max.
		Zoning Height	220'-0"
Building Setbacks		-	(See diagram to right.)
Parking Spaces		-	40
Parking Ratio		-	0.15 / 1000 GSF
Bicycle Parking		-	150 Interior Bike Parking Spaces
Loading Berths			
Office Tower		-	2 short berths (interior)
Sustainability		-	LEED Silver



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SUMMARY | AREA CHART

601 DAVIS OFFICE TOWER

# of Floors	# of Office Floors	Elevation	Floor to Floor Height		Building Gross	FAR Attributable Gross Area	Office Gross	Net Leasable	Parking	# of Parking spaces	Retail	
19		252'-0"	20'-0"	Mech			-	-				
18	16	232'-0"	13'-6"	Office	14,705	14,155	14,705	10,685				400sf Terrace
17	15	218'-6"	13'-6"	Office	15,105	14,155	15,105	11,085				1,115sf Terrace
16	14	205'-0"	13'-6"	Office	16,430	15,480	16,430	13,144				
15	13	191'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
14	12	179'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
13	11	166'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
12	10	154'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
11	9	141'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
10	8	129'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
9	7	116'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
8	6	104'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
7	5	91'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
6	4	79'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
5	3	66'-6"	12'-6"	Office	16,430	15,480	16,430	13,144				
4	2	54'-0"	12'-6"	Office	16,430	15,480	16,430	13,144				
3	1	41'-6"	12'-6"	Office/Amenity	17,410	16,460	17,410	13,928				1,592sf Terrace
2		29'-0"	12'-0"	Parking	19,140	500	1,450		17,690	40		Including 2 ADA
1		17'-0"	17'-0"	Lobby/Chase/Retail	18,600	12,720	12,410		1,920		4,270	
				Total Above Grade Area	**298,550**	**259,230**	274,670	206,570	19,610	40	4,270	
B1				Mechnical	2,500		2,500					
				Total Building Area	**301,050**	**259,230**						
Zoning Height		220'-0"										
				Site Area			19,909					
				FAR AREA			**259,230**	**13.02**				
				Total Bldg Area			**301,050**					
				Parking Spaces/1000 SF (leaseable)					0.19			
				Parking Spaces/1000 SF (gross)					0.15			

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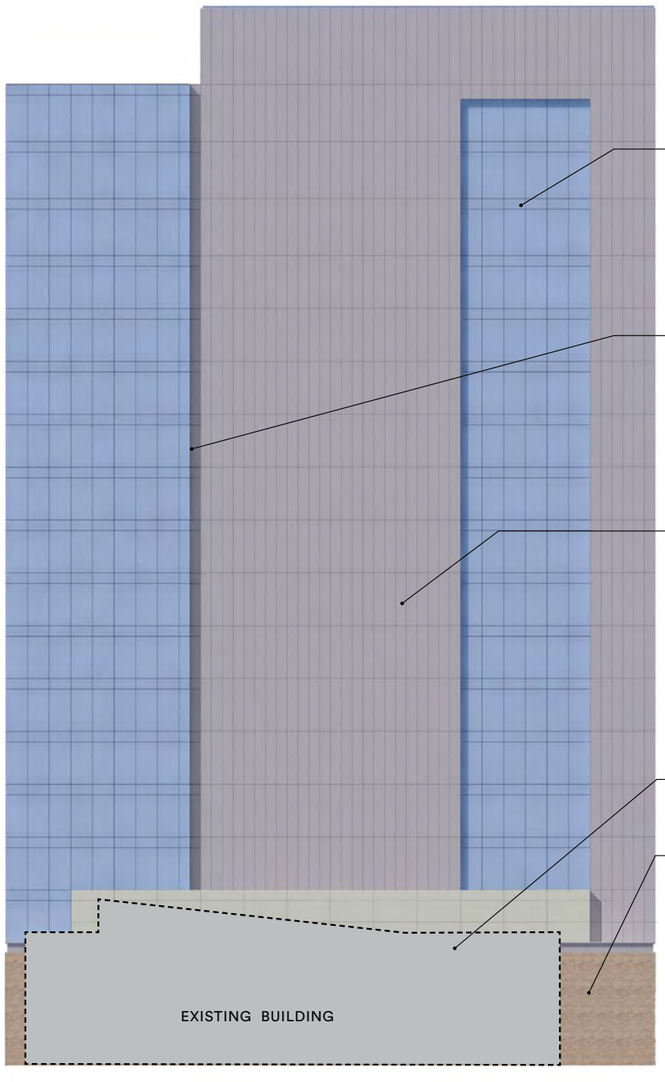
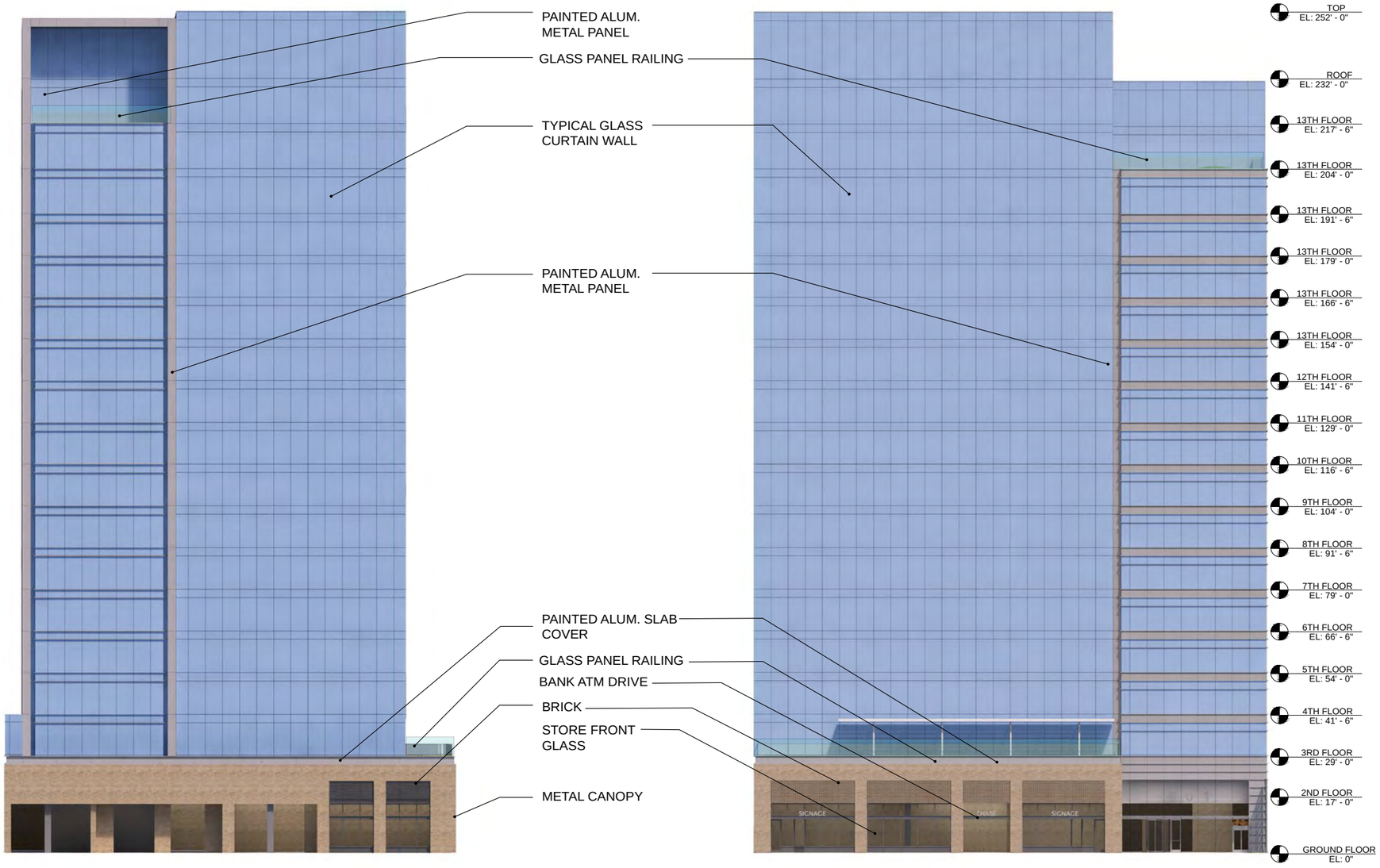
ELEVATIONS | NORTH & EAST



NORTH ELEVATION

EAST ELEVATION

ELEVATIONS | WEST & SOUTH



WEST ELEVATION

SOUTH ELEVATION

0 20' 40'

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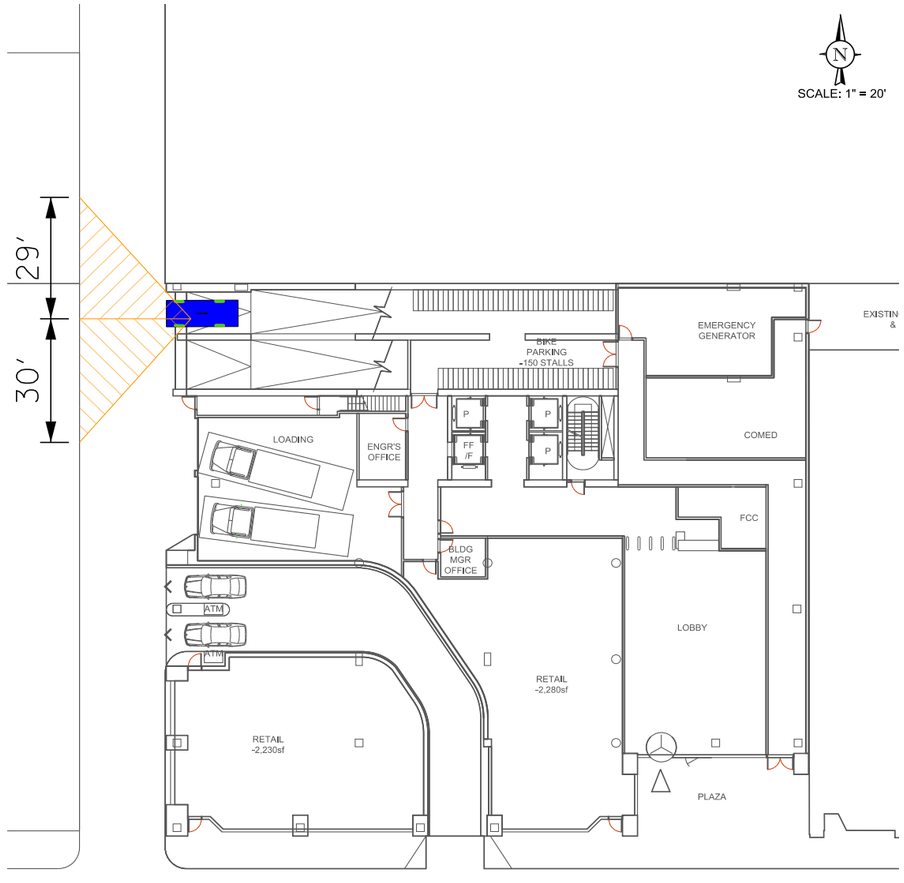
SIGHT LINE ANALYSIS | PARKING EXIT



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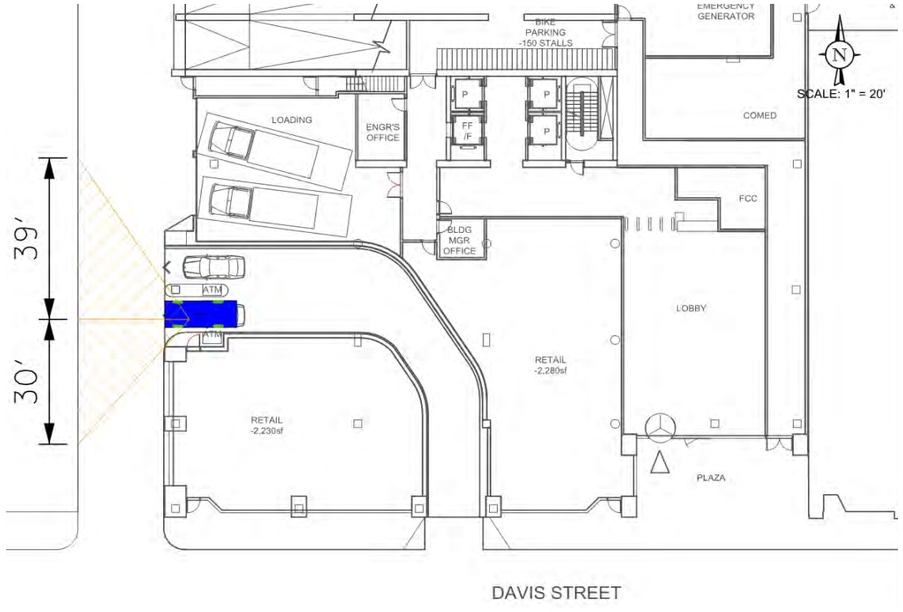
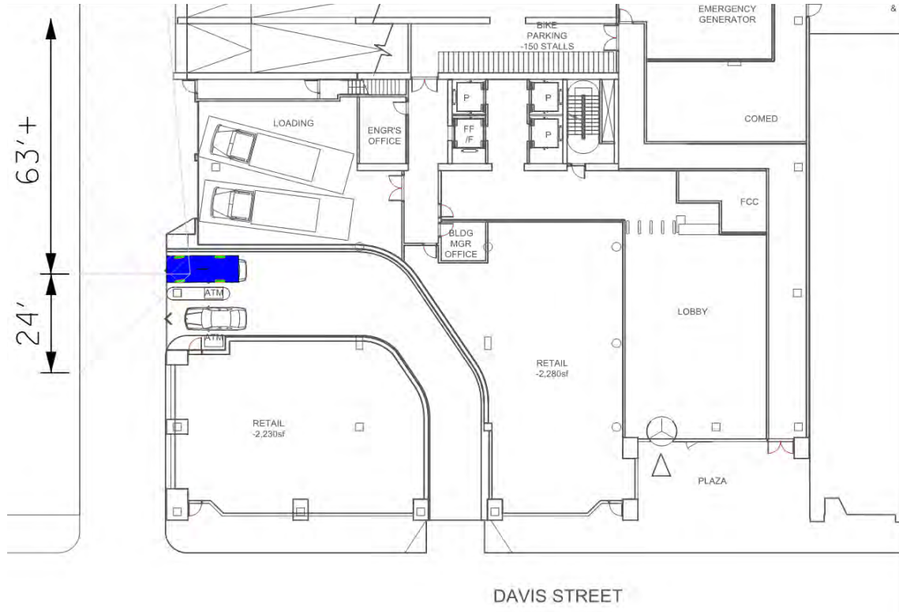
SIGHT LINE ANALYSIS | ATM DRIVE THRU





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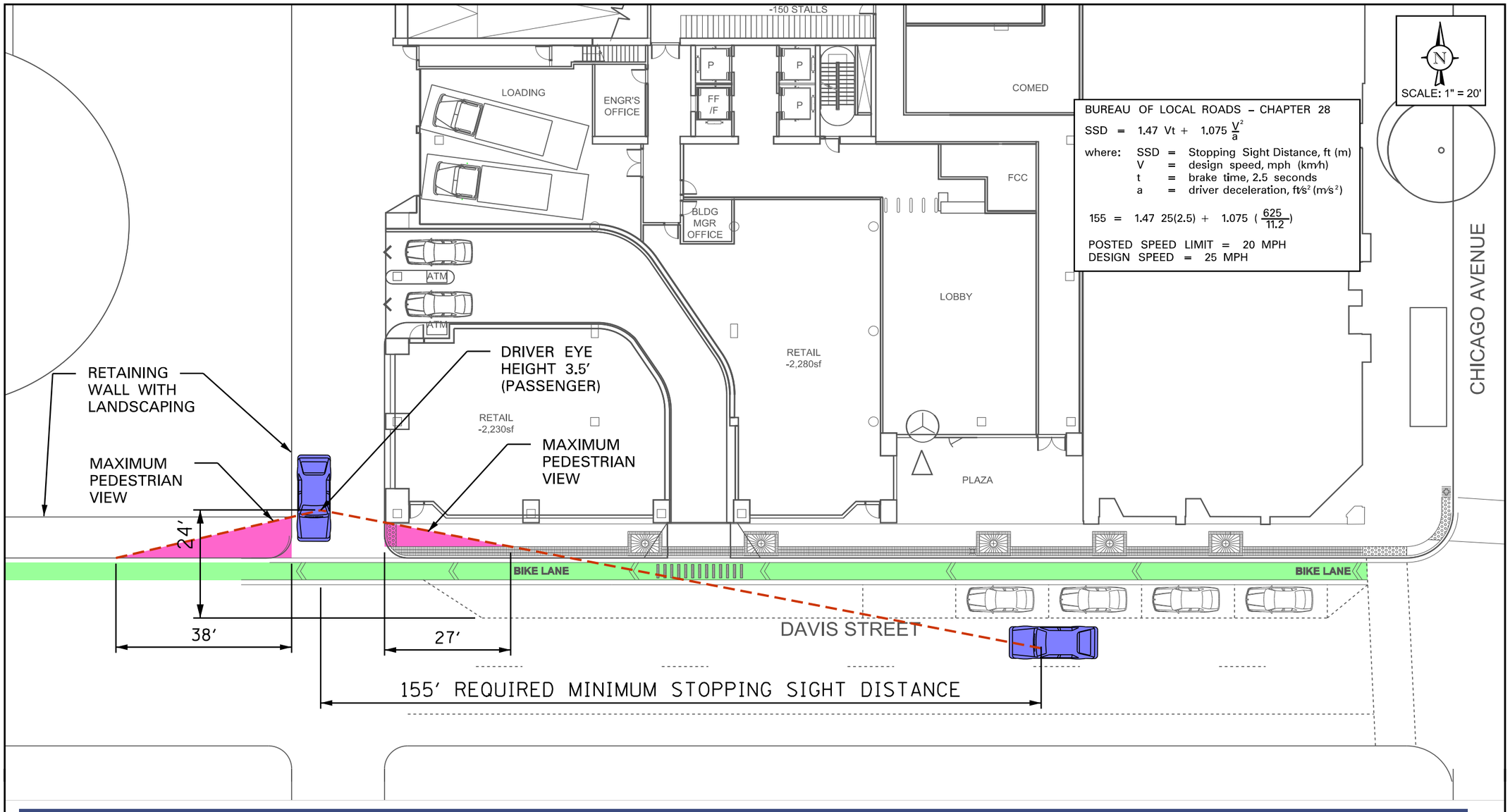
0 15' 30'

SIGHT LINE ANALYSIS | ALLEY & DAVIS AVE.



BUREAU OF LOCAL ROADS – CHAPTER 28

$SSD = 1.47\ Vt + 1.075\ \frac{V^2}{a}$

where:
- SSD = Stopping Sight Distance, ft (m)
- V = design speed, mph (km/h)
- t = brake time, 2.5 seconds
- a = driver deceleration, ft/s² (m/s²)

$155 = 1.47\ 25(2.5) + 1.075\ (\frac{625}{11.2})$

POSTED SPEED LIMIT = 20 MPH
DESIGN SPEED = 25 MPH

601 DAVIS STREET
CHICAGO, ILLINOIS

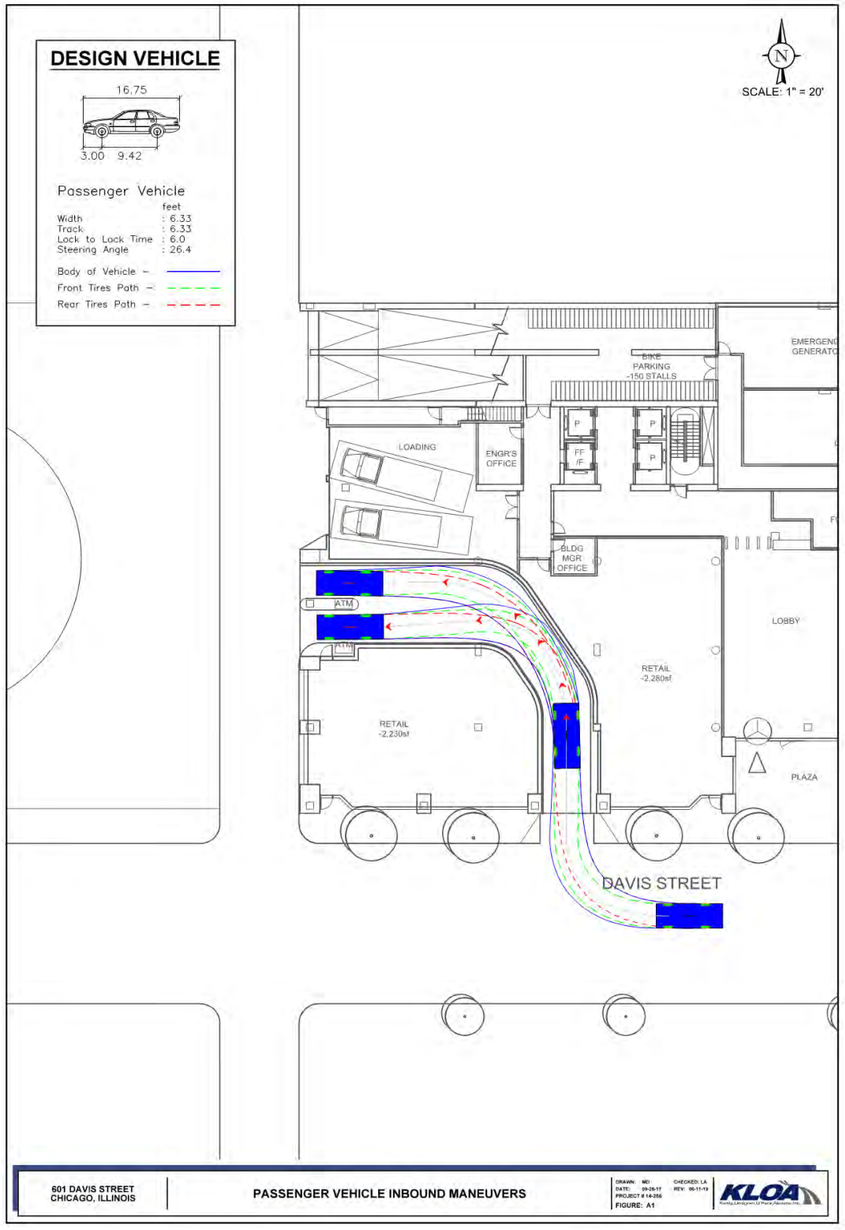
STOPPING SIGHT DISTANCE

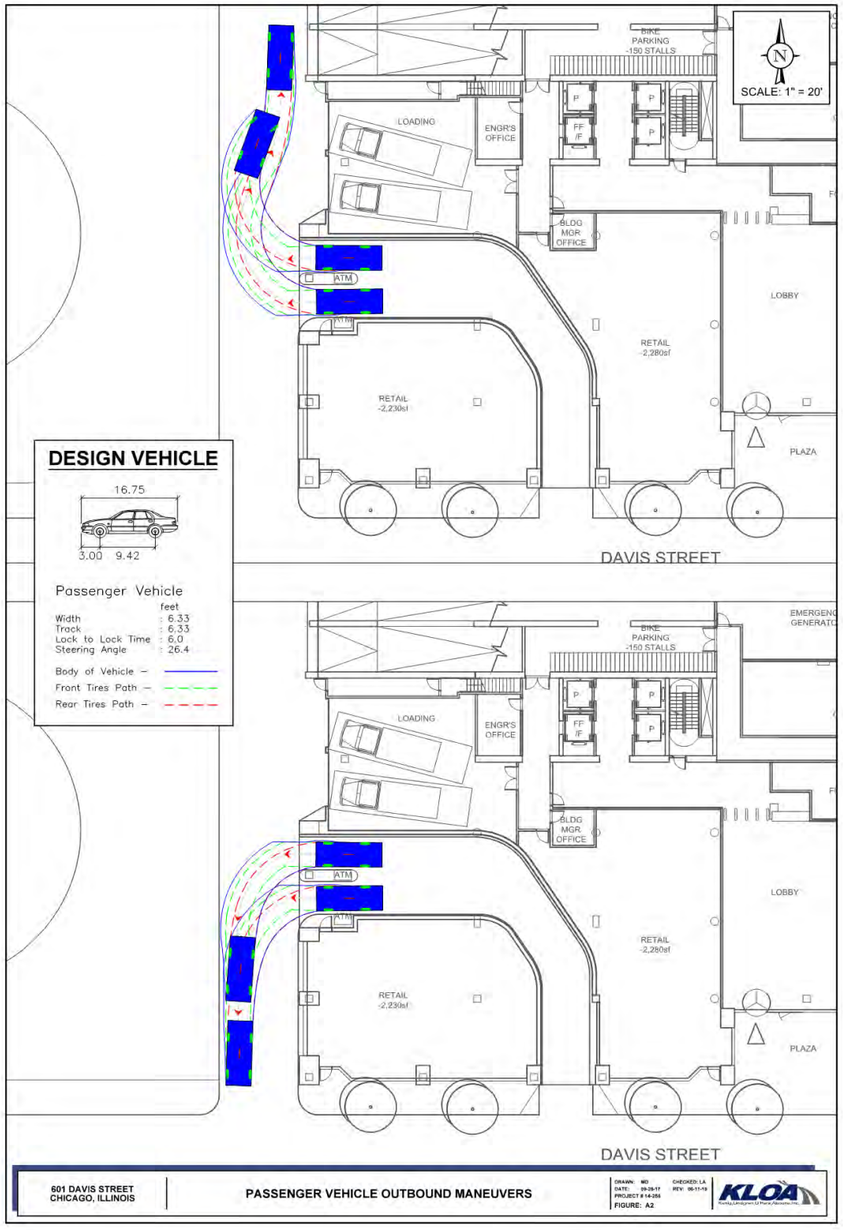
DRAWN: MD CHECKED: LA
DATE: 11-20-19 REV:
PROJECT # 14-256
FIGURE: A

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

© 2019 SOLOMON CORDWELL BUENZ

VEHICLE MANEUVERING ANALYSIS





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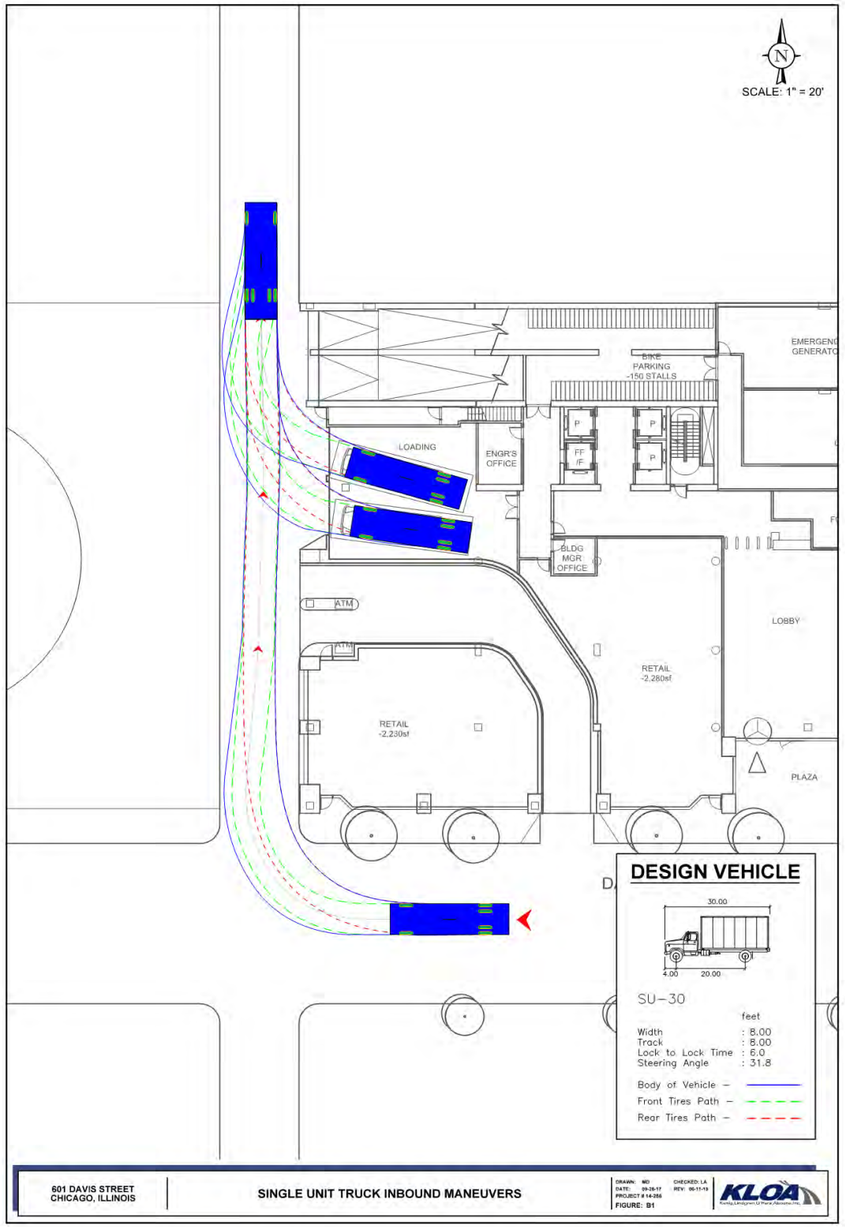
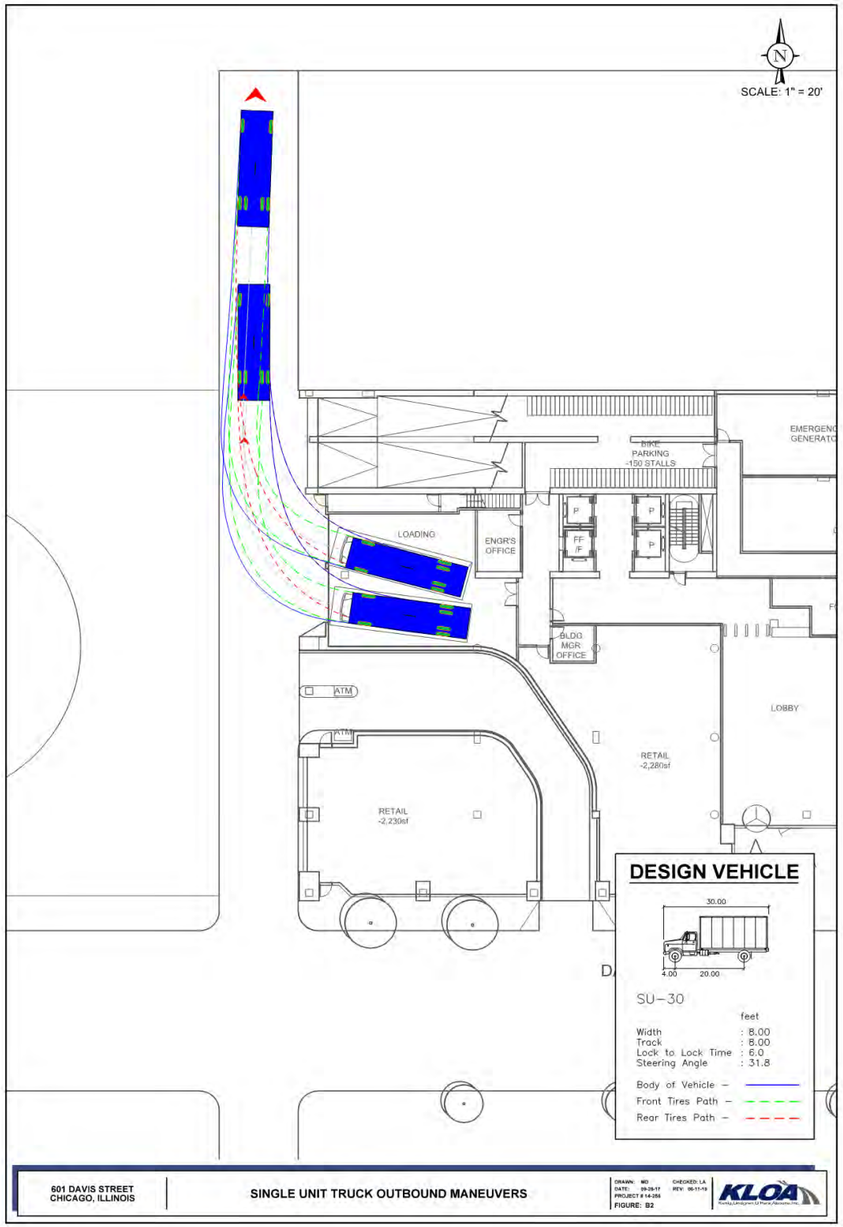
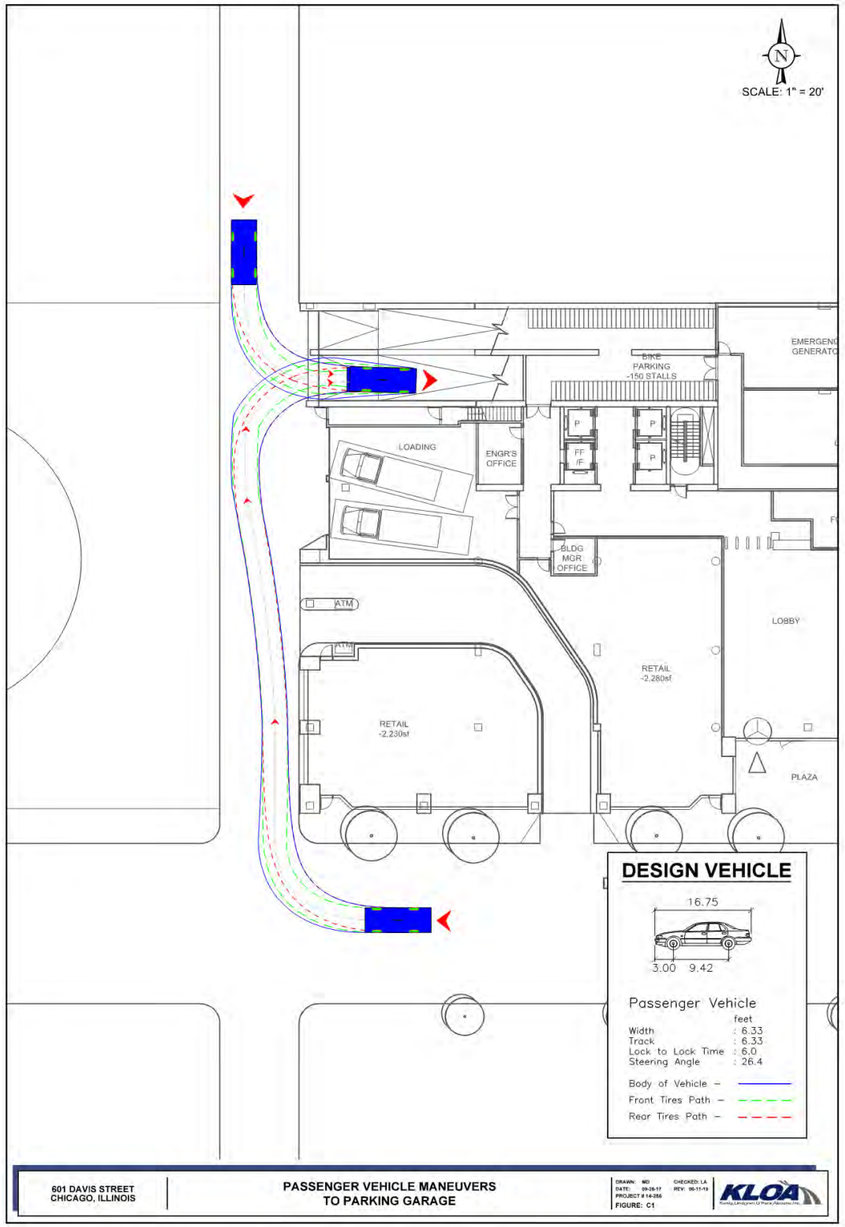
VEHICLE MANEUVERING ANALYSIS





VEHICLE MANEUVERING ANALYSIS



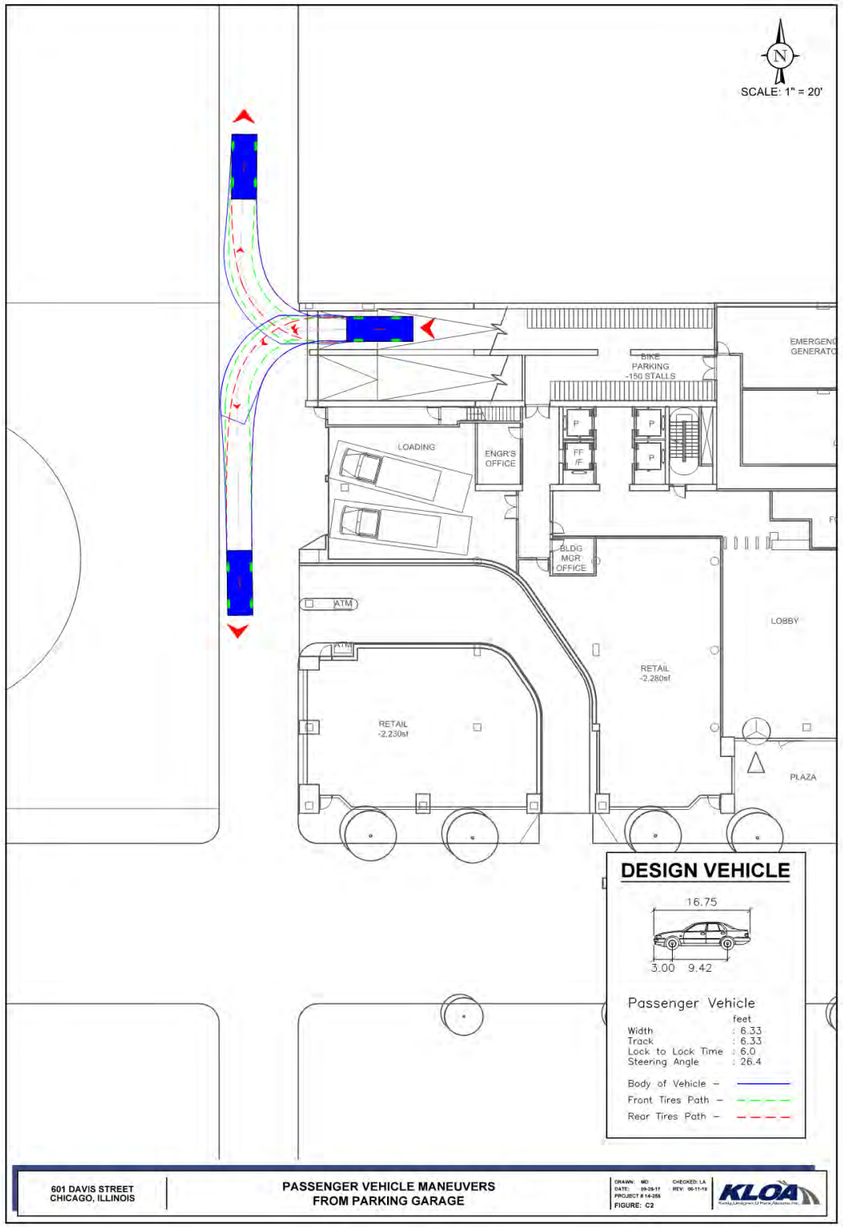
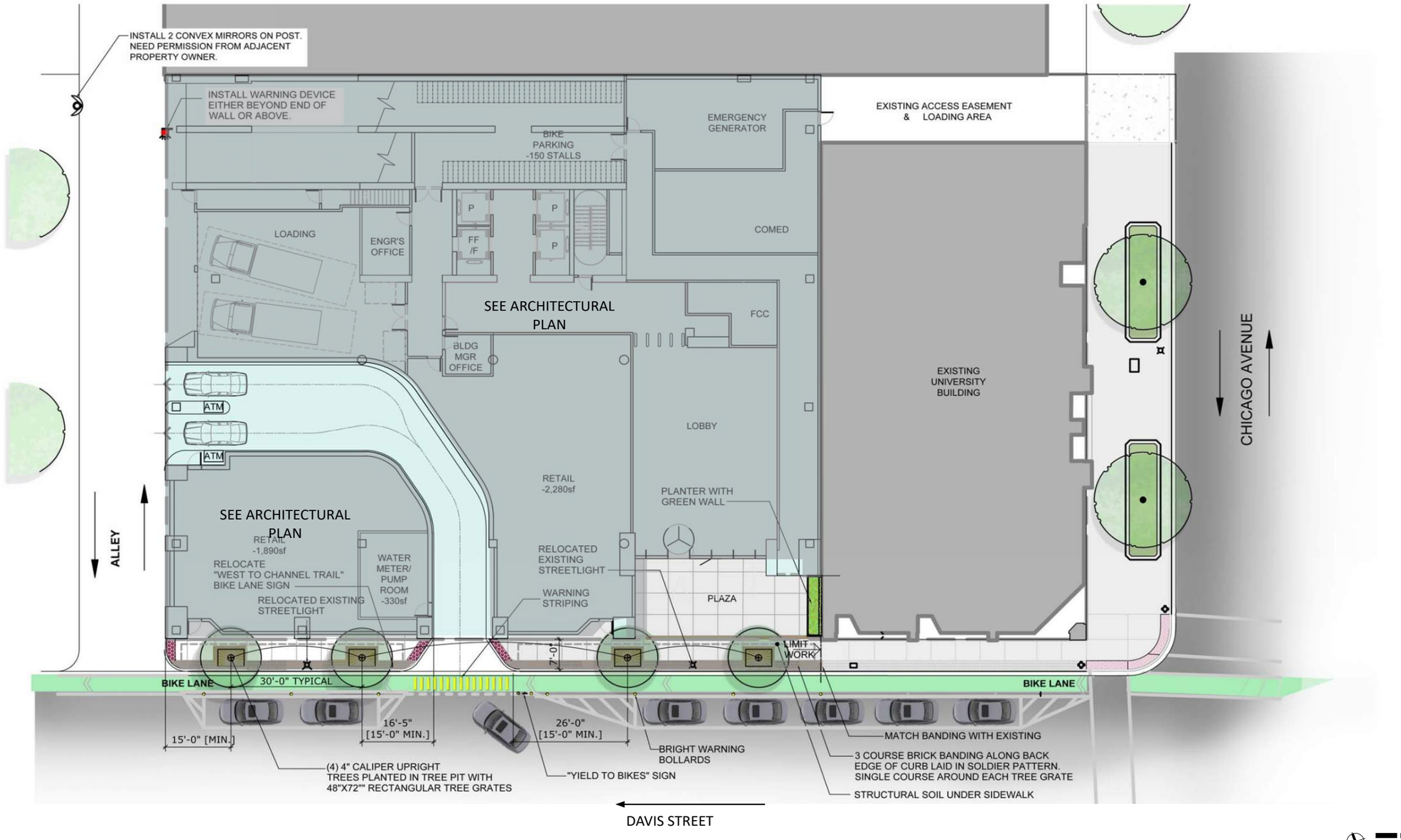


EXHIBIT C

LANDSCAPE PLANS

LANDSCAPE PLAN | GROUND FLOOR / SITE



0 32' 64'

Scott Mangum
Community Development Dept.
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8675
TTY 847.448.8052
www.cityofevanston.org

January 17, 2020

VIA EMAIL

Kerry Dickson
Vermillion Development
121 W. Wacker Drive, Suite 400
Chicago, IL 60601
Kerry.Dickson@vermiliondevelopment.com

Re: **605 Davis Street Planned Development Public Benefits**

Dear Mr. Dickson,

This letter follows previous discussions, including at the Design and Project Review Committee (DAPR), regarding public benefits for the proposed planned development at 605 Davis Street. In reference to the Public Benefit summary provided for DAPR, please note that we do not consider items that are otherwise required by ordinance or that are inherent results of a development to be public benefits (i.e. compliance with Green Building Ordinance, generation of tax revenue, etc.). Of the items listed, we consider the following to be substantial public benefits: Public Art (if significant and visible from the public right of way), Bird-Friendly measures, and local hiring (if quantified).

Please consider the following items as potential public benefits: Support for Downtown Evanston maintenance or programming activities, Contribution to fund for public transit improvements, Installation of bike-pedestrian counter(s), Replacement and/or widening of paver sidewalks within a two-block radius to match current Downtown design specifications, Alley improvements, Contribution toward pedestrian countdown timers within Downtown, Contribution toward a Fountain Square maintenance fund, Contribution to the Affordable Housing Fund, and Improvements to appearance of Downtown rail viaducts.

Please provide a revised Statement of Public Benefits. Proposed Public Benefits should be separated by benefits that are otherwise required (i.e. compliance with Green Building Ordinance) and additional proposed benefits.

If you have any questions or concerns, please do not hesitate to contact me at smangum@cityofevanston.org.

Sincerely,

Scott Mangum
Planning and Zoning Manager

cc: Meagan Jones, Neighborhood and Land Use Planner
Lara Biggs, Bureau Chief – Capital Planning/City Engineer
Johanna Leonard, Community Development Director

PEDESTRIAN WIND STUDY

605 DAVIS STREET

EVANSTON, IL

RWDI PROJECT #1904411

MARCH 9, 2020

SUBMITTED TO

Kerry Dickson
kerry.dickson@vermiliondevelopment.com

Davis Street Development
Company 2015, LLC
121 West Wacker Drive, Suite 400
Chicago, Illinois 60601
T: 312.525.8808

SUBMITTED BY

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EXECUTIVE SUMMARY

Wind conditions on and around the 605 Davis Street project proposed in Evanston, Illinois are discussed in this wind report. Our assessment is based on the review of the local wind climate, the current design of the proposed development and the existing surrounding buildings, combined with our experience with wind tunnel testing and screening-level assessments conducted for similar buildings.

The proposed development site and building design includes features that are considered positive for wind control, such as the tower setback from adjacent streets, low roofs of nearby buildings, densely built surroundings including several tall buildings near the site, large entrance canopy and trellis on the 3rd floor, trees in the courtyard nearby, etc.

Based on our analysis, the project is not expected to alter wind conditions significantly in the extended surrounding area beyond the immediate vicinity or to result in wind conditions that exceed the recommended wind safety criterion. While the project will result in an increase in wind speeds on Davis Street, Chicago Avenue and possibly Orrington Avenue, the resulting conditions are expected to remain comfortable for pedestrian use, similar to conditions that are observed currently.

The entry plaza and 3rd floor terrace will benefit significantly from the large canopy and trellis features. Conditions outside of the overhead cover on the terrace are expected to be breezy for passive users, and can be improved using landscaping and/or wind screens. The glass panel railings on all terraces are recommended to be taller than the average person depending on the primary activity on the terraces (4 ft tall for seated users and 6 ft tall for standing users).

The Chase courtyard will be protected by the existing large shade trees in the summer months when the area will be used. Comfortable wind conditions are expected in the seating area away from the gap between the project and Chase tower. In the winter, wind speeds will be higher than desired for passive use, but acceptable for active and transient pedestrians.

1. INTRODUCTION

RWDI was retained by Davis Street Development to conduct a Pedestrian Wind Assessment for the proposed development at 605 Davis Street in Evanston, Illinois (Image 1). The assessment is based on the following:

- a review of regional long-term meteorological data;
- design drawings from Solomon Cordwell Buenz, dated November 20, 2019;
- wind-tunnel studies undertaken by RWDI for similar projects in the Chicago area and other parts of the world;
- our engineering judgement and knowledge of wind flows around buildings[1-3]; and,
- use of 3D software developed by RWDI (Windestimator[2]) for estimating the potential wind conditions around generalized building forms.

This approach provides a screening-level estimation of potential wind conditions. Conceptual wind control measures are recommended to improve wind conditions, where advisable. Wind tunnel tests would be required to quantify the impact of the project and any wind control measures.

Note that other wind related issues such as cladding, structural and snow loads, snow drifting, air quality, door operability, etc. are not part of the scope of this study.

Image 1: Rendering of the project; view from the southeast

1. H. Wu and F. Kriksic (2012). "Designing for Pedestrian Comfort in Response to Local Climate", *Journal of Wind Engineering and Industrial Aerodynamics*, vol.104-106, pp.397-407.
2. H. Wu, C.J. Williams, H.A. Baker and W.F. Waechter (2004), "Knowledge-based Desk-Top Analysis of Pedestrian Wind Conditions", *ASCE Structure Congress 2004,* Nashville, Tennessee.
3. C.J. Williams, H. Wu, W.F. Waechter and H.A. Baker (1999), "Experience with Remedial Solutions to Control Pedestrian Wind Problems", *10th International Conference on Wind Engineering*, Copenhagen, Denmark.

2. SITE AND BUILDING INFORMATION

The project site is located at the northwest corner of Davis Street and Chicago Avenue in Evanston, Illinois (see Image 2a). The site is currently occupied by a secured drive-through and an empty lot.

Surroundings comprise tall-buildings, of the order of 20 stories, to the southwest through west to north and shorter buildings (about 8-stories tall) along Chicago Avenue to the east (Image 2b). Farther away, the building heights gradually reduce to be typical of suburban residential neighborhoods. Lake Michigan is less than half a mile to the east and O'Hare International Airport is about 11 mile to the southwest.

The proposed project is a 19-story office building with a 2 story podium housing retail and parking spaces. The podium will abut against the existing two-story University Building to the east and existing parking structure to the north. Key pedestrian areas on and around the project include main entrances, entry plaza and terraces on the proposed building, sidewalks and bus-stops on adjacent streets, and an outdoor restaurant seating area immediately west of the proposed site.

Image 2a: Aerial View of Site and Surroundings

Image 2b: Rendering of the project in the surrounding context

RWDI Project #1904411
March 9, 2020

3. LOCAL WIND CLIMATE

Wind records from major airports are typically measured in open fields for a long term and with high quality. They are often used as a reference of wind climate for building projects in the surrounding area.

Long-term wind records measured at Chicago O'Hare International Airport were used as reference for the wind climate in the project area. The data is presented in the form of wind roses in Image 3. The radial axes represent the frequency of winds approaching from the directions marked along the circumference and colors represent speed ranges.

When all wind data are considered, winds are frequent from southwest, northwest and northeast quadrants throughout the year. Strong winds of a mean speed greater than 20 mph measured at the airport (at an anemometer height of 33 ft) occur more often in the winter than in the summer.

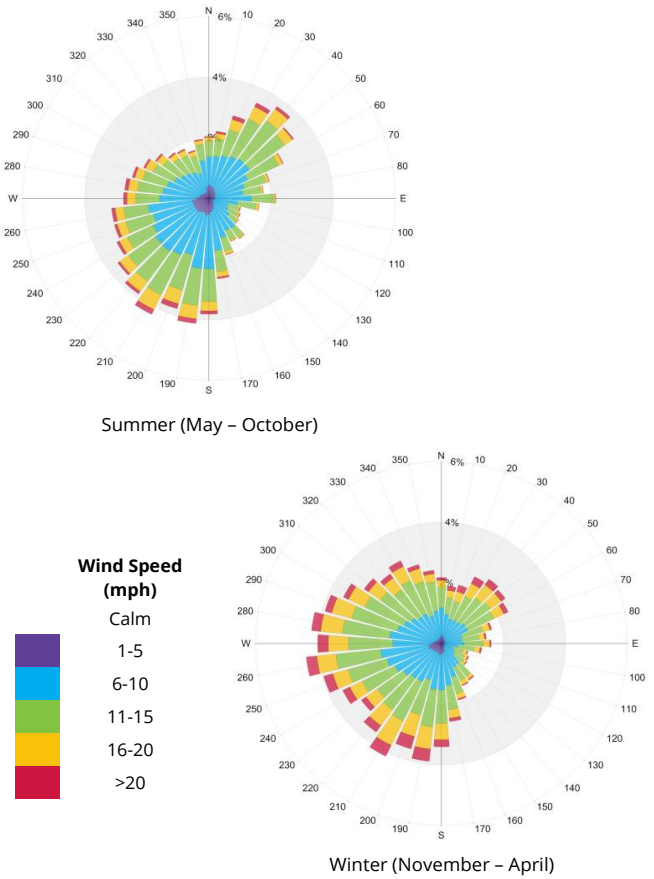


Image 3: Directional distribution of winds recorded at Chicago O'Hare International Airport (1987 – 2017)

4. PEDESTRIAN WIND CRITERIA

The RWDI pedestrian wind criteria are used in the current study. These criteria have been developed by RWDI through research and consulting practice since 1974. They have also been widely accepted by city planners, the building design community and municipal authorities.

4.1 Pedestrian Safety

Pedestrian safety is associated with excessive gust wind speeds that can adversely affect a pedestrian's balance and footing. If strong winds that can affect a person's balance (**56 mph**) occur more **than 0.1% of the time or 9 hours per year**, the wind conditions are considered severe.

4.2 Pedestrian Comfort

Wind comfort levels are categorized by their suitability for certain common pedestrian activities:

- **Sitting (≤ 6 mph)**: Calm or light breezes desired for outdoor seating areas where one can read a paper without having it blown away.
- **Standing (≤ 8 mph)**: Gentle breezes suitable for main building entrances and bus stops.
- **Strolling (≤ 10 mph)**: Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park.
- **Walking (≤ 12 mph)**: Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering.
- **Uncomfortable**: None of the comfort categories are met.

Wind conditions are considered suitable for sitting, standing, strolling or walking if the wind speeds are expected for at least four out of five days (**80% of the time**). Wind control measures are typically required at locations where wind speeds are higher than recommended for their intended use, uncomfortable, or exceed the wind safety criterion.

Note that these wind speeds are assessed at the pedestrian height (i.e., 5 ft above the walking surface), typically lower than those recorded in the airport (33 ft height in open terrain).

These criteria for wind forces represent average wind tolerance. They are sometimes subjective and regional differences in wind climate and thermal conditions as well as variations in age, health, clothing, etc. can affect people's perception of the wind climate.

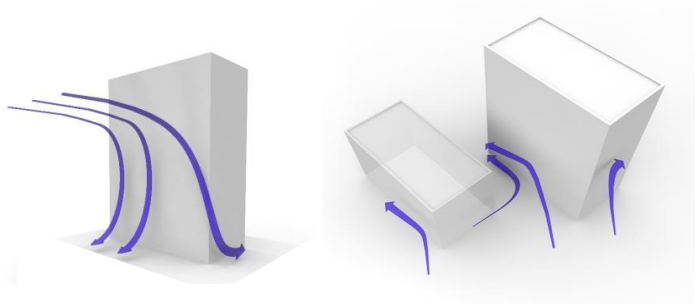
For the current development, wind speeds comfortable for walking are appropriate for sidewalks and parking lots where pedestrians would be active. Lower wind speeds comfortable for sitting or standing are desirable around building entrances where pedestrians may linger. Low wind speeds comfortable for sitting are desirable at outdoor amenity areas during the summer to be conducive to passive activities; higher wind speeds are considered appropriate in these areas in the winter as their usage for passive activities are not anticipated in the colder months.

5. PEDESTRIAN WIND CONDITIONS

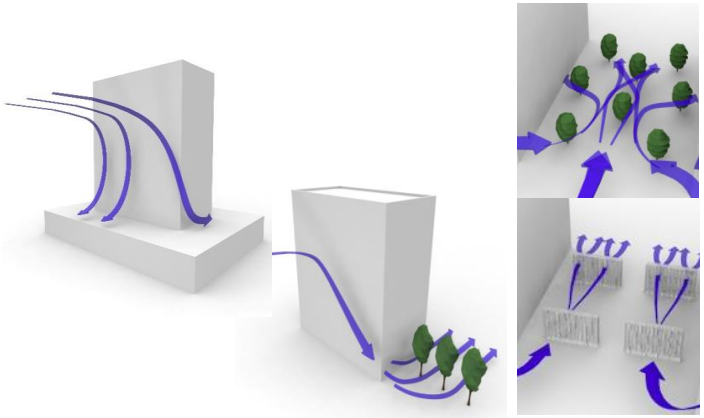
5.1 Background

Predicting wind speeds and occurrence frequencies is complicated. It involves the assessment of geometry, orientation, position and height of the proposed building, surrounding buildings, upstream terrain and the local wind climate. Over the years, RWDI has conducted thousands of wind-tunnel model studies on pedestrian wind conditions around buildings, yielding a broad knowledge base. This knowledge has been incorporated into RWDI's proprietary software that allows, in many situations, for a qualitative, screening-level numerical estimation of pedestrian wind conditions without wind tunnel testing.

In our discussion of anticipated wind conditions, reference will be made to the following generalized wind flow mechanisms. Tall buildings intercept strong winds at high elevations and redirect them to ground level, referred to as a Downwashing Effect (Image 4a). When winds approach a large façade at an oblique angle and are deflected down, a localized increase in the wind activity or Corner Acceleration can be expected around the exposed building corners at grade level. Wind accelerations are intensified in gaps between tall buildings and this is referred to as wind Channeling. Such redirected winds (Image 4a) are often the main cause for increased wind activity around the base of taller buildings. Large podium roofs acts as horizontal breaks and reduce potential wind impact at grade level (Image 4b). However, increased wind activity is expected on the podium roof where calm wind conditions are often desired for outdoor terrace use. Canopies, screens and large trees are some common small-scale wind control features use in these events.



a) Downwashing, corner acceleration and channeling



b) Wind flows disrupted by large podium and landscaping or screens

Image 4: General wind flow patterns around buildings

5. PEDESTRIAN WIND CONDITIONS

5.2 Wind Flow Around the Project

The proposed building will be 19 stories tall, comparable in height to other tall buildings located to the northwest, west and southwest of the site. The tall and dense surroundings reduce the exposure of the site to prevailing winds approaching from those directions. However, the spacing between buildings, and the shorter buildings in the easterly directions allow the project to be partially exposed to prevailing winds. The project will be partially exposed to winds from the northeast approaching around the existing Park Evanston building, winds from the northwest approaching through the gap between the Park Evanston and Chase buildings and winds from the west and southwest approaching along Davis Street and around the tall buildings in those directions. At low elevations, the wind speeds will be preconditioned by the densely built surroundings to have minimal impact around the project. Winds approaching the project at higher elevations, albeit preconditioned to some extent, will be downwashed and redirected around the project towards ground-level pedestrian areas. The low roofs of the University Building and parking garage adjacent to the project and the tower setback on Davis Street will help moderate the wind impact at ground level areas. The expected wind flow patterns are illustrated in Image 5.

5.3 Wind Safety

The project is not expected to cause wind conditions that would exceed the recommended safety criterion due to the moderation afforded by the building design and surrounding massing.

The following sections present discussions on the expected wind conditions at key pedestrian areas of interest as a result of the predicted wind flows.

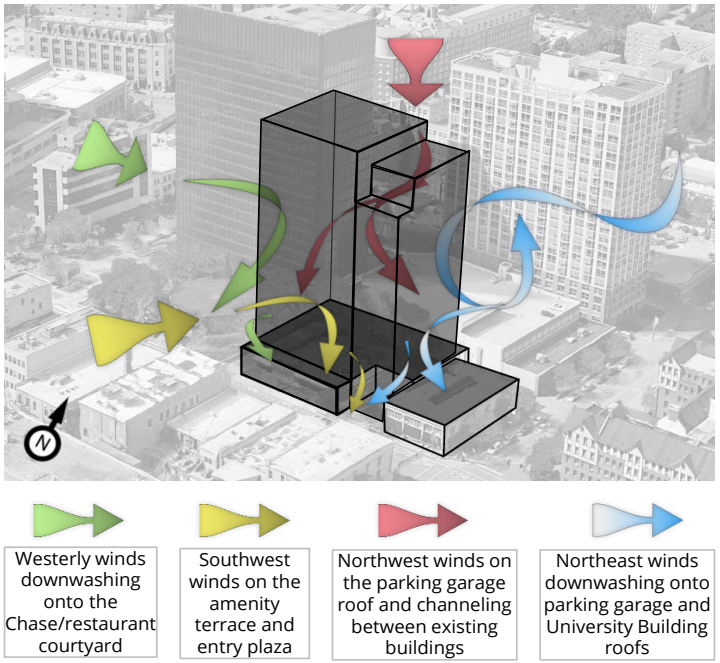


Image 5: Wind flow around the Project

5. PEDESTRIAN WIND CONDITIONS

5.4 Entry Plaza

The entry plaza is located on the south side of the project, on Davis Street. The plaza is enclosed on three sides by building massings and the main entrance is significantly offset from the street and located under a large canopy (Image 6).

The partial enclosure and recessed location of the plaza and entrance protects it from winds flowing at low elevations. As illustrated in Image 5, the area would be subjected to winds downwashed by the tall tower. However, the large canopy will afford sufficient protection to the main entrance. During the summer when passive pedestrian use is expected in the plaza (sitting, waiting, idling, etc.) proposed features like umbrella canopies, trees with large crowns and the entrance canopy will reduce the impact of the redirected winds.

During the summer, wind speeds in the entrance plaza and at the main entrance are expected to be comfortable for sitting or standing, appropriate for passive use. In the winter, while conditions at the entrance itself are expected to be appropriate as it is protected by the canopy, due to seasonally stronger winds, conditions in the rest of the plaza area are expected to be windier than desirable for passive use. Since this area is primarily used as a pick-up and drop-off zone, the predicted winter wind conditions are likely acceptable since people are unlikely to linger in the space for more than a few minutes.

Image 6: Entry Plaza (rendering on top and plan)

5. PEDESTRIAN WIND CONDITIONS

5.5 Chase Courtyard

The courtyard fronting the Chase tower is adjacent and west of the proposed project. The courtyard is occupied by a one-story restaurant with outdoor seating on the west side. We understand that the courtyard is landscaped with large shade trees and the east end, between the project and Chase tower, is not used for patron activity (Image 7). As illustrated in Image 5, westerly winds redirected by the project will approach the courtyard area.

During the summer, when the trees are in full leaf, they afford wind protection to the courtyard and are expected to keep the courtyard usable in terms of wind comfort. The east half of the courtyard that is not a planned pedestrian area offers an additional buffer where winds could land and be dissipated by the trees.

In the winter, deciduous trees are typically ineffective against wind. Without any obstructions, winds downwashing on the west side of the project, and flows channeling between the project and Chase tower, can flow across the courtyard and increase speeds there. At the northeast corner of the courtyard, closest to gap between the project and Chase tower, wind conditions are expected to be higher than acceptable from time to time in the winter. This may not be a concern as, based on our understanding, the area is not accessed by pedestrians.

Wind conditions on the west half of the courtyard in the winter are expected to be comfortable for strolling or walking, appropriate for active pedestrian use. These conditions would be similar to those currently experienced around the west and south side of the Chase tower and other tall buildings in the area.

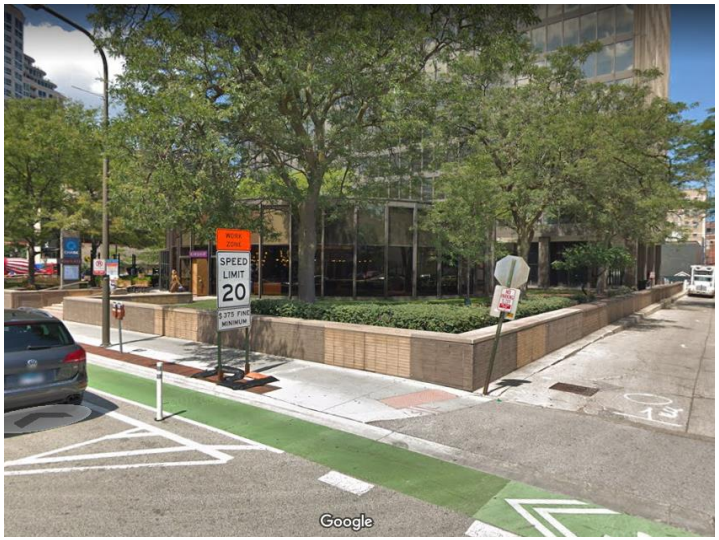


Image 7: Chase courtyard; view from the southeast corner

5. PEDESTRIAN WIND CONDITIONS

5.6 Sidewalks, Bus-Stops and Fountain Plaza

Wind flows in any area are generally modified as a result of the introduction of a large massing. As illustrated in Image 5, winds redirected around the proposed project are expected to flow on the adjacent Davis Street and Chicago Avenue. The potential wind impact would be lessened by the positive influence of the low roofs of the adjacent parking garage and University Buildings. While the change in flow patterns is predicted to create an overall increase in wind speeds on the sidewalks, the resulting wind speeds are not expected to be problematic.

The resulting wind conditions on the sidewalks adjacent to the project are expected to be comfortable for standing or strolling in the summer, and for strolling or walking in the winter. These conditions are appropriate for the active and transient nature of pedestrians on sidewalks.

Wind conditions in the seating areas along Chicago Avenue would not be significantly influenced by the project as a result of the 'podium-like' wind-break afforded by the low building roofs between the project and the street (Image 4b). The project is also not expected to impact nearby bus stops and the Fountain Plaza area, identified in Image 8, due to their distance and existing buildings separating those areas from the project. Wind conditions in these areas will be similar to those currently observed.

Image 8: Nearby streets, bus-stops and Fountain Plaza

5. PEDESTRIAN WIND CONDITIONS

5.7 Terraces

Terraces are proposed on the south side on the 3rd and 17th floors and on the west side of the 18th floor (Image 9). The larger common amenity terrace on the 3rd floor is proposed to be designed with a large overhead trellis (Image 9). The trellis is a favorable feature for wind control as it will protect users from downwashing impacts. For effective wind control, it is recommended that the trellis be not more than 50% open. The glass panel railings around the trellis are also positive and it is recommended that they be at least 4 ft tall to provide adequate protection to seated patrons and 6 ft tall if users are expected to be standing most of the time. At the west end of the terrace, winds accelerating onto the area around the southwest corner of the tower could result in moderately strong breezes from time to time, particularly on cooler days. A taller railing (at least 7 ft tall) is recommended to protect users in the area. An extension of trellis feature over this corner or wind screens or tall landscaping interspersed across the length of the open terrace area may also be considered, in addition to the tall railing, to enhance user comfort. Examples of wind control features are provided in Image 10.

Terraces on the 17th and 18th floor, due to their elevation, would be exposed to stronger winds. These corner terraces also have the advantage of being enclosed on two or three sides. Winds in areas close to the building walls on the terraces will be calmer than in areas close to the outer edges. Similar to the 3rd floor terrace, it is recommended that glass panel railings be at least 4 ft tall if users are expected to be seated most of the time, and 6 ft tall if they will be standing. Without adequate protection, these terraces will be breezy most of the time, with conditions likely comfortable for strolling in the summer and walking in the winter. Higher wind speeds in the winter are not of concern as outdoor terraces are seldom used in the colder months.

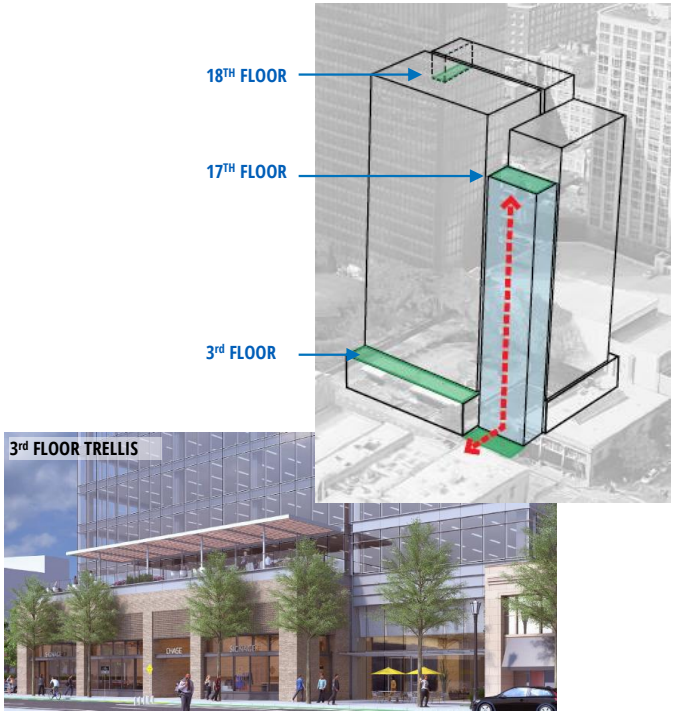


Image 9: Location of terrace (top), trellis on 3rd floor terrace (bottom)

5. PEDESTRIAN WIND CONDITIONS

Image 10: Examples of wind control features on terraces

6. APPLICABILITY OF RESULTS

The assessment presented in this report is for the proposed 605 Davis Street project in Evanston, Illinois. The information listed below was received from Solomon Cordwell Buenz and was used for the assessment. Discussion and recommendations are specific to this design.

In the event of any significant changes to the design, construction or operation of the building or addition of surroundings in the future, RWDI could provide an assessment of their impact on the pedestrian wind conditions discussed in this report. It is the responsibility of others to contact RWDI to initiate this process.

File Name	File Type	Date Received (dd/mm/yyyy)
2019-1126_601 Davis - DAPR Presentation	PDF	26/11/2019

1580 Sherman Avenue, Unit #1108
Evanston, IL 60201-4494

March 12, 2020

Planning and Zoning Division
Lorraine H. Morton Civic Center
2100 Ridge Avenue
Evanston, IL 60201 - 2716

Sirs and Madams,

I attended and testified at your hearing last night (Wednesday 3/11) about the planned large office skyscraper at 603 Davis Street. There are a couple of very important points I'd like to make, and because I'm not allowed to testify twice, I'm writing to you.

First, I totally agree with the lady who testified that the commission and council are letting too many developers bend too many zoning ordinances to squeeze in too many large buildings. This just openly invites even MORE developers into Evanston. Soon we will be a "mini-Chicago". I've lived here 52 years when the Valentia movie theater was where the Rotary building is now. When I first bought my current condo and there still was the old brick parking garage on Sherman, I could see the Baha'i Temple from my balcony! I know it is very tempting to bring in more property tax revenue, but please think in the long term. There are the apartments on Emerson, all the new condos just east of Ridge, the huge new apartment building south of Rotary where Nevin's Pub used to be, and now this large office building along with the huge new apartment building on Chicago Avenue just east of Park Evanston just being planned. These developers cleverly shine up their new buildings to make them look so good, but their true motive is to take the money and run without any consideration of the long-term utility and traffic congestion problems. Many consider this "progress", but is it truly in the long term? TRUE progress might be to eliminate cars, make Davis, Sherman, Orrington and Church all "wide sidewalks" like during the art shows but **all year round**.

Second, before I lived here in the Optima Towers, I lived in the Park Evanston apartments on the 15th floor facing south just to the north-northeast of the planned building. I had great, free passive solar heat in the winter, as well as a great view. If this new office building goes up as currently planned, most all of this great, free passive solar heat will be cut off at noon and during the afternoon during the winter for at least half of these south-facing Park Evanston apartments. Lots of their view will get cut off as well.

I know that now, legally, buildings are only bound by their "footprint" straight up and down. I also heard Wednesday that the developer did do some shadow studies during different seasons at different times of day, but they were mainly concerned with the public fountain plaza, and not at all with the private Park Evanston.

Yours truly,

Andrew T. Fisher

Andrew T. Fisher

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

(no subject)

Gretchen Brewster <gsbrewster@gmail.com> Wed, Mar 18, 2020 at 5:21 PM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

As I was unable to attend the Plan Commission meetings re: plans for 1605-1631 Chicago Ave. and 605 Davis, having been out of town, I am hopeful that my opinions to the appropriate parties can be forwarded.
.
I am a senior citizen who lives in the vicinity of both of these proposals. My means of transportation is mostly as a pedestrian, and I do this frequently with my dog.

I am particularly aware of the effects of any tall buildings on the impact of wind and sunshine on pedestrians. For example, I believe one of the strongest wind tunnels in our city exists just south of the Whole Goods building, including the driveway to outside parking and the apartment building to the south (just north of Peet's Coffee Shop). In fact, I was almost blown over on a few occasions.

With consideration of each of these plans, has there been any consideration of the potential of the effects on wind flows and sunshine as they relate to pedestrians? I have particular concerns for the 1605-1613 Chicago Ave. proposal, given my previous personal experiences.

Please see that my concerns are forwarded to the appropriate parties.

Sincerely,
Gretchen Brewster
1730 Hinman, #4C
Evanston, IL
--
Gretchen

Gretchen Brewster

Jameson Sotheby's Intl.

847-922-6768

Design Evanston Project Review of the 601 Davis Street Project

Design Evanston members attended a presentation of the proposed 601 Davis Office Building by the developer and architect on Wednesday, June 25, 2019. Following is a summary of comments by attending members based on the DE Established Evaluative Criteria / Standards outlined below:

1. A project should address a perceived need in the city / community.

a. The need for office space in the downtown is great. The present vacancy rate is reported to be 6%, a record low.
b. Market research indicates a need for Class A office space in the downtown is very high.
c. Additional activation of the downtown by additional office workers is very desirable.

2. A project should provide for a beneficial and appropriate use in the project's geographical context.

a. The site of the project is a highly appropriate site for the development of an office tower.
b. The site is at the center of the downtown's concentration of office space.
c. The site is close to mass transit access and the kind of services office residents desire.

3. The project should be of appropriate and complementary size, scale and proportion for its respective physical context.

a. Commenting members felt the size, scale and proportion of the proposed building was appropriate for its location at the center of the downtown.
b. Some members advised that the mass of the tower could be further improved by accentuating the eastern portion of the tower that is presently slightly articulated from the larger massing to the west. Comments also were presented that this portion of the tower should have a more pronounced expression at street level, particularly as this is where the entry to the tower is located.
c. The differing materials utilized at the north side of the building where the service core is located, was complimented as a means of breaking up the scale of the tower.
d. Further improvements to the scale of the façade were inquired about, e.g. more subtle articulation between view and spandrel glass components, and vertical glazed elements where columns are located.
e. Members were not averse to a taller building. Some members felt that the proportion and composition of the proposed tower in the context could be improved if the tower were taller than the nearby bank and residential towers. Some felt the ideal contextual form would be a slenderer but taller tower.
f. The base of the building reflects the scaleheight of the adjacent University Building and the prominent height of storefronts of historic buildings across the street. The group felt that this relationship of scale could further be improved by providing roof-top or plaza activities and elements, e.g. landscaping, a pergola with dining accommodations, etc. The group also felt that the portion of the base devoted to the entry to the office tower needs to be further accentuated and visually made more apparent to being part of the tower. One suggestion was that the entry façade align with the tower façade and utilize similar materials. See more related information is Section 7.a.

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4. **The project should be representative of progressive, creative and sustainable design standards.**
   a. The materials utilized on the tower represent the latest developments in curtainwall glass technology. The proposed glass represents an excellent product that provides excellent daylight penetration into the floor, provides a desirable solar reflectance of 27% and is highly energy efficient.
   b. The building is to be designed and built to achieve at least LEED Silver status.
   c. The open floor plate size of about 15,000 square feet of the typical office floor is ideal for a variety of tenant layouts and takes advantage of the large amount of daylight entering the space.
   d. The building base of two stories provides retail space and conceals the 2nd floor parking deck. The group felt that the design and materials employed needed to be more reflective of the tower and its contemporary appearance.
   e. The design reflects the progressive nationwide trend for providing fewer parking spaces of downtown office buildings. Market research bears out the viability of this practice. The fewer spaces also can provide a market for city-owned, underutilized nearby parking garages.
   f. The roof top of the second floor base will be developed for amenity use. Possible landscaping, a pergola, rooftop dining could improve its street level impression. This area will also mitigate wind down-drafts from effecting street level activity.
   g. The subject of bird-friendly glass was discussed. The developer and architect were well acquainted with the challenge. According to the Architect, most strikes are at lower elevations where most birds fly. The first three floors of the building will be composed of materials and elements that will not be confusing to birds and should not result in any strikes. Upper floors are much more of a challenge as glass curtainwall technology has not advanced to the degree that the skins of the building can allow desired light transmittance, energy efficiency and deter bird strikes at a remotely affordable cost. Over time this situation should improve.

5. **The project should provide for present and future economic growth.**
   a. The injection of 300,000 square feet of new office space into the downtown will have a major impact on the vitality of downtown businesses and services. It will increase the frequency of restaurant use, retail use and mass transit use.
   b. See below.

6. **The project should have a high revenue generating / infrastructure cost ratio.**
   a. The downtown infrastructure has capacity to serve the facility, particularly more so since sewer improvements along Sherman Avenue.
   b. The impact of vehicles emanating from the building is minimal given the few number of parking spaces provided in the building and the fact that this traffic will only occur at the beginning and end of each day.
   c. The revenue generated by such a significant structure (taxes, visitations to neighboring restaurants, retailers, services, etc.) would be formidable.
   d. The increased availability of desirable office space can also attract new residents to Evanston.
   e. The present multiple chase drive-thru lanes will be reduced to one, decreasing vehicle impact.
   f. The injection of 300,000 square feet of new office space into the downtown will have a major impact on the vitality of downtown businesses and services. It will increase the frequency of restaurant use, retail use and mass transit use.

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7. **The project should provide for a positive experience at the street / sidewalk / pedestrian level.**
   a. The base of the building is an appropriate small scale construction. Retail spaces and the entry to the tower and the brick detailing above (at the garage level) represent an appropriate scale at the street level.
   b. Landscaping and materials discussed would accentuate the pedestrian scale of the design.
   c. A suggestion by some attendees that would allow a portion of the east end of the south elevation of the tower to meet at grade, where the entrance to the tower is located, would add an appropriate scaled element that expresses the tower at street level and creates a small scaled plaza area between the university building and the tower.
   d. The alley area was commented as needing further development to improve its street level experience.
   e. The downtown infrastructure has capacity to serve the facility, particularly more so since sewer improvements along Sherman Avenue. The impact of vehicles emanating from the building is minimal given the few number of parking spaces provided in the building and the fact that this traffic will only occur at the beginning and end of each day.
   f. The present multiple chase drive-thru lanes will be reduced to one, decreasing vehicle impact.
   g. Reference Section 3.f for further information.

8. **The project should complement the practices and goals of "Complete Streets" and encourage multi-modal transportation use.**
   a. The provision of minimal vehicle parking in the tower has a low impact on the downtown and encourages the use of other modes of transportation.
   b. The design provides for a bicycle entry off of the front walkway and provides a large bicycle storage room at the first floor. It is the first downtown building to so actively encourage such use.
   c. The Chase drive-thru has been minimized visually and functionally so that less impact is made at the sidewalk and bicycle lanes. Also, as a result of reducing the effect at the curb, additional street parking spaces are provided.
   d. The creation of a business tower in the downtown will encourage the use of nearby train use by tenants, adding valuable revenue to their coffers.
   e. The creation of a building of this size and occupancy will have a positive effect on further activating the streetscape in this area and along any circulation paths taken by its residents and visitors.

(Note: This project was presented at a 4th Ward meeting on Tuesday, August 6, 2019. Some changes suggested above were incorporated.)

Date: August 8, 2019
Contact: Jack Weiss
Phone: 847 866 7480
Email: jw@jackweissassociates.com

MEETING MINUTES

PLAN COMMISSION
Wednesday, March 11, 2020
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Peter Isaac (Chair), George Halik, John Hewko, Brian Johnson, Jane Sloss

Members Absent: Jennifer Draper

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chair Isaac

---

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Isaac called the meeting to order at 7:02 P.M. Ms. Jones called the roll and a quorum was established.

2. APPROVAL OF MEETING MINUTES: February 12, 2020

4. NEW BUSINESS

A. Planned Development
605 Davis Street **19PLND-0036**
Davis Street Development Company 2015, LLC, the applicant, submits for a Planned Development and Special Uses in order to construct a an 18-story Class A office building with 40 parking spaces and 4,170 square feet of ground floor retail space and a Special Use for a Chase Bank drive through facility. Site development allowances are being requested for: 1) FAR of 13.0 where 4.5 is allowed, 2) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 420 are required, 4) A 15-foot Ziggurat setback is proposed above 29 feet along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5) A 0-foot Ziggurat setback is requested along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height and 6) A 0-foot Ziggurat setback is requested along the west interior side lot line at 29-foot height where a 25- foot Ziggurat setback is required

above 42-foot height. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Ms. Jones provided an overview of the proposed planned development for the office building, describing project characteristics, details on the drive-through for Chase Bank and requested site development allowances.

Chair Isaac opened the hearing to questions from the Commission.

Commissioner Halik inquired about the parking provided at other office buildings in Evanston. Chair Isaac asked about including language for revising the parking agreement.

In response to Commissioner Halik, Mr. Mangum noted that parking supply for several office buildings in Evanston was listed as part of the market analysis on page 124 of the packet.

Chair Isaac inquired about the reason for 150 off-site spaces. Ms. Jones responded that while staff acknowledges that the required 420 parking spaces is a high number and no longer an appropriate amount for a transit oriented development area, 40 spaces is a low number, given the size of the building. Staff sought to have a balance.

Commissioner Sloss asked if the TOD parking reduction applies in this case. Ms. Jones and Mr. Mangum explained that while there was not a separate parking requirement for office uses in Transit Oriented Development areas, such as with residential units, there is a 20% reduction in Downtown Zoning Districts.

Chair Isaac questioned whether the condition to allow a future reduction in the number of spaces the developer leases from the CIty would incentivize the developer to provide lower numbers of utilization by overcharging for parking.

Kerry Dickson and Matt Havey of Vermilion Development provided a presentation of the proposed development describing the existing site and economic impact while Jay Longo, architect from SCB, described the proposed building.

Chair Isaac opened the hearing to questions from the Commission.

Commissioner Halik commented that it was a beautiful building then inquired about the ventilation at the parking levels with the turned brick detail, bird friendly measures, drive-through hours and the size of the loading dock spaces. Mr. Jay Longo noted that ventilation for retail spaces would be provided off alley or from the 2nd floor; that the lower 36' of the building is prioritized for bird friendly measures due to the location of bird strikes; that the drive-through facility would be operate 24-hours a day but that a

roll-up door has not been considered to screen the drive-through; and confirmed that the loading berths meet the minimum 10' x 35' dimensions.

Chair Isaac asked if the drive-through was only for an ATM or if it would be accessible to a bank-teller. Mr. Dickson confirmed ATMs would be utilized in the drive through and Mr. Longo noted that ventilation for vehicles would be adequate, similar to in a parking garage.

Commissioner Hewko asked if Chase Bank had agreed to the City's proposed 60-day sunset on the drive-through should it be unused. Mr. Havey replied that Chase has not agreed to the CIty's proposed 60-day sunset provision on the drive-through facility and would prefer that existing regulations for Special Uses apply to this use as well.

Chair Isaac asked if the applicant has the option to purchase the drive-through area. Mr. Havey replied that there was an agreed upon purchase price for Chase to purchase the drive-through facility and the developer could buy back the area in the future. He also noted that the proposed ordinance language restricts the drive-through use to Chase or successor.

Commissioner Hewko asked what will happen if the 60-day term is not agreed to? Mr. Havey stated that Chase Bank will not move forward with the sale of the property if the existing standard for special uses is not applied to this project.

Chair Isaac asked if air rights would be purchased for the property to the east. Mr. Dickson replied that they will not be. The vacant site will be a part of the proposed development and the owner of the University Building would like to maintain the building as it currently is.

Chair Isaac inquired if there was a time limit on the electric vehicle charging (EVC) spaces. Mr. Havey replied that those spaces could be handled in different ways and the City requirement for having EV ready spaces makes sense.

Chair Isaac inquired about parking needs for the building, Luay Aboona, traffic consultant from KLOA, Inc. noted that the TOD parking study shows a range of parking needs in other locations from 0.1-0.7 per 1,000 square feet ratios. Parking demand is also market driven based on tenants. A number of buildings have been built in the West Loop with similar parking ratios.

Chair Isaac noted the difference in transit options to Evanston from multiple directions. Mr. Havey stated there was more parking than West Loop buildings, and the additional off-site parking space numbers were created using 1603 Orrington as an example.

Chair Isaac asked if the sidewalk will be blocked during construction. Mr. Dickson stated street and sidewalk closure wasn't known yet for the anticipated 18-month construction period but they intend to work with the City to provide access to businesses.

Chair Isaac announced that a written request for a continuance can be submitted by a resident residing within 1,000 ft. of the subject property to rebut testimony provided. None were requested.

Chair Isaac opened the hearing to questions from the public.

Mr. Harris Miller inquired about potential building tenants, if a wind study had been conducted and if the building height could be reduced to more closely match with the University Building. Mr. Havey stated they have had discussion with some potential tenants, typically 30-40% preleasing is required prior to construction for financing. Mr. Lugo stated a wind tunnel study was conducted, not appreciable wind on pedestrian way because of canopies, building stepback and trees; however, they are not able to step back enough to prevent impact on the University Building because of the height. The needed floor plate and need to breakdown the façade in scale created the tower height. Additionally, there is no IDOT approval needed.

Ms. Kiera Kelly asked if the City attorney should be present for these questions and information on who conducted the shade study and wind study. Chair Isaac said there was not a requirement for a City Attorney to be present. Mr. Lugo stated the wind study can be shared with staff for publication; he then explained the sun study that his firm created and noted measures to reduce energy usage such as types of exterior glass. Mr. Havey stated that an LLC special purpose entity was created as the applicant with controlling interest by Vermillion.

Mr. Andrew Fischer stated that the building is beautiful but he has concerns with additional traffic and pedestrian conflicts and diminished views from his building. Mr. Aboona stated that the limited parking spaces will limit traffic to site and that adequate sight lines are provided at the alley with the help of windows that wrap around into the alley in the retail space and sensors at the garage egress into the alley

Ms. Valerie Kretchmer asked if the wind study addresses Fountain Square, Mr. Longo and Mr. Dickson noted that the wind study models other buildings and looked at impacts on Orrington Plaza. Little effect is expected at Fountain Square.

Joan Safford stated the 2 ADA accessible spaces on the 2nd floor meet requirements but they may not be enough. Mr. Havey stated they will look into adding additional ADA spaces on-site.

Chair Isaac opened the hearing to public comment.

Mr. Miller stated that it is a beautiful building but could be less harsh in contrast to University Building and noted concerns with congestion issues.

Mr. Matt Rodgers stated he is in favor of the project as Class A office space with current technology is needed in Evanston to keep it competitive.

Mr. Bob Froesher, stated opposition to the project, based on the site development allowances requested, including bulk/FAR which creates walls with 1603 Orrington and the fact that there has never been a development in D3 that exceeded max development allowance.

Ms. Kelly stated that she appreciates the need and noted that while it is a good site for office building, the development should better adhere to zoning and development allowances, including 13.0 FAR, ziggurat for positive pedestrian environment, wind and shade study important. She pointed out that the Downtown Plan calls for a 3 to 5 story building at this site.

Mr. Fischer stated he has experienced a wind tunnel effect on his walks and noted concerns for increased traffic and impacts on views.

As a closing statement, Mr. Dickson noted that the planned development is creating zoning for the site, this is appropriate density for downtown, and they worked with Design Evanston, Bird Friendly Evanston and staff on the project. He requested that as the Commission is considering the project, that it take another look at the 60-day provision for the drive-through.

Chair Isaac then closed the public hearing and the Commission began deliberation.

Commissioner Sloss stated the balance of onsite and off-site parking in the Church Street Garage can be a good balance.

Commissioner Hewko indicated that he was in favor of the project overall, including aesthetically, and believes there is a good solution for parking and that the building will increase pedestrian traffic in Downtown.

Chair Issac stated concern with parking ratio onsite versus leased offsite and stated preference for a second level of parking if not above ground. ADA parking is also a concern. Commissioner Halik suggested that additional spaces be added as an option.

Mr. Longo stated code requirement for 2% of parking spaces as accessible. Because 4 would be required if all 190 spaces were onsite, they can increase to 4 ADA onsite while only reducing total onsite parking by one space (40 to 39).

Commissioner Halik stated his opinion that the proposed building is not a bulky building based on the small floor plate and the ways the facades are broken down.

Commission Sloss agreed the building base is successful in tying into University Building but has concerns with the drive through.

Chair Isaac did not agree with the staff proposed 60-day sunset, but rather to limit the use to use a bank drive through believing that the reduction of the width of the existing drive through while gaining an office building is a win.

Commissioner Jonhson agreed with changing the drive through language to a financial institution. Commissioner Sloss also agreed, citing the data the City collected on the existing drive-through use.

Commissioner Hewko suggested that language be kept to provide the option to turn the drive through into retail space in the future. Chair Isaac agreed.

Mr. Havey agreed that he strongly believes the language change would be acceptable to Chase.

Commissioner Halik stated the FAR was appropriate at this site based on the location within the Downtown Core district.

Chair Isaac stated the potential of this project to help grow Evanston as a hub.

The Commission then reviewed the standards special uses, planned developments and developments within the D3 zoning district and found that the standards had been met.

Commissioner Halik made a motion to recommend approval of the planned development as presented by staff. Seconded by Commissioner Hewko.

Some discussion followed and Commissioner Halik made a motion to add a condition that 4 ADA accessible spaces be provided. Seconded by Commissioner Sloss. A voice vote was taken and that motion passed, 5-0.

Chair Isaac suggested revisions to the condition related to the drive-through facility. He then made a motion to revise language relating to the drive through to read "The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership of the facility, the building owner shall remove the curb and the drive-through and obtain a building permit to absorb the drive through area into the adjacent ground floor retail spaces within ninety (90) days, and complete the work within one (1) year of obtaining the building permit. Should the building owner fail to remove the curb cut as required by this section,

the City shall be empowered to remove the curb cut and place a lien on the property, should it so choose."

Seconded by Commissioner Hewko. A voice vote was taken and the motion was approved, 5-0.

A roll call vote was taken on the original motion with the added amendments and the motion as amended passed, 5-0.

Ayes: Halik, Hewko, Johnson, Sloss, Isaac
Nays:

Davis Street Development Company 2015, LLC

To: Meagan Jones
Scott Magnum
Rajeev Dahal
Lara Biggs
Johanna Leonard

From: Kerry Dickson

CC: Luay Aboona
Matt Havey
James McCraren

Date: April 17, 2020

Re: Alley between Church Street & Davis Street

Meagan Jones set up a call with Penny Zimmerman from Bright Horizons Daycare to discuss the alley between Davis Street and Church Street adjacent to the 605 Davis site on April 16, 2020.

Ms. Zimmerman provided the following information regarding Bright Horizons:

- Bright Horizons has been operating at 1629 Orrington Avenue since September 2014.
- 175-180 families are served by Bright Horizons with approximately 225 children participating daily.
- 135-140 of the families drive to the center and about 40 families walk to the center.
- Majority of the families are associated with Northwestern University and some families are associated with 1603 Orrington (Chase Tower).
- Drop-off and pick-up times are primarily from 7:00 - 9:30 AM and 4:00 – 6:00 PM.
- Primary drop-off/pick-up location is a parking lot immediately south of the Bright Horizons entrance. The vehicular entrance to the parking lot is from the alley.
- The parking lot is not entirely dedicated to Bright Horizons' use. It is owned by the owner of 1603 Orrington and contractors working in the building also utilize this lot.
- The primary concern with the alley is its width. Various properties on the block have their loading zone location in the alley, so large trucks block the alley from time to time. Specifically mentioned were deliveries to the restaurant in 1603 Orrington (which is done via the alley) and construction deliveries to and collections from the Park Evanston.

After the discussion with Bright Horizons, Evanston Staff made the following suggestions for measures that can be undertaken by the developer to provide greater safety in the alley.

1. Warning lights on the drive-thru exit, loading dock and parking ramps to indicate when a car or truck will be entering the alley.
2. Door or gate at the parking ramp entrance and exit to slow vehicles as they enter the alley.

3. Mirrors mounted on the building at the drive-thru exit and parking ramps to increase visibility of motorists as the enter the alley.
4. Speed bump in the alley to slow traffic in the alley.

The developer has agreed to implement all four of these suggestions at its own expense.

Note: Additionally, the developer believes the impact to Bright Horizons will be minimized further as on-site deliveries to the new building at 605 Davis Street will be prohibited during the hours of 7:00 - 9:00 AM and 4:00 – 6:00 PM on weekdays (i.e., almost identical times to Bright Horizons' primary pick-up and drop-off times).

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of the Planning and Development Committee
From:	Meagan Jones, Neighborhood and Land Use Planner
CC:	Johanna Leonard, Community Development Director; Scott Mangum, Planning and Development Manager
Subject:	Ordinance 52-O-20, Special Use for a Planned Development located at 1555 Ridge Avenue
Date:	April 27, 2020

Recommended Action:
The Plan Commission and staff recommend adoption of Ordinance 52-O-20 for approval of a Special Use for a Planned Development. The proposal includes the following Site Development Allowances: 1.) A 3' setback along the north property line where 15' is required for dwelling units, 2.) No landscaping where a 10' transition landscaped strip is required along the north property line, and 3.) A 10' X 25' loading space with 1.5' rear yard setback where a 10' X 35' loading space with a 3' rear yard setback is required.

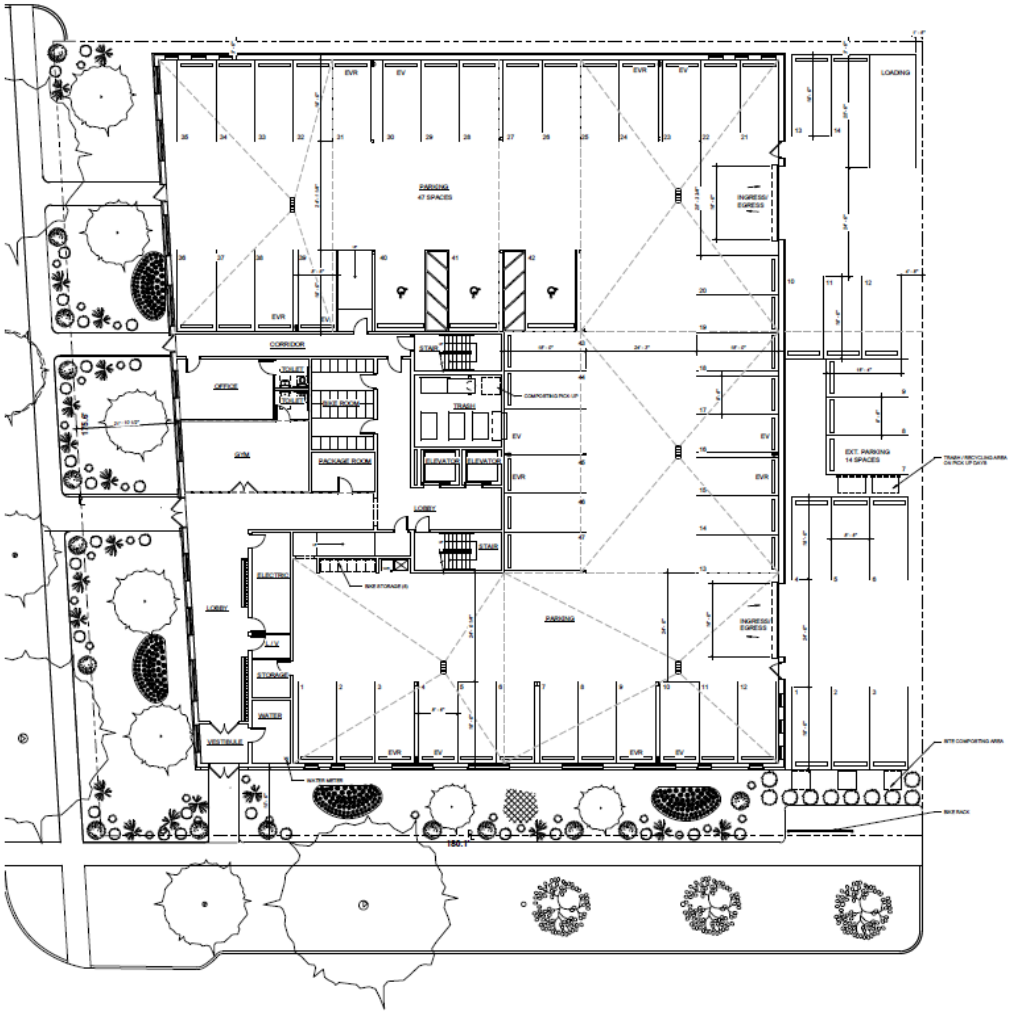
The project was presented to the Planning and Development Committee on April 13, 2020. After some discussion, the Committee voted to introduce the item to City Council with the amendment of removing the ground floor unit to add in four additional parking spaces and enable the building owner to lease unused parking spaces to the public. The ordinance and summary below reflects these changes.

Council Action:
For Action

Summary:

Site Layout
The site is an irregularly shaped square lot with 180.1 ft. of frontage along Grove St. and 175.6 ft. of frontage along Ridge Ave. The building is set back 15 ft. from Grove St. and 21 ft. 10.5 in. from Ridge Ave. (the average setback along this block of Ridge Ave is 21 ft.). The 30 ft. rear building setback also exceeds the minimum of 25 feet that is required. There is a 3 ft. building setback along the north property line which the applicant is requesting a site development allowance for.

Parking and a loading berth for the building will be accessed off of the alley just east of the property. 14 parking spaces will be located on the exterior of the building and two entryways will provide access to the 47 interior parking spaces (including 3 ADA accessible parking spaces. Two exterior parking spaces are proposed to be set aside as visitor parking spaces. Some landscaping will be added along Grove St. to partially shield the surface parking area from the street. Exterior bike parking will be placed adjacent to the alley off of Grove Street and an interior bike room will be accessible from the lobby area and the garage for a total of 41 parking spaces. A single one-bedroom unit with a small patio will have its own entry off of Ridge Ave. The 4 upper level floors will be solely dedicated to residential units, each with its own inset balcony.



Ground Floor Layout

Building materials for the proposed development include a beige precast stone base, coping and banding with a dark modular face brick and accented with limestone headers and sills at

the windows. Balconies will be steel with decorative aluminum railings. The portions of the building facade with a larger balcony area will be cast stone cladding. The ground floor parking areas will have frosted glass windows to shield vehicle lighting. The east and north facades will include HVAC louvres on the smaller windows provided on those elevations. The applicant will also utilize roof-mounted solar panels for hot water heating throughout the building. The DAPR Committee and staff feel design improvements should continue to be made to improve the aesthetics of the building for it to better fit into the context of the surrounding neighborhood, some of which is within the Ridge Historic District.

Compliance with the Inclusionary Housing Ordinance (IHO)

The Applicant is proposing to provide three on-site affordable units (1 one-bedroom and 2 two-bedroom units) and provide a $525,000 fee-in-lieu payment. This proposal complies with the IHO requirement of 5% on-site affordable units and payment of a fee-in-lieu for the remaining 5% of the required 10% compliance and enables the applicant to obtain development incentives for parking, building lot coverage and impervious surface coverage.

	Max. Permitted/ Minimum Required	**IHO Incentive**
Parking	60	57 parking spaces (No parking required for inclusionary units)
Building Lot Coverage	50%	+ 15% = 65%
Impervious Surface Coverage	65%	+ 15% = 80%

Compliance with the Zoning Ordinance

The intent of the R6 General Residential District is “provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.”

The applicant requests a Special Use approval for the Planned Development including the three Site Development Allowances below:

Site Development Allowance Requested	Required / Max. Permitted in the R6 District	Site Development Allowance Max.	Proposed
Dwelling unit setback from the north property line	15 ft.	N/A	3 ft.
Transition landscape strip	10 ft.	N/A	3 ft. w/ no landscaping
Unenclosed Loading Berth	10 ft. X 35 ft. w/ 3 ft. setback	N/A	10 ft. X 25 ft. w/ 1.5 ft. setback

Parking and Traffic

Based on the number and type of dwelling units proposed (8 studio units, 20 one-bedroom units, and 40 two-bedroom units) and the incentives obtained for providing on-site affordable units, the proposed building is required to have a total of 57 parking spaces. The applicant is proposing a total of 61 parking spaces, 47 interior and 14 exterior (0.90 per dwelling unit and .56 per bedroom), for the proposed development.

The Applicant provided a multi-modal transportation study conducted by KLOA which looked at the possible effects the proposed development may have on traffic in the area. The study noted that the site is considered a Transit Oriented Development that served by several nearby CTA bus lines and is within walking distance of the Davis Street CTA and Metra transit stations. It also noted that, at the Ridge Ave. and Grove St. intersection, turns are prohibited between 7:00 AM and 7:00 PM, specifically: westbound and eastbound through movements, westbound left turns, eastbound left turns and northbound and southbound left turns.

At peak travel times, 24 additional trips are estimated to be generated from the development in the morning and 30 additional trips are estimated to be generated from the development in the evening. A full breakdown of the transportation modes generating these trips is in the chart generated by KLOA below:

ESTIMATED TOD-GENERATED MULTI-MODAL TRIPS

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
221	**Multifamily Housing (Mid-Rise)**	**6**	**18**	**24**	**18**	**12**	**30**	**370**
	Personal Vehicles (39%)	3	7	10	7	5	12	145
	Public Transportation (23%)	1	5	6	4	3	7	85
	Walk (19%)	1	3	4	3	3	6	70
	Ridesharing (10%)	1	1	2	1	1	2	37
	Work at Home (6%)	0	1	1	1	1	2	22
	Bicycle (3%)	0	1	1	1	0	1	11

The study concludes that, given the proposed development's proximity to transit that the building will be a low traffic generator and have minimal effect on nearby roadways and intersections in the area. It noted that providing access to parking from the adjacent north-south alley would minimize the possible conflicts with vehicles and pedestrians and that the parking provided meets City requirements and should be adequate for the development. Staff expressed some concern regarding pick-ups and drop-offs as well as visitor parking. The applicant has since proposed a "bump-out" curb-extension to discourage cars from standing at the intersection (near the building entrance) and encourage slower turns onto Grove St. The applicant is also proposing high visibility crosswalks, crossing Grove St.

Public Benefits

The applicant has committed to provide the following public benefits as part of the Planned Development proposal:

1. Significant, high quality, landscaping along Ridge Avenue and Grove Street to be installed and maintained in adherence with the Mayor's Monarch Pledge, at a projected additional installation cost of $20,000, and annual maintenance costs of $2,500;
2. Seven exterior bicycle parking spaces on Grove open to the public or visitors to the site, at which the applicant will explore locating dock-less Lyft/DIVVY bikes;
3. Contribution of $20,000 either to improve Alexander Park, or to support recreational programming at Evanston's public parks in general. The applicant will work with the parks/public works department to identify the best way to invest these funds;
4. Addition of a "bumped-out" curb on Grove street at the corner of Ridge Avenue and Grove Street to discourage vehicles from standing at that corner and to encourage slower turns onto Ridge Avenue;
5. Reconstruction of the full length of the alley between Grove Street and Davis Street next east of Ridge Avenue (cost estimated between $17,000 and $21,000);
6. Addition of high visibility striping on Grove Street at the intersection of Grove Street and Ridge Avenue.

Standards of Approval

The proposed development must satisfy the Standards for Special Use in Section 6-3-5-10, the Standard for Planned Development in Section 6-3-6-9, and the standards and guidelines established for Planned Developments in the R6 General Residential District. (Section 6-8-1-10). Staff finds that, with additional improvement to the aesthetic design and continued look at the loading area the proposed Planned Development meets the Standards for approval.

Standards for Special Use (Section 6-3-5-10)

A Planned Development is an eligible special use in the R6 General Residential District. The proposal also follows the purposes and policies outlined in the Comprehensive Plan and the Zoning Ordinance.

Staff does not believe the proposed development will cause a negative cumulative effect when considered in conjunction with other special uses in the area. Surrounding uses include single family (attached and detached) residences, higher density multi-family residences, and a school. This development is of a medium scale and provides several affordable units on-site.

The proposal can be adequately served by public facility infrastructure already available. As there are multiple utility infrastructure lines on the existing poles besides ComEd, the Applicant prefers pole relocation to burying all utilities. The City would prefer that utilities be buried wherever possible.

The applicant submitted a traffic study that found that there will be a minimal increase in the amount of trips generated by the proposed development. There remains some concern regarding the loading area off of the alley, which although revised, may still pose maneuvering issues for trucks.

There are no significant historical and architectural resources or environmental features present on the site. Finally, the proposal meets all zoning requirements except for the three site development allowances requested and outlined above.

Standards and Guidelines for Planned Developments in R6 General Residential District (Sections 6-3-6-9 and 6-8-1-10)

The proposed Planned Development complies with the purposes and intent of the Zoning Ordinance. The proposal is compatible in bulk, scale and land use with surrounding properties. The proposal is consistent with the vision and goals of the Comprehensive Plan for redevelopment of underutilized properties with uses compatible with the surrounding neighborhood.

The proposed site development allowances are necessary for a desirable redevelopment of the site with public benefits. The proposed development is compatible with other similar developments in the area and is not of such nature in height, bulk and scale to exercise any influence contrary to the purpose and intent of the Zoning Ordinance.

Legislative History:
April 13, 2020 - The Planning & Development Committee reviewed the project and voted to amend the plan to remove the ground floor unit and replace it with four (4) additional parking spaces, in addition to enabling the building owner to lease unused spaces to the public.

March 11, 2020 – The Plan Commission voted, 5-0, to recommended approval of the Planned Development with the conditions as presented by staff and the additional condition of relocating the ADA accessible space, currently located on Grove Street in front of the site, to a nearby location during construction.**Link to March 11, 2020 Meeting Packet**

February 26, 2020 - The Plan Commission opened the public hearing and after presentation from the applicant, continued the case to the March 11, 2020 meeting at the request of a property owner within 1,000 feet of the property.

February 12, 2020 -The Design and Project Review (DAPR) Committee voted, 11-0, to move the development forward to the Plan Commission without a recommendation.

January 22, 2020 - The DAPR Committee held the item in order to allow the applicant to make additional revisions to the project, specific to the loading area, ground floor layout and finalizing public benefits.

January 8, 2020 – The DAPR Committee held the item in order to allow the applicant to make revisions to the building design and provide a list of public benefits.

Attachments:
Updated Ordinance 52-O-20 Special Permit for PD at 1555 Ridge Ave
Draft Plan Commission Meeting Minutes Excerpt - February 26, 2020
Draft Plan Commission Meeting Minutes Excerpt - March 11, 2020
Comments Received as of April 1, 2020

52-O-20

AN ORDINANCE

Granting a Special Use Permit for a Planned Development Located at 1555 Ridge Avenue in the R6 General Residential District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, Thomas Meador of GLPE, LLC, (the "Applicant") submits for a proposed development located at 1555 Ridge Avenue, Evanston, Illinois (the "Subject

Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically, Section 6-3-6, "Planned Developments," to permit the construction and operation of a Planned Development located at the Subject Property in the R6 General Residential District ("R6 District"); and

WHEREAS, the Applicant sought approval to construct a five (5) story, sixty-eight (68) dwelling unit multi-family residence with sixty-one (61) off-street parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to the north property line setback, landscaping, and loading zone requirements; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on February 26, 2020, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 19PLND-0108, which was continued to its March 11, 2020 meeting at the request of a nearby property owner; and

WHEREAS, on March 11, 2020, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a

Planned Development, case no. 19PLND-0108, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Planned Developments in the R6 General Residential Zoning District per Subsection 6-8-8-3 and 6-8-1-10 of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended the City Council approve the application; and

WHEREAS, on April 13, 2020, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings of April 13, 2020 and April 27, 2020, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant's application, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield,* 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (7th Cir. 1995)),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 19PLND-0108, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

(A) **North Property Line Setback:** A Site Development Allowance is hereby granted for an approximately three (3) foot setback along the north property line where a fifteen (15) foot setback is required for dwelling units.

(B) **Landscaping:** A Site Development Allowance is hereby granted for a three (3) foot landscaping strip where a ten (10) foot transition landscaping strip is required along the north property line.

(C) **Loading Space:** A Site Development Allowance is hereby granted permitting a ten foot by 25 foot (10' X 25') loading space with one and one half (1.5) foot rear yard setback where a ten foot by thirty five foot (10' X 35') loading space with a three (3) foot rear yard setback is required.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this

ordinance in substantial compliance with the following: the terms of this ordinance; the Development and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

B) **Building Design:** The applicant shall continue to work on the aesthetic design of the building additions;

C) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.

D) **Landscaping:** Significant, high quality, landscaping along Ridge Avenue and Grove Street is to be installed and maintained in adherence with the Mayor's Monarch Pledge;

E) **Outdoor Bicycle Parking:** Seven (7) exterior bicycle parking spaces on Grove open to the public or visitors to the site, at which the applicant will explore locating dock-less Lyft/DIVVY bikes;

F) **Park Contribution:** Prior to issuance of the building permit the Applicant shall pay a one-time contribution of $20,000 either to improve Alexander Park, or to support recreational programming at Evanston's public parks in general;

G) **Curb Extension Improvement:** Addition of a "bumped-out" curb on Grove street at the corner of Ridge Avenue and Grove Street to discourage vehicles from standing at that corner and to encourage slower turns onto Ridge Avenue;

H) **Alley Reconstruction:** Reconstruction of the full length of the alley between Grove Street and Davis Street next east of Ridge Avenue;

I) **Street Crosswalk Improvements:** Addition of high visibility crosswalk striping on Grove Street at the intersection of Grove Street and Ridge Avenue.

J) Usage of Parking: If 2 years after the issuance of Final Certificate of Occupancy Applicant is able to show that there is an underutilization of the

fifty seven (57) off street parking spaces by building residents, Applicant will be allowed to rent excess off street parking spaces to the public.

K) **Building Resident Parking Permits:** Building residents shall not be eligible for residential on-street parking permits.

L) **Relocation of Accessible Parking Space**: The Applicant shall relocate the existing ADA accessible parking space immediately south of the development site on Grove Street to a nearby location during construction of the building.

M) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect

without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 10: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced:_____, 2020

Adopted:_____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley Gandurski, Corporation Counsel

EXHIBIT A

Legal Description

THE SOUTH 25 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 61 IN EVANSTON IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-18-308-016-0000

COMMONLY KNOWN AS: 1555 Ridge Avenue

EXHIBIT B

Development Plans

BENCHMARK INFO

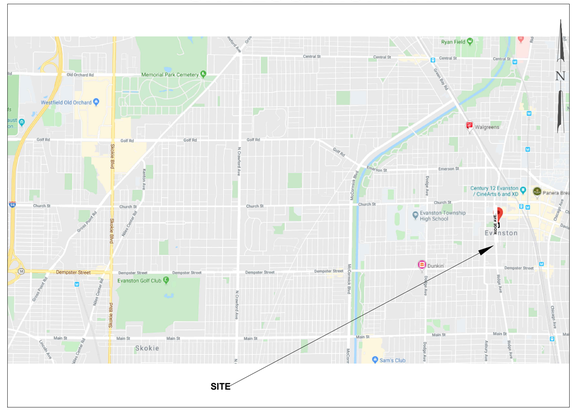
SITE BENCHMARK IS CUT CROSS ON NORTH CURB OF GROVE STREET ADJACENT TO STREETLIGHT NEAR SOUTHEAST CORNER OF PROPERTY ELEV. 25.94, TRANSFERRED FROM EVANSTON BM 44 ELEV. 36.51 EVANSTON DATUM.

MULTI-FAMILY RESIDENTIAL BUILDING
SITE DEVELOPMENT PLAN
1555 RIDGE AVE., EVANSTON, COOK COUNTY, IL
PRELIMINARY PLAN

SECTION: 18
TOWNSHIP: 41N
RANGE: 14E

PIN: 11-18-308-016

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN –OVERALL SITE
3. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
4. PROPOSED UTILITIES PLAN – OVERALL SITE
5. GEOMETRIC PLAN – OVERALL SITE
6. CONSTRUCTION NOTES (NOT INCLUDED)
7. STANDARD DETAILS (NOT INCLUDED)

PROJECT NARRATIVE

GENERAL: PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING IS PROPOSED ON A 0.724 AC. LOT WITH INTERIOR AND EXTERIOR PARKING LOT.

AREA SUMMARY:
TOTAL CONTIGUOUS AREA OF SITE: 0.724 ACRES
PROJECT LOT AREA: 0.724 ACRES
DEVELOPED/DISTURBED AREA OF SITE: 0.724 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

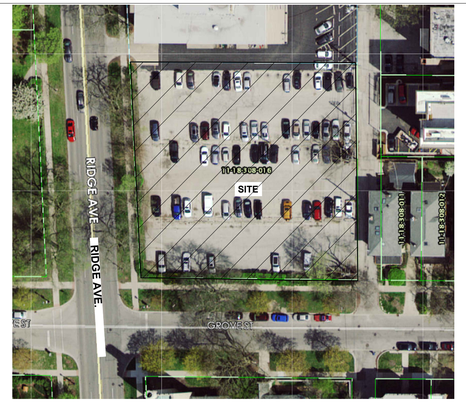
DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA<.3AC.) IS NOT REQUIREMENT PER MWRD, AND DETENTION IS REQUIRED BY PER LOCAL REQUIREMENTS. VOLUME CONTROL (SITE AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: TWO 6" SANITARY SERVICES FROM THE BUILDING ARE PROPOSED TO CONNECT TO A NEW SANITARY MANHOLE ON THE SITE. FROM THE MANHOLE THE SANITARY SERVICE IS PROPOSED TO CONNECT TO THE SANITARY MAIN WITHIN RIDGE AVE R.O.W.

SOILS/INFILTRATION RATE: SILTY CLAYS

GROUNDWATER ELEVATION: N/A

AERIAL MAP



1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.

2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

Abhi Veer
ENGINEER

ABHIJIT VEER
062-067078
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXP. 11-30-21

04-16-2020
DATE

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		
WATER VALVE		
GRADE		
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		
DOWNSPOUT (ROOF DRAINS)		
WATER B. BOX		
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB B/G XXX.XX BOTTOM OF GUTTER		T/C XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB		M/C XXX.XX B/C XXX.XX

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

ISSUE	REVISIONS	DATE
A	PRELIMINARY PLAN	11-15-2019
B	DMH REVISIONS	03-20-2020
C	DMH REVISIONS	04-07-2020
C1	ISSUED FOR PLAN COMMISSION	03-19-2020
D	ISSUED FOR CITY COUNCIL MEETING	04-16-2020

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEER P.E.
DRAFTER:
TECHNICIAN:

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1518 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH. (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
MULTI FAMILY RESIDENTIAL BUILDING
1555 RIDGE AVE., EVANSTON, ILLINOIS

NOT OF CONSTRUCTION

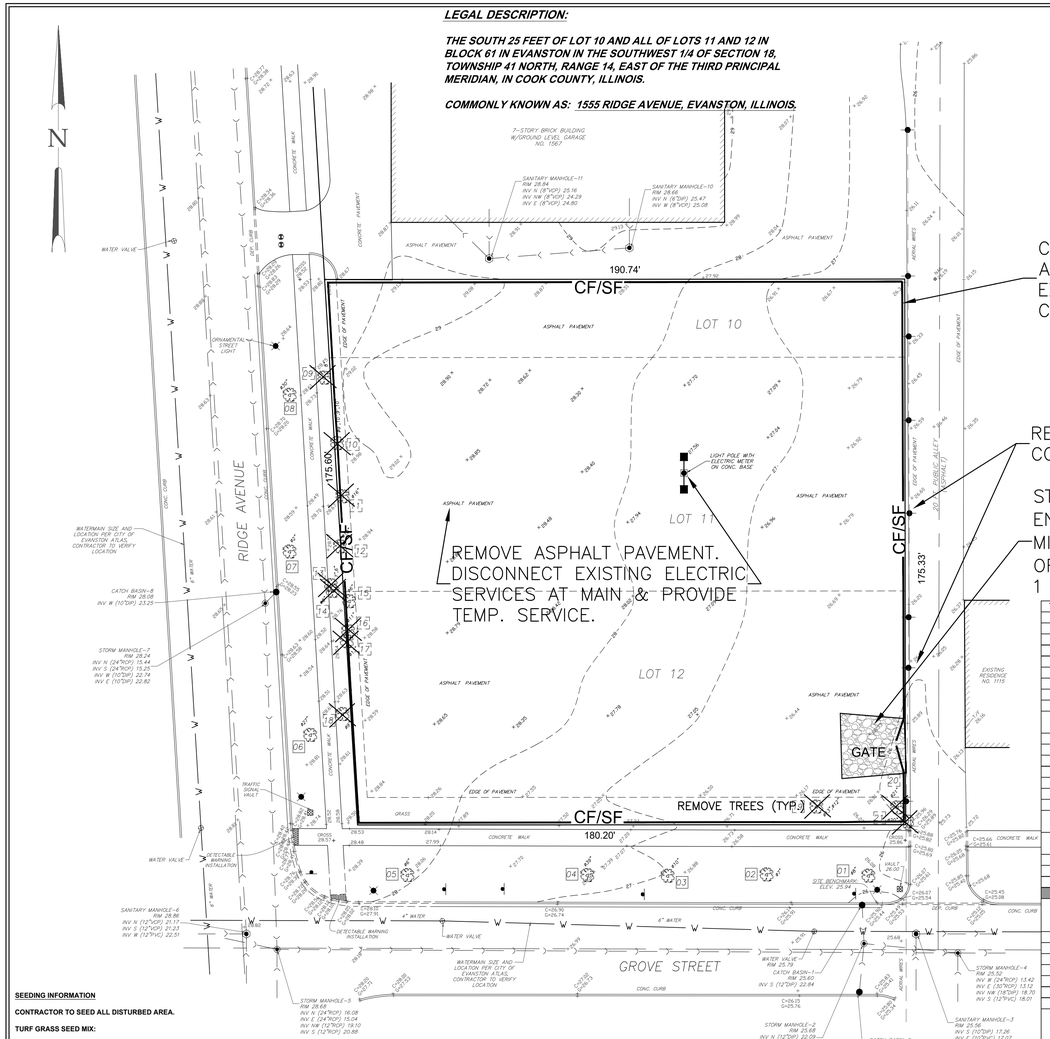
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 19452
START DATE: NOV. 05, 2019
GRAPHIC SCALE
0 1"
SCALE: NTS
SHEET NUMBER
1 OF 7

LEGAL DESCRIPTION:

THE SOUTH 25 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 IN BLOCK 61 IN EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1555 RIDGE AVENUE, EVANSTON, ILLINOIS.



SITE BENCHMARK IS CUT CROSS ON NORTH CURB OF GROVE STREET ADJACENT TO STREETLIGHT NEAR SOUTHEAST CORNER OF PROPERTY ELEV. 25.94, TRANSFERRED FROM EVANSTON BM 44 ELEV. 36.51 EVANSTON DATUM.

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

Tag	Common Name	Scientific Name	Size	Cond.	Form	Remove	Root Prune	Notes
1	Norway Maple	*Acer platanoides*	8	3	3			
2	Norway Maple	*Acer platanoides*	7	2	2			
3	Norway Maple	*Acer platanoides*	10	2	2			Girdling roots.
4	American Elm	*Ulmus americana*	39	3	2			
5	Norway Maple	*Acer platanoides*	6	3	2			Trunk scars.
6	American Elm	*Ulmus americana*	27	3	2			
7	Buckeye	*Aesculus glabra*	2	1	2			
8	American Elm	*Ulmus americana*	30	5	3			Trunk decay, dieback.
9	Hackberry	*Celtis occidentalis*	8	1	3	X		Overtopped.
10	Hackberry	*Celtis occidentalis*	9,10,9, 10	1	3	X		Included bark.
11	Mulberry	*Morus alba*	16	4	3	X		Dieback.
12	American Elm	*Ulmus americana*	10	3	3	X		
13	Siberian Elm	*Ulmus pumila*	7,6	4	4	X		
14	Siberian Elm	*Ulmus pumila*	8	4	4	X		
15	American Elm	*Ulmus americana*	6	4	4	X		
16	American Elm	*Ulmus americana*	11	3	4	X		
17	Tree of Heaven	*Ailanthus altissima*	13	2	3	X		
18	Green Ash	*Fraxinus pennsylvanica*	9	5	5	X		Nearly dead.
19	Green Ash	*Fraxinus pennsylvanica*	13,12	5	5	X		Nearly dead.
20	Siberian Elm	*Ulmus pumila*	21	4	4	X		Pruned for utilities.
21	Honeylocust	*Gleditsia triacanthos*	20	4	4	X		Dieback, decay, pruned for utilities.

Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

1 – Excellent
2 - Very Good
3 – Good
4 – Below Average
5 - Poor
6 - Dead

Prepared by: David Coulter, Osage Inc.
ISA Certifed Arborist #IL-0094 (Exp. 12/31/22)

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH- OUT PROJECT.
2. USE ALLEY FOR CONSTRUCTION ACCESS, USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. DEMOLISH SITE ACCORDING TO DEMOLITION PLAN.
5. CLEAR AND REMOVE BRUSH AND TREES.
6. CONSTRUCT DETENTION FACILITY WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING.
7. NOT USED.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPS CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

8. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
9. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
10. BEGIN CLEARING AND GRUBBING THE SITE.
11. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME, WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGMENT TOOL.
11. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
   a) ~~Submittal of a Notice of Intent (NOI) to IEPA.~~
   b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
   c) Implementation of the SWPPP.
   d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
   e) Weekly reports after ½" rainfall or 5" snowfall.
   f) Documentation of changes to ESC plan.
   g) ~~Submittal of a Notice of Termination (NOT) when final stabilization is achieved.~~
2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures. Building slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all **other** site seeding **may** be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
17) The contractor shall install all erosion control items prior to commencement of any work.
18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

SEEDING INFORMATION

CONTRACTOR TO SEED ALL DISTURBED AREA.

TURF GRASS SEED MIX:

FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

Temporary Seeding, Species, Rates, & Dates

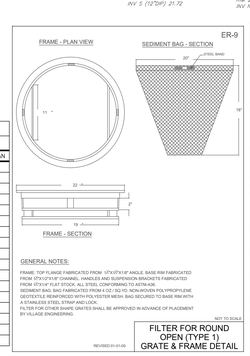
		Seeding Dates											
Species	lbs./Acre	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Oats	90												
Cereal Rye	90												
Winter Wheat	90												
Winter Mulch	25												

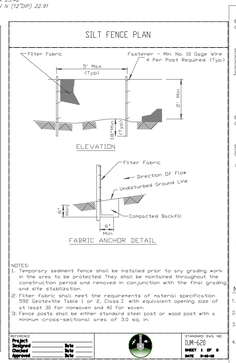
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

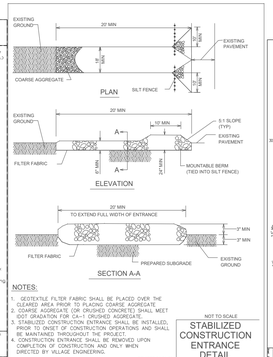
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

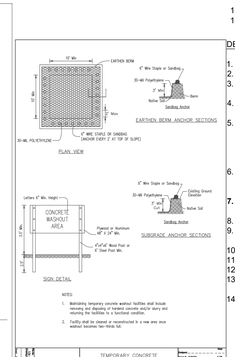
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
TEMPORARY CONSTRUCTION EXITS																									
TEMPORARY CONTROL MEASURES																									
~~SEDIMENT CONTROL BASINS~~																									
STRIP & STOCKPILE TOPSOIL																									
ROUGH GRADE																									
STORM FACILITIES																									
SITE CONSTRUCTION																									
PERMANENT CONTROL STRUCTURES																									
FOUNDATION / BUILDING CONSTRUCTION																									
FINISH GRADING																									
LANDSCAPING/SEED/FINAL STABILIZATION																									

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.









DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work.
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call julie at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	A	PRELIMINARY PLAN	11-15-2019
ENGINEER:	A. VEERY P.E.	B	DWR REVISIONS	01-20-2020
DESIGNER:		C	FOR PERMIT	02-07-2020
TECHNICIAN:		C1	REVISED FOR PLAN COMMISSION	02-19-2020
		D	ISSUED FOR CITY COUNCIL MEETING	04-16-2020

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1016 RUSSE HIGHWAY
PARK RIDGE, IL 60068
PH.: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

EXISTING TOPOGRAPHY, DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN - OVERALL SITE
MULTI FAMILY RESIDENTIAL BUILDING
1555 RIDGE AVE., EVANSTON, ILLINOIS

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PROJECT NUMBER: 19452
START DATE: NOV. 05, 2019
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0

SHEET NUMBER
2 OF 7

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	A	PRELIMINARY PLAN	11-15-2019
ENGINEER:	A. VEERY P.E.	B	DWP REVISIONS	01-20-2020
DESIGNER:		C	PLAN REVISIONS	02-03-2020
TECHNICIAN:		C1	REVISED FOR PLAN COMMISSION	02-19-2020
		D	ISSUED FOR CITY COUNCIL MEETING	04-16-2020

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CIVIL ENGINEERS
1016 RUSSE HIGHWAY
PARK RIDGE, IL 60068
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bbono@bonoconsulting.com

PROPOSED GRADING & DRAINAGE PLAN
OVERALL SITE
MULTI FAMILY RESIDENTIAL BUILDING
1555 RIDGE AVE., EVANSTON, ILLINOIS

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PROJECT NUMBER: 19452

START DATE: NOV. 05, 2019

GRAPHIC SCALE
20 0 20

SCALE: 1"=20'-0"

SHEET NUMBER
3 OF 7

1555 Ridge Ave., Evanston

Date: 11.12.19

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Site Area	31,520.65	0.724		
Building	0.00	0.000	21,235.49	0.487
Walks & Conc. Pads	0.00	0.000	466.11	0.011
Parking Lot	30,365.71	0.697	4,934.64	0.113
Impervious Area	30,365.71	0.697	26,636.24	0.611
Pervious Area	1,154.94	0.027	4,884.41	0.112
Disturbed area	0.724	Ac.		
Increase in Impervious Area	-0.086			

MWRD (MOD.RATIONAL METHOD)
BULLETIN 70 RAINFALL, 100 YEAR STORM

Project: 1555 Ridge Ave., Evanston, IL — Project No:
Date: 11.12.19 — Computed By: AV
Detention for Property

Proposed Conditions	Runoff Coefficient	Area (Sq Ft)	Area (Acres)	Percentage
Impervious(Bldgs/pavement)	0.95	26636	0.611	100.0%
Proposed Grass & Landscaping	0.50	4884	0.112	58.2%
Composite Characteristics:	*0.88*		*0.724*	*158.2%*

Release Rate = 0.109 Q=0.15xA

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)
5	0.08	10.92	6.96	0.109	6.85
10	0.17	10.02	6.38	0.109	6.27
20	0.33	7.50	4.78	0.109	4.67
30	0.50	5.60	3.57	0.109	3.46
40	0.67	4.50	2.87	0.109	2.76
50	0.83	4.08	2.60	0.109	2.49
60	1.00	3.56	2.27	0.109	2.16
90	1.50	2.76	1.76	0.109	1.65
120	2.00	2.24	1.43	0.109	1.32
180	3.00	1.60	1.02	0.109	0.91
240	4.00	1.30	0.83	0.109	0.72
300	5.00	1.10	0.70	0.109	0.59
360	6.00	0.97	0.62	0.109	0.51
420	7.00	0.86	0.55	0.109	0.44
480	8.00	0.78	0.50	0.109	0.39
540	9.00	0.71	0.45	0.109	0.34
600	10.00	0.65	0.41	0.109	0.31
660	11.00	0.61	0.39	0.109	0.28
720	12.00	0.55	0.35	0.109	0.24
1080	18.00	0.39	0.25	0.109	0.14
1440	24.00	0.32	0.20	0.109	0.10

Required Detention Volume = 0.259 Acre-Feet
Required Detention Volume = 11,276 ft^3

BEST MANAGEMENT PRACTICES

Impervious Area (New) 26,636 s.f.

VOLUME CONTROL BEST MANAGEMENT PRACTICES

Volume Control Requirements	1"	Rainfall
Volume Control Storage Required	2,220	Cu. Ft.

PROPOSED

Size of Infiltration Trench, Vc* = 7'*65'*4.34	5013	Cu. Ft.
[volume of pipe 18.1 cu.ft./ft] Vc =	2987	Cu. Ft.
[Gravel volume] Vc =	2026	Cu. Ft.
Vo = 7'*65'*1	1050	Cu. Ft.

MWRD Infiltration Calculations

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	
In pipe (Below Outlet Invert)	0.50	V	2987	0.5 x V 1,493
Course Agg. (Above Invert)	0.36	Vc	2026	0.5 x 0.36 x Vc 365
Course Agg. (Below Invert)	0.36	Vo	1050	0.36 x Vo 378
				2,236 Cu. Ft.
Total Volume Control Provided =			**2,236**	> **2,220** Cu. Ft.
			0.051	0.051 ac-ft

DETENTION VOLUME

1) **Pipe Storage**

Pipe Size (in.)	Length (ft.)	Unit Volume	Vol. (cu.ft.)
8	298	0.349	104.02
			104

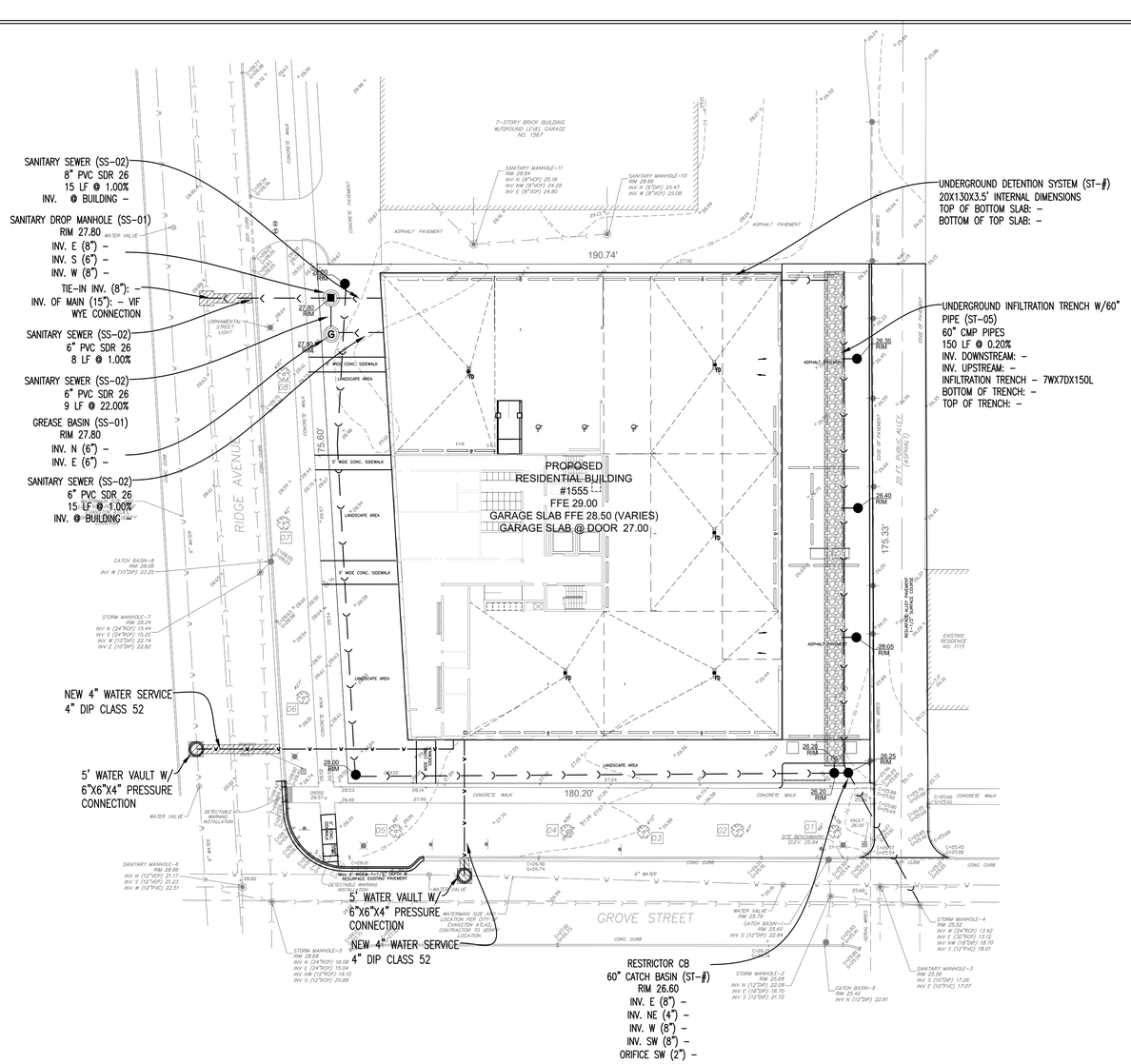
2) **Vault Storage**

Width (ft.)	Length (ft.)	Depth (ft.)	Vol. (cu.ft.)
40	65	3.5	9,100.00
			9,100

3) **Volume Control**

	Vol. (cu.ft.)
Infiltration System	2,236.00
	2,236

TOTAL DETENTION PROVIDED 11,440
TOTAL DETENTION REQUIRED (Adj. CN NOT USED) 11,276



DETENTION SUMMARY (LOCAL REQUIREMENTS – IN VAULT, PIPES & STONE VOIDS)

TOTAL DETENTION REQUIRED = 11,276 CU. FT. (LOCAL REQ.)
TOTAL VOLUME CONTROL REQUIRED = 2,220 CU. FT. (MWRD REQ.)

VOLUME IN VAULT	= 9,100 CU. FT.
VOLUME IN PIPES	= 104 CU. FT.
VOLUME IN INFILTRATION SYSTEM	= 2,236 CU. FT.
TOTAL DETENTION PROVIDED	= 11,440 CU. FT.
VOLUME CONTROL PROVIDED	= 2,236 CU. FT.

HWL = 26.00
OVERFLOW ELEVATION 26.00

DATE	REVISIONS	ISSUE
11-15-2019	PRELIMINARY PLAN	A
01-20-2020	DMP REVISIONS	B
02-05-2020	PRELIMINARY	C
02-19-2020	REJECT FOR PLAN COMMISSION	C1
04-16-2020	ISSUED FOR CITY COUNCIL MEETING	D

PROJECT STAFF
PROJECT MANAGER: B. BONO P.E.
ENGINEER: A. VEERY P.E.
DRAFTER:
TECHNICIAN:

BCI
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PROPOSED UTILITY PLAN
OVERALL SITE
MULTI FAMILY RESIDENTIAL BUILDING
1555 RIDGE AVE., EVANSTON, ILLINOIS

NOT OF CONSTRUCTION

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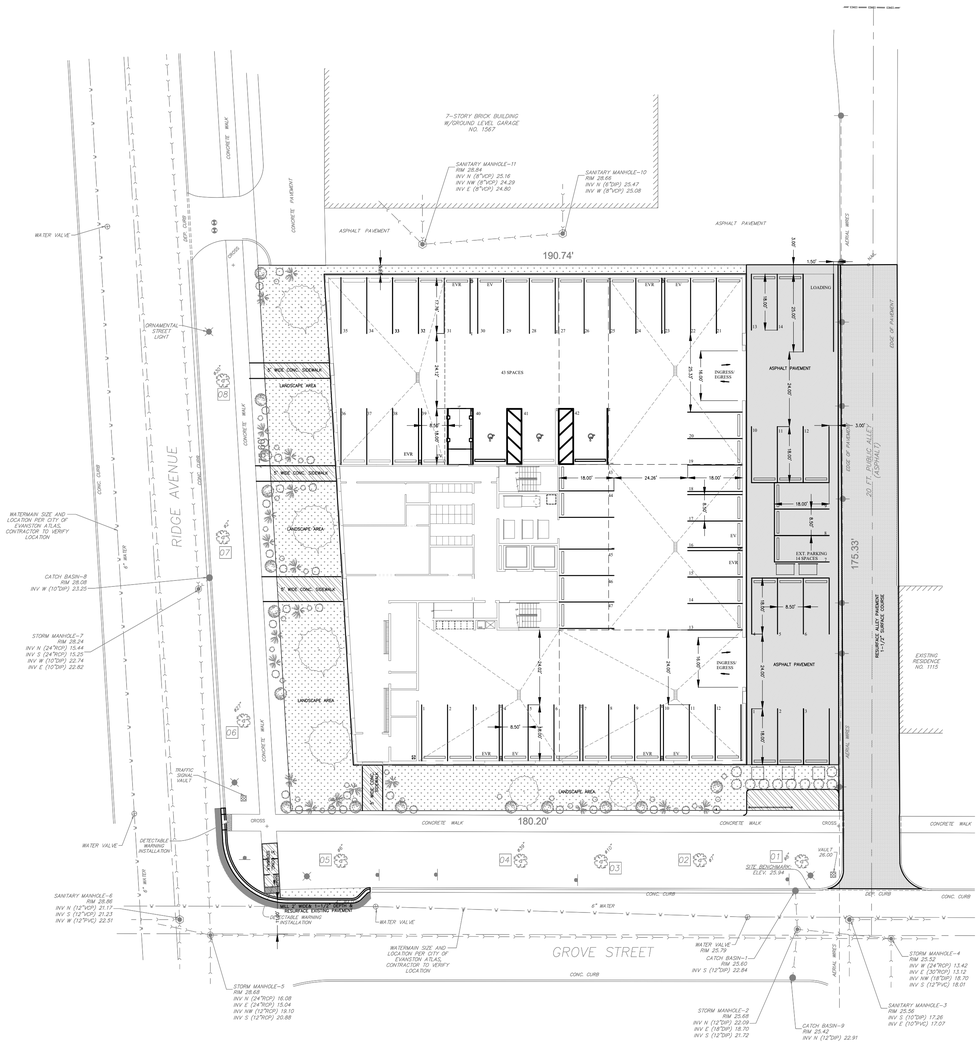
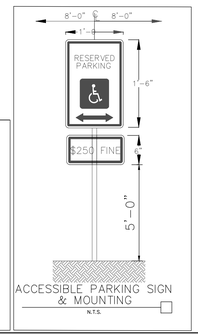
PROJECT NUMBER: 19452
START DATE: NOV. 05, 2019
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0

SHEET NUMBER
4 OF 7





SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY BCI. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 0.724+/- ACRES. DISTURBED AREA IS 0.724+/-.
P. NO WETLANDS WERE PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
W. ALL SIDEWALK CROSS-SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

PAVEMENT MARKING LEGEND

A	24" WHITE SOLID STOP BAR
B	4" YELLOW SOLID LINE
C	~~8" SOLID WHITE LINE~~
D	~~LETTERS & SYMBOLS PAVEMENT MARKINGS~~
E	TRAFFIC FLOW DIRECTIONAL ARROWS
F	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
G	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
H	4" YELLOW DIAGONAL AT 45° SPACED 1' O.C.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE APRON/PAVEMENT (NOT USED)
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

CONCRETE PADS - TRASH CORAL & UTIITY PADS
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

RADIANT HEATED CONCRETE (NOT USED)
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

IDOT PAVEMENT RESURFACING (NOT USED)
1-1/2" SURFACE COURSE, N70, CLASS I

DETECTABLE WARNING AND DEPRESSED CURB (NOT USED)
REPLACEABLE RED POLYMER COMPOSITE PLATES

*REFER TO CONCRETE JOINT DETAILS (IF ANY).

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BONO P.E.	A	PRELIMINARY PLAN	11-15-2019
ENGINEER:	A. VEERY P.E.	B	DWP REVISIONS	01-20-2020
DESIGNER:		C	EVANSTON REVIEW	02-05-2020
TECHNICIAN:		C1	REJECT FOR PLAN COMMISSION	02-19-2020
		D	ISSUED FOR CITY COUNCIL MEETING	04-16-2020

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SITE PLAN & GEOMETRIC PLAN
OVERALL SITE

MULTI FAMILY RESIDENTIAL BUILDING
1555 RIDGE AVE., EVANSTON, ILLINOIS

NOT OF CONSTRUCTION

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PROJECT NUMBER: 19452
START DATE: NOV. 05, 2019
GRAPHIC SCALE 10 0 10
SCALE: 1"=10'-0"
SHEET NUMBER 5 OF 7

PROJECT DATA:

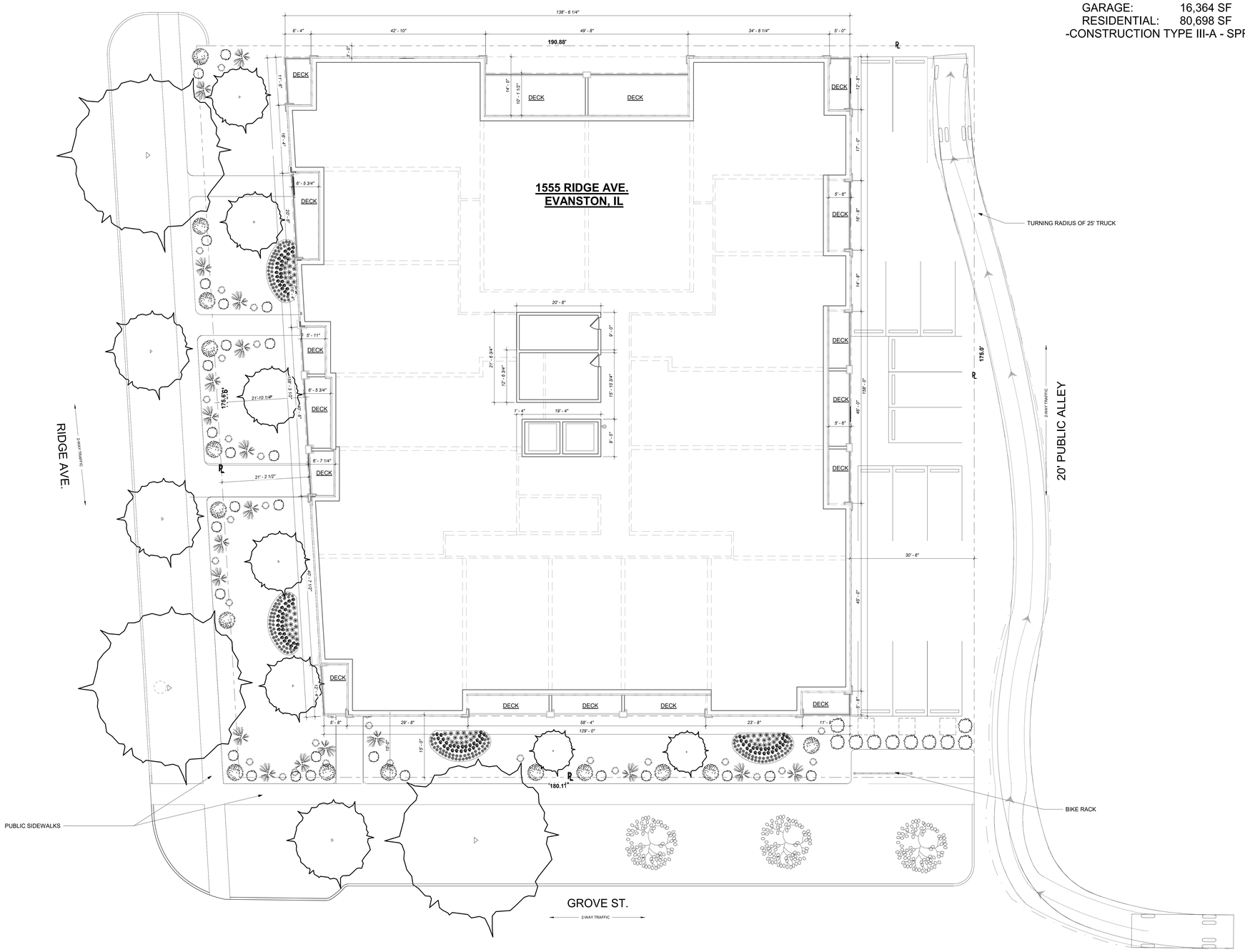
-SITE AREA: 32,518 SF

-FLOOR AREA

GARAGE: 16,364 SF

RESIDENTIAL: 80,698 SF

-CONSTRUCTION TYPE III-A - SPRINKLERED



1 SITE PLAN
SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16' N

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CHICAGO, IL 60647
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PROJECT NAME:
1555 RIDGE AVE.

PROJECT ADDRESS:
1555 RIDGE AVE., EVANSTON, IL 60201

BUILDING IS FULLY SPRINKLED

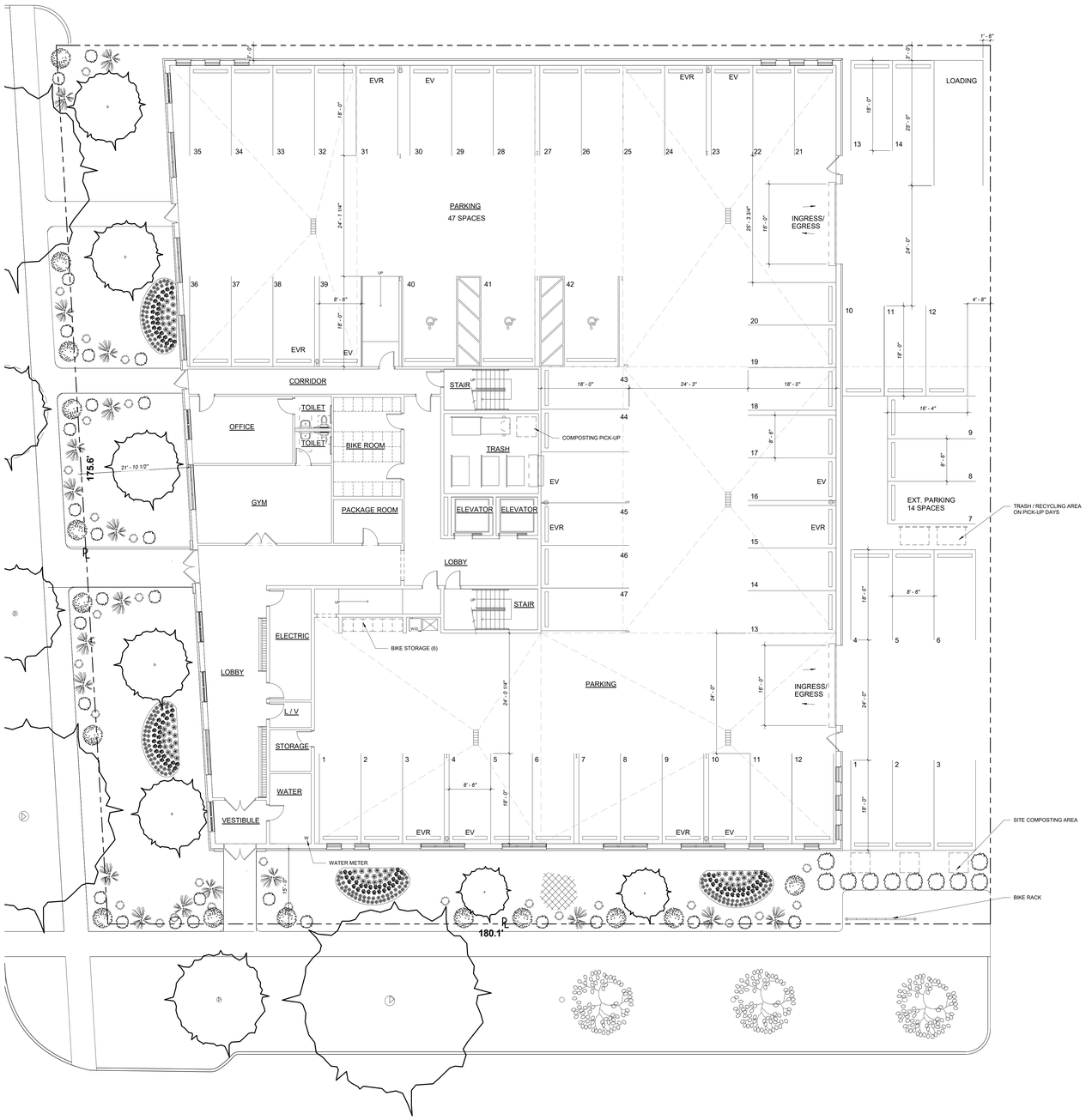
PROJECT INFO
PROJECT NO. 19.045
PROJECT TEAM
JAY KELLER
JOSHUA SELLMAN
JO SPINOLA
PATTI GORGI
NICHOLAS HORVATH

ISSUE
ISSUED FOR ZONING REVIEW - 8.29.19
ISSUED FOR P.D. REVIEW - 11.20.19
ISSUED FOR DAPR REVISIONS - 1.20.20
ISSUED FOR DAPR REVISIONS - 2.07.20
ISSUED FOR PLANNING COMMISSION - 2.19.20
ISSUED FOR CITY COUNCIL MEETING - 4.16.20

CERTIFICATION

SHEET TITLE
SITE PLAN

SHEET #
A0.01



1 1ST FLOOR PLAN
SCALE : 1/8" = 1'-0"
0' 1' 2' 4' 8'

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PROJECT NAME:
1555 RIDGE AVE.

PROJECT ADDRESS:
1555 RIDGE AVE., EVANSTON, IL 60201

BUILDING IS
FULLY SPRINKLED

PROJECT INFO
PROJECT NO.
19.043

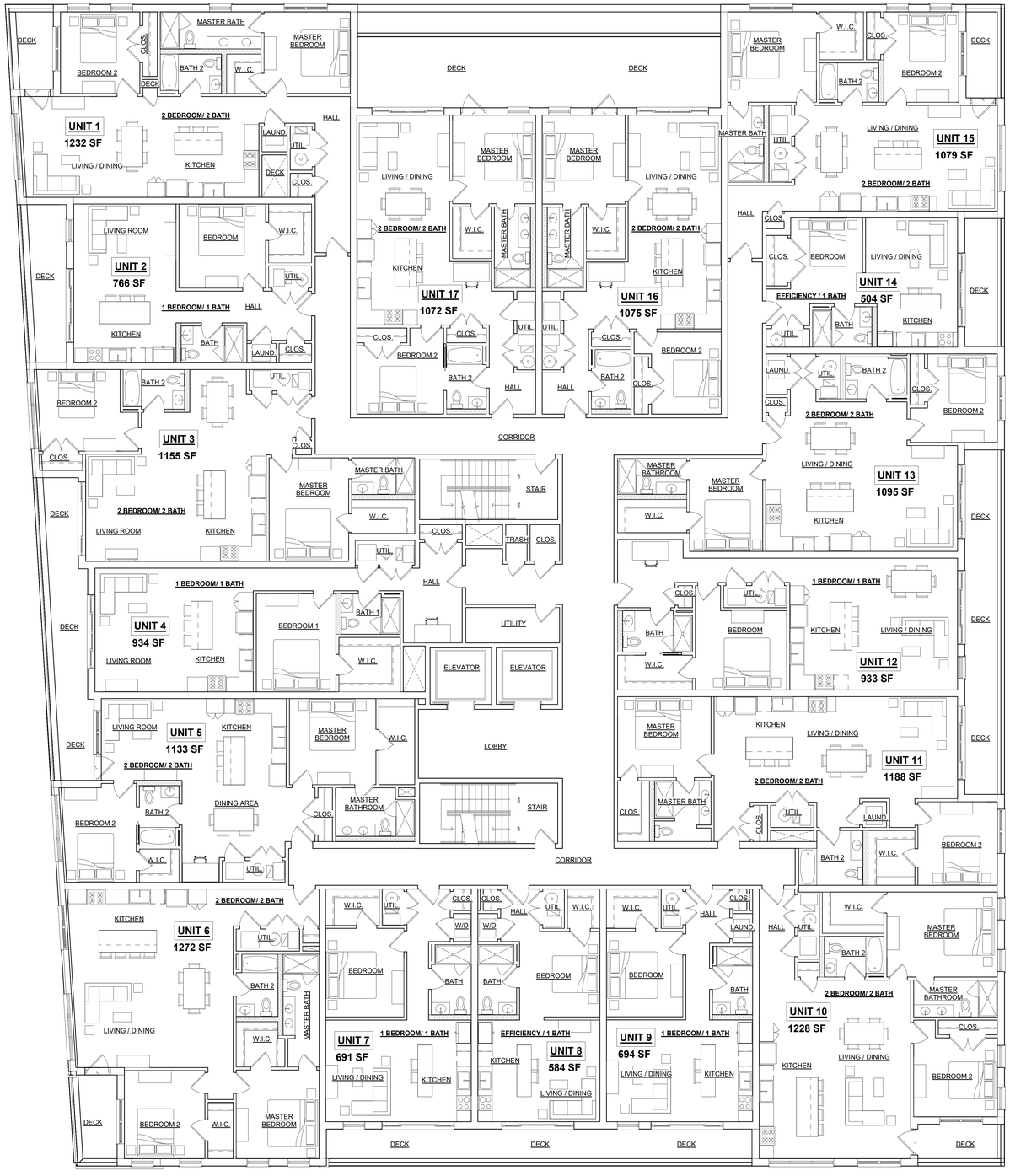
PROJECT TEAM
JAY KELLER
BRADY DULMAN
ANNA GOLIA
PATTI GORGI
NICHOLAS HORVATH

ISSUE
ISSUED FOR ZONING REVIEW - 8.29.19
ISSUED FOR P.D. REVIEW - 11.20.19
ISSUED FOR DAPR REVISIONS - 1.20.20
ISSUED FOR DAPR REVISIONS - 2.07.20
ISSUED FOR PLANNING COMMISSION - 2.19.20
ISSUED FOR CITY COUNCIL MEETING - 4.16.20

CERTIFICATION

SHEET TITLE
1ST FLOOR PLAN

SHEET #
A1.10


DECK
BEDROOM 2
CLOS.
MASTER BATH
MASTER BEDROOM
BATH 2
W.I.C.
DECK
2 BEDROOM/ 2 BATH
UNIT 1
1232 SF
LIVING / DINING
KITCHEN
LAUND.
UTIL.
HALL
DECK
CLOS.
LIVING ROOM
BEDROOM
W.I.C.
UNIT 2
766 SF
1 BEDROOM/ 1 BATH
HALL
KITCHEN
BATH
LAUND.
CLOS.
UTIL.
BATH 2
BEDROOM 2
UNIT 3
1155 SF
CLOS.
DECK
2 BEDROOM/ 2 BATH
LIVING ROOM
KITCHEN
MASTER BATH
MASTER BEDROOM
W.I.C.
CLOS.
UTIL.
1 BEDROOM/ 1 BATH
DECK
UNIT 4
934 SF
LIVING ROOM
KITCHEN
BEDROOM 1
BATH 1
W.I.C.
HALL
UTILITY
ELEVATOR
ELEVATOR
DECK
LIVING ROOM
UNIT 5
1133 SF
KITCHEN
2 BEDROOM/ 2 BATH
BEDROOM 2
BATH 2
W.I.C.
UTIL.
DINING AREA
MASTER BEDROOM
W.I.C.
MASTER BATHROOM
CLOS
LOBBY
STAIR
CORRIDOR
2 BEDROOM/ 2 BATH
KITCHEN
UNIT 6
1272 SF
UTIL.
BATH 2
LIVING / DINING
MASTER BATH
W.I.C.
DECK
BEDROOM 2
W.I.C.
MASTER BEDROOM
DECK
DECK
DECK
UNIT 7
691 SF
1 BEDROOM/ 1 BATH
LIVING / DINING
KITCHEN
BEDROOM
BATH
W/D
CLOS.
HALL
UTIL.
W.I.C.
EFFICIENCY / 1 BATH
UNIT 8
584 SF
KITCHEN
LIVING / DINING
BEDROOM
BATH
UNIT 9
694 SF
1 BEDROOM/ 1 BATH
LIVING / DINING
KITCHEN
BEDROOM
BATH
LAUND.
HALL
UTIL.
W.I.C.
2 BEDROOM/ 2 BATH
UNIT 10
1228 SF
KITCHEN
LIVING / DINING
MASTER BEDROOM
MASTER BATHROOM
CLOS.
BEDROOM 2
BATH 2
LAUND.
UTIL.
CLOS.
2 BEDROOM/ 2 BATH
UNIT 11
1188 SF
KITCHEN
LIVING / DINING
MASTER BEDROOM
MASTER BATH
CLOS.
UTIL.
LAUND.
BATH 2
W.I.C.
BEDROOM 2
1 BEDROOM/ 1 BATH
UNIT 12
933 SF
KITCHEN
LIVING / DINING
BEDROOM
BATH
W.I.C.
CLOS.
UTIL.
MASTER BATHROOM
MASTER BEDROOM
W.I.C.
STAIR
TRASH
CLOS.
DECK
DECK
DECK

1 EAST ELEVATION
SCALE : 1/4" = 1'-0"

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PROJECT NAME:
1555 RIDGE AVE.

PROJECT ADDRESS:
1555 RIDGE AVE., EVANSTON, IL 60201

BUILDING IS FULLY SPRINKLED

PROJECT INFO
PROJECT NO.
19.043

PROJECT TEAM
JAY KELLER
BRADDY BULMAN
ANNA KOSLA
PATTI HORAK
NICHOLAS HORVATH

ISSUE
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ISSUED FOR DAPR REVISIONS - 2.07.20
ISSUED FOR PLANNING COMMISSION - 2.19.20
ISSUED FOR CITY COUNCIL MEETING - 4.16.20

CERTIFICATION

SHEET TITLE
EAST ELEVATION

SHEET #
A2.0

1 WEST ELEVATION
SCALE : 1/4" = 1'-0"

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1555 RIDGE AVE., EVANSTON, IL 60201

BUILDING IS FULLY SPRINKLED

PROJECT INFO
PROJECT NO.
19.043

PROJECT TEAM
JAY KELLER
BRADY DULMAN
ALEX GOREK
PATTI GOREK
NICHOLAS HORVATH

ISSUE
ISSUED FOR ZONING REVIEW - 8.29.19
ISSUED FOR P.D. REVIEW - 11.20.19
ISSUED FOR DAPR REVISIONS - 1.20.20
ISSUED FOR DAPR REVISIONS - 2.07.20
ISSUED FOR PLANNING COMMISSION - 2.19.20
ISSUED FOR CITY COUNCIL MEETING - 4.16.20

CERTIFICATION

SHEET TITLE
WEST ELEVATION

SHEET #
A2.1

1 NORTH ELEVATION
SCALE : 1/4" = 1'-0"

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JO SPINDOLA
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NICHOLAS HORVATH

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CERTIFICATION

SHEET TITLE
NORTH ELEVATION

SHEET #
A2.2

1 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

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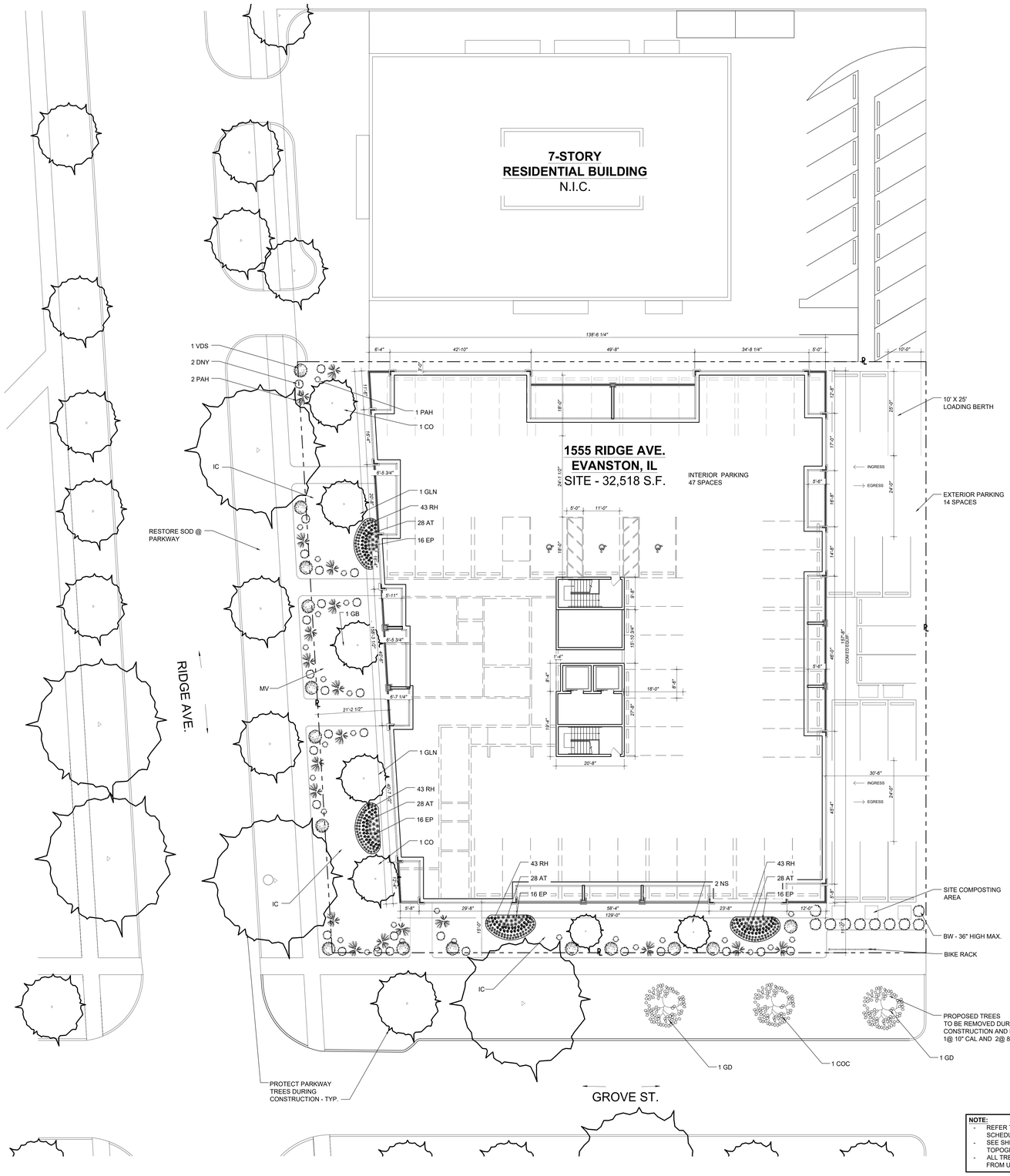
CERTIFICATION

SHEET TITLE
SOUTH ELEVATION

SHEET #
A2.3

EXHIBIT C

Landscape Plans



1 CONTEXTUAL LANDSCAPE PLAN
3/32" = 1'-0"

0 4' 8' 16' 32'

NOTE:
- REFER TO L1.02 FOR PLANTING SCHEDULE
- SEE SHEET #3 OF CIVIL PLANS FOR TOPOGRAPHICAL INFORMATION.
- ALL TREES SHOULD BE 10"-0" MINIMUM FROM UTILITIES

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BUILDING IS
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PATRICK KIM
PATTI GORGI
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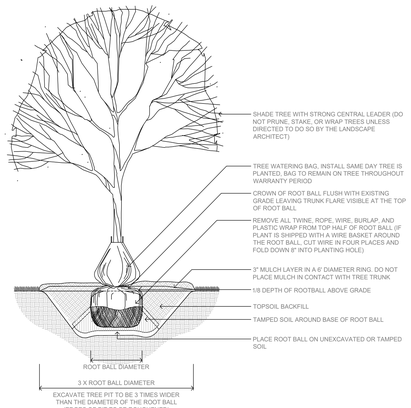
CERTIFICATION

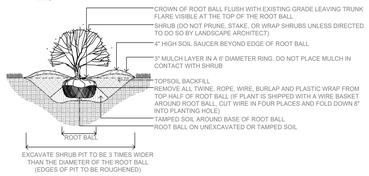
SHEET TITLE
CONTEXTUAL
LANDSCAPE PLAN

L1.00



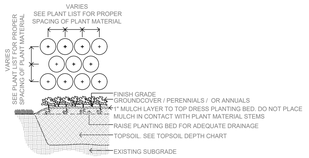
DECIDUOUS TREE INSTALLATION DETAIL

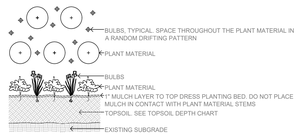
NTS



SHRUB INSTALLATION DETAIL

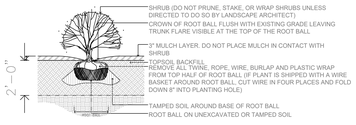
NTS

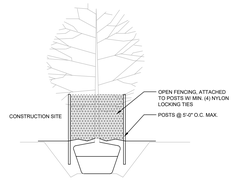




ORNAMENTAL GRASS, PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL

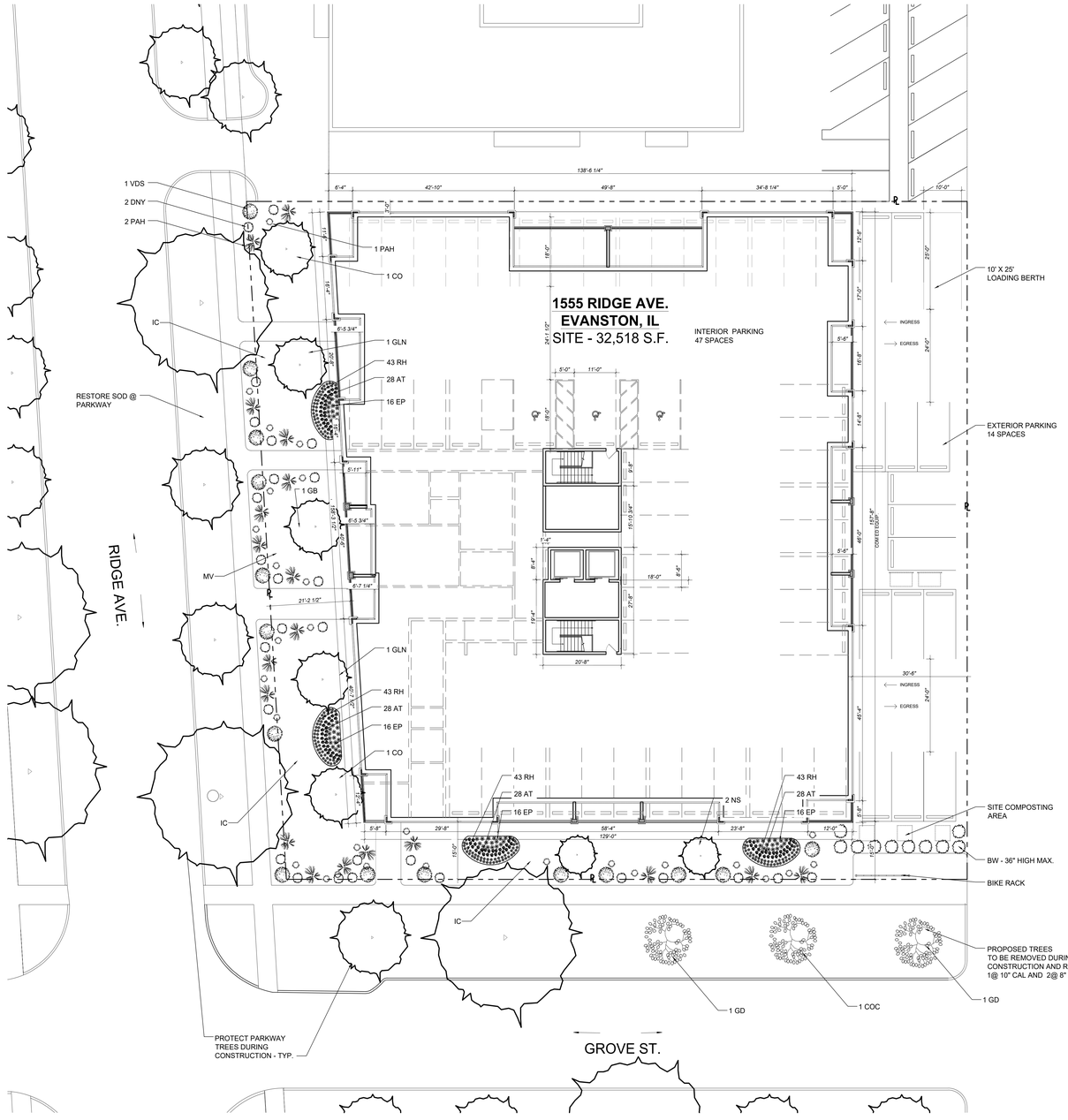
NTS





TREE PROTECTION DIAGRAM

SCALE: N.T.S.



1 LANDSCAPE PLAN

3/32" = 1'-0"

0 2 4 8 16

NOTE:
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CERTIFICATION

SHEET TITLE
LANDSCAPE PLAN

L1.01

PLANTING NOTES

1. LANDSCAPING CONTRACTOR (Contractor) shall visit the site, inspect existing conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities.

2. Contractor shall verify location of all on-site utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television may be located by calling J.U.L.I.E. at (1-800-892-0123), and Badger pipeline may be located by calling Digger's Hotline at (1-800-242-8511). Any damage or interuption of services shall be the responsibility of the Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owners Representative prior to commencing work.

3. Contractor responsible for application and cost of all necssary building permits and code verifications. Submit copies of all documents to Owner and the Architect.

4. All shrub bed and trees shall be mulched with a 3" continuous layer of shredded bark. All ground cover and perennial beds shall be mulched with a 1" layer of shredded bark. All deciduous trees shall be mulched with a 3 ft. diameter circle mulch. All evergren trees shall be mulched to the drip line.

5. Perennial and ground cover beds shall be amended with a 2" layer of mushroom compost, tilled to a depth of 6", raked smooth, fertilized with commercial 10-6-4 fertilizer at a rate of 25 lbs. per 1000 S.F. planted, covered with 1" layer of shredded bark mulch and watered.

6. Edging to be EDG-KING brand plastic edging or approved equal. EDG-KING to be installed with horizontal steel stakes at 36" spacing. Install per manufacturer's specifications in all areas indicated on plan. Provide manufactured joints and 90° degree fittings at all corners.

7. The topsoil condition for this project site is as follows:

   Contractor will be required to place and finish grade topsoil supplied by others at specified depths in planting and lawn areas. (Planting areas [12 inches], Lawn areas [6 inches]).

8. Guarantee of plants for one (1) year shall begin after acceptance by the Architect and /or Owner. The Owner shall assume maintenance responsibilities of all plant material, including watering, cultivating, weeding, mulching, and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition. The Contractor shall guarantee all plants to be in a helathy, vigorous condition for a period of one (1) year following acceptance. Contractor shall replace without cost to the Owner, any dead or unacceptable plants, as determined by the Architect during and at the end of the Guaranteed Period. Subsequent replacment of plant material shall be borne jointly by Contractor and Owner. Owner will pay wholesale cost of plant material, plus reasonable charge for delivery, and Contractor will bear cost of labor for installation per specifications.

9. Seeded lawn to be a combination of bluegrass, perennial rye and rye fescue with following analysis by wieght: 30% Rugby Kentucky Bluegrass, 20% Park Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Scaldis Hard Fescue, 10% perennial Ryegrass. Seed to be applied at a rate of 4 lbs per 1,000 S.F.. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs per 1,000 S.F., Second application of 15-40-5 to be applied at a rate of 6 lbs per 1,000 S.F. after first cutting. Acceptance and guarantee notes shall apply to all seeded areas.

10. Acceptance of grading and seeding shall be by the Architect and Owner. The Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, reseeding and other operations necessary to keep lawn in thriving condition. Upon final acceptance by the Architect and/or Owner, Owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show uniform stand of grass for any reason whatsoever shall be reseeded reapetedly until all areas are coverd with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare spots, one of which are larger than 1 square foot and when combined do not exceed 2% of total seeded lawn area.

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES	GB	GINKGO BILOBA	GINKGO	1	2.5"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	COC	CELTIS OCCIDENTALIS	HACKBERRY	1	10"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GLN	TILIA CORDATA "GREEN SPIRE"	GREENSPIRE LINDEN	2	2.5"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CO	CARYA OVOTA	SHAGBARK HICKORY	2	2.5"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOCUS	KENTUCKY COFFEETREE	2	8"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	NS	NYSSA SYLVATICA	BLACK GUM	2	2.5"	–	–	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
				7					
SHRUBS	VDS	VIBURNUM DENTATUM "SYNNESTVED1"	CHICAGO LUSTRE-R ARROWWOOD VIBURNUM		–	–	–	2 GAL.	LOW HEIGHT
	DNY	TAXUS MEDIA DENSIFORMIS SELECT	DENSE YEW		–	–	–	#5 CONT.	30" CONT. OR B&B
	MGP	PINUS MUGHO PUMILIO	DWARF MUGO PINE		–	–	–	#5 CONT.	24" TO 32"
	BW	BUXUS SEMPERVIRENS	BOXWOOD	10	–	2'-5"	–	2 GAL	LOW HEIGHT
PERENNIALS	EP	ECHINACEA PURPUREA	PURPLE CONE FLOWER	172	–	–	–	5" POT	5" DEEP POT
	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	112	–	–	–	5" POT	5" DEEP POT
	AT	ASCLEPIAS TUBEROSA	BUTTERFLY-WEED	172	–	–	–	3" POT	–
GRASS	PAH	PENNISETUM ALOPECUROIDES ' HAMELN'	DWARF FOUNTAIN GRASS		–	–	–	#2 CONT.	–
GROUND COVER	IC	IRIS CRISTATA	DWARF CRESTED IRIS	AS NECESSARY	–	–	–	4" POTS	INSTALLED AT 6" O-C
	MV	MERTENSIA VIRGINICA V.	–	AS NECESSARY	–	–	–	1 GAL.	–
	SOD	–	–	AS SHOWN	–	–	–	–	COLD WEATHER GRASS

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CERTIFICATION

SHEET TITLE
LANDSCAPE NOTES & SCHEDULE

L1.02

MEETING MINUTES

PLAN COMMISSION
Wednesday, February 26, 2020
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Peter Isaac (Chair), Carol Goddard, George Halik, Brian Johnson, Andrew Pigozzi, Jane Sloss

Members Absent: Jennifer Draper, John Hewko

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chair Isaac

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1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Isaac called the meeting to order at 7:00 P.M. Ms. Jones called the roll and a quorum was established.

2. APPROVAL OF MEETING MINUTES: Minutes will be available at the next Plan Commission meeting.

3. NEW BUSINESS

A. Planned Development
1555 Ridge Avenue **19PLND-0108**
Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 57 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required for dwelling units, 2) No landscaping where a 10 ft. transition landscaped strip is required along the north property line, 3) A 10 ft. X 25 ft. loading space with 1 ft. rear yard setback where a 10 ft. X 35 ft. loading space with a 3 ft. rear yard setback is required. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Ms. Jones provided an overview of the project characteristics, explaining the design changes that occurred between the Design and Project Review (DAPR) meeting and what is presented before the Commission.

Chair Isaac opened the hearing to questions from the Commission.

Commissioner Pigozzi inquired about specific changes included within the condition for approval. Ms. Jones replied that this requirement applies to requested change from the Design and Project Review (DAPR) Committee, many of which have been addressed. This includes reconfiguring the rear parking and loading, adding a ground floor unit and adjusting the facade design of the building

Commissioner Halik asked about review at DAPR and if the Committee will see the project again. Ms. Jones responded that DAPR will review the project prior to issuance of a building permit for a final review, which is standard practice.

Chair Isaac inquired about the parking lot and the provisions made for a building on Oak Ave. that leased spaces in the lot. Ms Jones explained that prior to the applicant submitting a planned development application, a variance was approved by City Council in October of 2019 for that building, 1570 Oak Ave., so that the required 57 parking spaces could be leased at a location greater than 1,000 ft. from the building.

Talar Berbarian, attorney for the applicant, introduced the development team: the property owner, Thomas Meador of the Michigan Avenue Real Estate Group, Braedy Bulman and Jean Dufresne of Space Architects and Michael Werthmann of KLOA. Mr. Meador provided an overview of the proposed building, explaining that the group was focused on a segment of the population that does not want high-rises. There is a greater focus on interiors and fewer amenities. He stated that there is no need to max out the zoning or charge high rents. The average age of tenants in their buildings is older. This building is intended to have on-site management and 24/7 maintenance. He then explained how the project aligned with the City's Comprehensive and Downtown Plans.

Mr. Dufresne provided details on the building, describing the landscaping, general site plan, typical floor plan and the addition of solar panels on the roof. He then explained the updates made to the building façades following DAPR review and comments from the Historic Preservation Coordinator and provided general building characteristics.

Ms. Berbarian reviewed the project's requested site development allowances. She explained that the building north of the site has a significant setback so the proposed 3 ft. setback along the north property line will still provide a good amount of distance between buildings. She then explained that the typical truck size used for buildings of this use is less than 25 ft. so the loading berth size of 10' X 25' is appropriate. Ms. Berbarian then reviewed changes made to address DAPR comments and proposed public benefits.

Chair Isaac asked for questions from the Commission.

Commissioner Halik asked what the ground floor windows facing the parking were made of. Mr. Dufresne responded that the windows are an obscured glass at the garage areas. Commissioner Halik then asked what would happen if the building to the north is torn down, if there is no light and vent setback how will that be guaranteed for the proposed building? Mr. Dufresne responded that the building height is lower and the 3 ft. building setback provides space for light and ventilation. He added that the living space on the north side of the building has more of a setback behind the balcony.

Commissioner Sloss asked if the building façade would be a cast stone cladding. Mr. Dufresne confirmed that it would be.

Commissioner Pigozzi asked where the previously proposed columns were located on the building, if they went all the way to the building roof and then asked why they were removed. Mr. Dufresne responded that there were different iterations of the façade and most recent changes were done due to Historic Preservation recommendation.

Commissioner Johnson asked if utilities would be relocated or power lines buried. Mr. Dufesne responded that they will not be relocated but will need to be upgraded in size. Ms. Berbarian added that the City stated that there is no need to relocate the ComEd poles but the applicant will work with the City and ComEd to relocate those poles if needed.

Chair Isaac asked if the garage entry will have an overhead door and what the path to elevators will be. Mr. Dufresne replied that there will be an overhead door with side access doors by each. Move-ins/Move-outs will be coordinated to assist in circulation through the site. Chair Isaac then asked if there was a plan for deliveries. Mr. Dufresne replied that deliveries will likely occur on Grove Street. Ms. Berbarian stated that they will be happy to instruct the building manager to discourage that and visitor spaces may be used for this purpose. Deliveries may include re-use of the loading area. The proposed bump-out curb was added to discourage double parking at the intersection.

Chair Isaac announced that a written request for a continuance can be submitted by a resident residing within 1,000 ft. of the subject property to rebut testimony provided. He then asked for questions from the public. Clarification on the process was requested and a brief discussion followed on the requirements and meeting process.

Mr. Michael Filipick asked for clarification on postcard mailings and the current number of parking spaces and visitor parking spaces. Mr. Isaac responded that there will be no additional mailing and the continuance date voted on at this meeting will count as notification for that meeting. Ms. Jones answered that the current number of parking spaces in the surface parking lot is greater than the number of spaces that were a part

of the Major Variation that was approved. Ms. Berbarian then responded that there are 2 proposed parking spaces that will be in the rear parking area.

Ms. Libby Hill of Bird Friendly Evanston stated that the Mayor's Monarch Pledge may conflict with bird friendly measures and asked if the applicant intended to have fritting on the windows. Mr. Dufresne responded that there will be a treatment to the glass that is not seen by people but will deter birds from hitting the glass.This will be applied to the outside of the windows.

Mr. Daniel Polos asked if there are any sun-studies showing how shadows may affect adjacent buildings. Mr. Dufresne responded that had not been done. They looked at a comparison of the units and took them into consideration. Actual living spaces of units adjacent to the building to the north are set back. Mr. Polos then asked if there would be any rooftop access to which Mr. Dufresne replied that there will not be access for residents. Rooftop solar panels will be installed with a stair access for maintenance.

Mr. Marnie Levinson inquired if any of the Commissioners or the applicant had attempted to park on Grove St, describing the difficulty and that fire and police departments use Grove Street for access. She then asked for more consideration of deliveries.

Mr. Charles Austin asked for clarification on what type of residents would be living in the spaces and how the variance requirements were created. Ms. Berbarain stated that the variance requested are largely minimal in comparison to most planned developments in the City. Site Development allowances are permitted to be requested by applicants. She then explained that more attention was paid to the landscaping along Ridge Ave. and Grove St. Mr. Austin stated that the setback seems counterintuitive if the objective is to maximize living space. With the address on Ridge, deliveries will likely occur there, how will that be handled. Ms. Berbarian responded that if needed the address can be changed. They would also be happy to instruct the building manager that deliveries will be directed to Grove or rear parking area.

Mr. Werthmann added that the development is a transit oriented development which reduces the volume of traffic generated. The existing parking lot currently has 126 parking spaces, the new development will only have 57 parking spaces, so fewer vehicles will exist. The proposed bump-out curb extension will slow down turning. Mr. Austin did not feel his concern was adequately addressed.

John Cleave questioned the City not wanting to use the dock for deliveries. Ms. Jones responded that during the DAPR meeting there was concern of too many uses for the loading dock creating conflicts. There was also concern of vehicles stopping on Grove Street as well.

Ms. Diana Durkes inquired about loading and delivery spaces, entry to the garage, and access for the fire department. Ms. Jones stated she cannot speak for the fire department but they were able to review the plans and did not have concerns at the time. Discussion is ongoing with how to direct traffic to the proper location. Mr. Dufresne clarified the garage entry.

Ms. Durkes then asked about the ADA parking space on Grove Street and under-used parking definition saying it would be a better benefit to the City not just financial, comprehensive plan designation. She then asked if there had been any thought given to existing parking leases. Mr. Werthmann responded that it likely would not be removed. Mr. Meador stated that underutilization refers to the best use for the community and what plans designate for the space. Ms. Berbarian responded that a variance had been granted for the required parking for 1570 Oak Ave. Additional existing parking spaces are not required. If this developer does not build on the site there will likely be another developer down the line. The 2009 Downtown Plan and Comprehensive plan encourage development of this site.

Ms. Katie Rahn asked what the projected rents and lease lengths were. Mr. Meador responded leases are for 12 months at a rate of $1800 - $2200 per month for studios, $2400- $2600 per month for one bedrooms and $2800-$3200 per month for two bedrooms. Parking will be an additional $100 per month. Ms. Rahn then asked if the applicant would commit to work in Alexander Park. Mr. Meador stated that the team is working with the City's Public Works staff to determine the park's needs.

Chair Isaac then opened the hearing to public comment.

Mr. Gerald Gordon stated that he counted 62 parking spaces on the lot at 4:00pm, where will those vehicles go? The City is also raising meter costs and post office workers park in the lot and will need to find new parking spaces. He added that the 3 ft. setback from the north property line is small and puts the development too close to the existing building and the smaller loading dock does not meet zoning requirements. He then stated that if the trash is left out it may attract vermin as is seen near the Holiday Inn. He stated that this project should not have been brought before the public but worked out between the developer and the City to comply with zoning regulations.

Michael Filipick stated that he has concerns regarding congestion and that the planning for the building is not practical for 68 units. With regards to the north setback, he asked why the residents to the adjacent building should be impacted. He hoped that the 25 ft. loading zone would be adequate and that the existing handicapped space should be left alone. A 4-story building would be adequate, setbacks should be respected and more visitor parking should be in place. The Commission and developer should work together for a "win-win" development

Daniel Polos stated that 2 visitor parking spaces is not enough and that visitors have to be reminded to not park in the existing parking lot. Adding more visitor spaces would be good as would a 4-story building.

Marnie Levinson agrees that someone would build on the site, however, she does not want the stress of finding additional parking spaces for her and her wife. The residents in the area want to be heard.

Charles Austin stated that he also recognizes that someone will build on the site. He feels that the variances requested are too high. This site is near a historic district. Other sites within the district must maintain certain requirements and the building should follow zoning.

John Cleave voiced concerns for the neighborhood and concerns of the building location near lot lines. He added that the nearby King Homes is converting to apartments. The proposed building will transform the neighborhood and the development should be made smaller and the review process move slower.

A request for continuance was received from Dan Durkes, a property owner within 1000-feet of the subject property.

Commissioner Goddard made a motion to continue the hearing to the March 11, 2020 Plan Commission meeting. Seconded by Commission Halik. A voice vote was taken and the Commission voted 6-0, to continue the item to the March 11, 2020 meeting

Ayes: Isaac, Goddard, Halik, Johnson, Pigozzi, Sloss
Nays:

MEETING MINUTES

PLAN COMMISSION
Wednesday, March 11, 2020
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Peter Isaac (Chair), George Halik, John Hewko, Brian Johnson, Jane Sloss

Members Absent: Jennifer Draper

Staff Present: Scott Mangum, Planning and Zoning Manager
Meagan Jones, Neighborhood and Land Use Planner
Brian George, Assistant City Attorney

Presiding Member: Chair Isaac

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1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Isaac called the meeting to order at 7:02 P.M. Ms. Jones called the roll and a quorum was established.

2. APPROVAL OF MEETING MINUTES: February 12, 2020

Commissioner Hewko made a motion to approve the February 12, 2020 meeting minutes. Seconded by Commissioner Sloss. A voice vote was taken, and the minutes were approved, 5-0.

3. OLD BUSINESS (Continued from February 26, 2020 meeting)

A. Text Amendment
1555 Ridge Avenue **19PLND-0108**
Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 57 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required for dwelling units, 2) No landscaping where a 10 ft. transition landscaped strip is required along the north property line, 3) A 10 ft. X 25 ft. loading space with 1 ft. rear yard setback where a 10 ft. X 35 ft. loading space with a 3 ft. rear yard setback is required. In addition, the applicant may seek and the Plan Commission may

consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Dan Durkes, who requested a continuance for this item at the February 26, 2020 meeting voiced his concerns of the development, including the 3 ft. north setback and short distance between this building and the building to the north, increased traffic from the development and effects on the adjacent neighbors across the alley. He asked for confirmation on the cost to reconstruct the alley and if the ADA parking space in front of the site will be relocated due to the proposed bump out curb.

Jay Keller, Space Architects, responded, stating that improvements to the alley will consist of milling and resurfacing of the alley not re-laying concrete. Drainage will remain the same and that work will occur post building construction. He added that the bump-out curb will not take out the handicapped space and that with the current use of the alley he does not see an increase in traffic occurring. Mr. Keller then reviewed the changes made, including move-in/move-out coordination of the loading space in 2 hour increments, parking spaces for rideshare and deliveries, the ability to remove the ground floor dwelling unit should more parking spaces be preferred, and the addition of landscaping within the 3 ft. setback along the north property line. With regards to waste management, operations will be coordinated with GROOT with the building management rolling the waste bins out on specific days and rolling them back to the trash room.

Chair Isaac asked what the area north of the building was originally going to be. Mr. Keller responded that it was going to be concrete.

Chair Isaac then opened the hearing to questions from the public.

Ms. Molly Skelton shared her concerns for overcrowding in the area and the reduction in parking spaces. The 205 bus route has been eliminated and she inquired what plans are in place to accommodate traffic. Ms. Skelton then asked if the rental rates were too expensive. Mr. Tom Meador responded that a market study was done providing a comparison of rents in the Evanston market. The proposed rents are comparable or lower than other similar rental buildings. Mr. Luay Aboona of KLOA responded to the traffic question, stating that the site is in a transit-oriented development (TOD) area so the number of drivers is anticipated to be lower, 40% of residents in the area drive to work. The provided parking spaces also meet the zoning requirements.

Mr. John Bicknell asked if the construction work will be done by union workers and if this will be a project similar to the one under construction near Whitney Young High School in Chicago. Mr. Meador responded that the construction will consist of a competitive bidding process and some building materials are union made. He added that he intends to work with the City on hiring. Mr. Keller added that Synergy proposed the work plan. A draft was included in application documents but more details will be added. Some

existing parking will need to be used for staging. There will be some sidewalk blockage but no blocking of lanes on Ridge Avenue.

Richard Soska asked if it denotes tokenism to only have two guest parking spaces. Mr. Keller stated that, if preferred, the ground floor unit can be removed to add additional interior parking spaces. Ms. Talar Berberian added that the proposed number of parking spaces meets the zoning requirements. If those spaces are not used by residents, they can be used as guest parking.

Shahrzad Mahyari asked if the existing handicapped parking space in front of the development will be available during construction. Mr. Keller replied that it will not be.

Georgia Gikunoo inquired about the height of the ceilings. Mr. Keller responded that, when finished, ceiling heights will be 10 ft.

Emily Johnson asked what health and safety precautions will be taken during construction. Mr. Keller responded that all construction workers must follow OSHA standards and will be monitored.

Rachel Easton stated that the Grove St. and Ridge Ave. intersection is dangerous and asked if there would be any changes to the turning patterns. Chair Isaac stated that those changes would be made by the City but there will likely not be any changes made. There are currently more cars that go through the intersection.

John Dorfman asked several questions including what will happen to the parking spaces for the Margarita Inn and residents on Oak Street, how will the proposed $20,000 for the park be used, and how many cars per living unit are there in Evanston. Chair Isaac stated that, with the exception of the building that obtained a variation to park in the Maple Avenue garage, parking for is not required in the existing parking lot. Mr. Meador added that the development team will work with the City to determine the top options for the park and that typically his buildings provide one parking space per unit. Ms. Barbarian added that a CNT study, provided by the developer for 1571 Maple, stated that 3 out of 10 households in Evanston live without a vehicle.

Mr. Harris Miller inquired about the number of affordable units, how many Evanston contractors will be involved and how the project meets the equity and reparations goals? Ms. Berbarian stated that 3 on-site affordable units will be provided in addition to a $530,000 fee into the affordable housing fund which meets the IHO requirements. The development team will work with the city to get local tradesmen for the construction of the project but that there are no local tradesmen or reparations requirements. She then clarified the route for trash pick-up.

Peggy Adamson asked if there will be issues at the 1567 Ridge building when construction starts on the proposed development. Mr. Keller responded that during

construction, digging will not have to go deeper than 4 or 5 ft. He added that 1567 Ridge is approximately 21 ft. from the building and construction will be non-invasive.

Mr. Jerry Golden asked will local hiring be done once construction starts and what the criteria will be. Mr. Meador responded there is a commitment to hire local and the criteria will be competency in the field.

Antoine Hill stated that the project will be luxury rental with 3 affordable units and asked what the project contributes to the economy and how can the working class live there if rents require a $3,000 - $10,000 per month salary. He then asked what percentage of residents in the developer's current buildings are of color. Mr. Meador responded that the building is for a higher end rent and the affordable units meet the standards. Race is not data that is typically gathered from residents.

Mr. Jonathan Costello stated he worked at the developer's Park Forest site, saw some issues there and then asked how safety will be ensured at the Evanston site? Mr. Meador stated that there is a new contractor for this job that he is comfortable with and OSHA standards will need to be met. Chair Isaac added that the required Construction Management Plan will need to be followed and addresses some of these issues.

Ms. Joy Sanchez asked if studies were done on the sewer system for the site and if a workout space is needed in the building. Mr. Keller stated that studies have been done on the sewer system and the workout space is a needed amenity. Ms. Sanchez then asked if Ridge Ave is a state route, if the sworn testimony is true and if there will be smokestacks on the building. Mr. Keller responded that Ridge is a City street, sworn testimony is true and there will be no smokestacks on the building.

Chair Isaac then opened the hearing to public comment.

Mr. Durkes stated he is interested in reasonable density and has some concern about not burying utilities and construction eliminating parking.

Ms. Skelton stated that schools are overcrowded as are Pace and CTA. She also has concern about the removal of the existing handicapped space on Grove St.

Mr. Bicknell mentioned the children that walk to and from school. He expressed concern over construction site issues, stating he wants better than what was done in Chicago.

Mr. Soska stated he is against the requested site development allowance for a 3 ft. setback from the north property line when 15 ft. is the requirement, as well as the size and location of the proposed loading dock. He added that the Maple garage is often crowded on Saturdays so people parking there will filter into the neighborhoods.

Ms. Mahyari stated that at least one space per unit should be in place and this is Evanston, not Lincoln Park.

Mr. James Patagios expressed concern about walking on the sidewalk and stated he did not want debris from construction

Ms. Gikunoo stated she is against the proposed 3 ft. building setback and does not want to have people peering in when she is on her balcony. She also stated opposition to the loading space size and urged the Commission to listen to residents.

Ms. Deborah Bullock with St. Mark's Episcopal Church expressed concern over available parking spaces especially when there are special events at the church. She urged the developer to work with the City on a parking solution.

Ms. Johnson expressed agreement with comments regarding possible issues with refuse and the potential for rats, raccoons, etc.

Ms. Easton stated concern regarding parking and density as well as greenspace. There is little greenspace proposed but the building will add to density in the area. She added that there will be issues with traffic. She added that the 3 ft. setback is too small, barely large enough for a wheelchair.

Mr. Dorfman stated that Grove is the main path for police and fire access. Due to displaced parking there will be an additional 30+ cars on the street. He added that the north side of the building should have a 15 ft. setback and that the CNT study cited earlier may be skewed by Northwestern University students.

Mr. Miller stated he is not in favor of the project, there are no reparations or equity goals included. He then asked how the project meets the City's goals of being the most livable City and how precautions would be taken with the COVID-19 virus issues.

Mr. Cleave concern about the amount of parking and the safety of the proposed 3 ft. setback.

Ms. Adamson expressed concern with the setbacks, parking and possible issues during construction.

Diana Durkes stated she has concerns with density, parking and neighborhood integration of the project. She stated it is unwise to add more density to the area and this should wait until we see how infrastructure handles newly constructed developments. She then asked how the developer knows an older population will be more likely to live in the building

Ms. Rachel Gunther stated she stands behind what Ms. Gikunoo said. She lives on the west side of the 1567 Ridge building and this is not what the neighbors want.

Mr. Costello stated that temporary fencing and barriers at the developer's other sites are not up to par and the sidewalk set up compounded issues. He highly hopes that active involvement takes place in making sure the work done is of a benefit to residents and the City.

Mr. Michael Pagano stated he is a member of a union and that Michigan Avenue Real Estate Group has not delivered on their promises. He then provided a handout that was provided to the Commission.

Mr. Dan Hernandez, member of a painters' union, brought up issues with the Skinner Park/Whitney Young construction project, including chemical exposure, trash, and the need of skilled tradesmen. He also provided a handout to the Commission

Ms. Kiera Kelly stated that she hoped the Commission listened to the residents.

Mr. Larry Brothers brought attention to other projects and brought up concerns with the contractors and the need for local hiring.

Ms. Sanchez stated that the developer cannot promise certain things because they do not know and urged the Commission to listen to residents.

Mr. Paul Price mentioned that the proposed contractor, Synergy, has been sued for construction injuries by subcontractors and the Developer has used irresponsible contractors

Chair Isaac closed the public comment and Ms. Berbarian provided a closing statement expressing that the project developer has sought to conform as close as possible to zoning requirements and the proposed project fits the context of the surrounding area with efforts made to incorporate staff and resident comments.

The Commission began deliberation.

Commissioner Halik asked how construction monitored and any issues with contractors. Ms. Jones stated there is a required Construction Management Plan that must be adhered to. Mr. Mangum added that there is a weekly report to the City Manager's Office regarding construction activities. Chair Isaac stated that complaints could also be filed with 3-1-1.

Chair Isaac asked if the setback requirement in the R6 zoning district would be 3 ft. if the project was not a planned development. Staff confirmed that this is the case.

Commissioner Halik stated that since 3 ft. is the standard requirement, the neighbors should have known it was possible for a building to be constructed in close proximity.

Commissioner Johnson confirmed that landscaping would be provided versus a sidewalk along the north property line. Commissioner Sloss stated that landscaping is preferred.

Chair Isaac stated he is sensitive to the school overcrowding issue. He expressed that there appears to be a fluctuation and is not sure there is a long term problem but wondered if other commissioners had the same concern.

Chair Isaac then stated that the handicapped parking space is a concern and thinks it would be a reasonable request to put in a temporary ADA space and incur that cost. The Commissioners expressed agreement.

Commissioner Hewko asked for clarification on parking in the current lot. Chair Isaac stated that the lot is privately owned and that it is not appropriate to prevent development of it even though there are parking concerns in the area. The developer has met the requirements for parking spaces.

Commissioner Hewko stated that the building is not as likely to have school aged children. Chair Isaac stated that homes are expensive to rent and there may be younger tenants in the building but not to a large extent. To that point children crossing at Ridge Ave and Grove St. should not do so. Sight lines should improve.

Commissioner Sloss mentioned the number of conversations with DAPR and that the developer has made changes but she also thinks that further changes may be warranted.

Commissioner Johnson expressed opposition to removing the ground floor unit as it provides some street activation.

Commissioner Halik mentioned that a 10 ft. X 25 ft. loading dock is the standard size in Chicago and it works.

Chair Isaac stated that Ridge Ave. is a residential street and he has not seen issues with trucks stopping. He does encourage the developer to have an off-street drop-off location.

The Commission then reviewed the standards for Special Use approval, Planned Development approval and found they were met. The Commission reviewed the standards and guidelines for developments in the R6 Zoning District and after some discussion largely agreed that they were met.

Commissioner Johnson made a motion to recommend approval of the planned development with conditions as presented by staff. Seconded by Commissioner Sloss.

There was some discussion and Commissioner Hewko suggested that an additional condition be added to relocate the existing ADA accessible space on Grove Street in front of the development site during construction. Chair Isaac made a motion to amend the current motion to include that condition. Seconded by Commissioner Sloss, a voice vote was taken and that motion passed, 5-0.

A roll call vote was taken on the motion as amended and the motion was approved 5-0.

Ayes: Halik, Hewko, Johnson, Sloss, Isaac
Nays:

Evanston Plan Commissioners –

Tonight, you will hear about a proposed project at 1555 Ridge Avenue. The developer, Michigan Avenue Real Estate Group, may be new to Evanston, but it is not new to Chicago and other suburbs. Attached are some pictures of two active construction projects being built by Michigan Avenue Real Estate Group, we hope that the pictures will show you exactly what type of neighbor that this developer has been elsewhere.

Pictures taken at the Michigan Avenue Real Estate Project located at 128 South Laflin on 2/18/2020. This project is located directly across the street from Skinner Park and Whitney Young Magnet High School.

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Pictures taken at the Michigan Avenue Real Estate Project located at 7652 Madison Avenue, Forest Park on 2/21/2020. Pictures were taken after workers had left for the day, so this was the status of the pedestrian walkway all weekend.

Pictures taken at the Michigan Avenue Real Estate Project located at 7652 Madison Avenue, Forest Park on 2/21/2020. Pictures were taken after workers had left for the day, so this was the status of the pedestrian walkway all weekend.

Thank you for letting me speak to you today. My name is Michael Pagano, and I am a Business Agent for Laborers Local 1. The Laborers Union represents 20,000 hardworking construction workers in the Chicagoland area, including 63 workers that live here in Evanston.

The developer of the proposed project at 1555 Ridge Avenue has presented its development to you, promising benefits that its project will bring to Evanston. I am here today to tell you about the broken promises that have been delivered by this developer on its other projects in Chicago and other suburbs.

Over the past 9 years, Michigan Avenue Real Estate Group has built 24 buildings in Chicagoland. These projects have been frequently built by contractors and subcontractors that do not pay area standard wages, but were still hired by Michigan Avenue Real Estate. The Laborers and other Building Trades Unions have been trying to work with Michigan Avenue Real Estate Group and its contractors for several years now. Unfortunately, the meetings have gone nowhere, and we are left to educating municipalities and the public about the truth behind the pretty presentations.

I have a few handouts; do you mind if I present them to you?

The first handout concerns a Michigan Avenue project currently under construction across the street from Whitney Young High School in Chicago. There was an existing building on the site that needed to be demolished. After the demolition, asbestos was found on the site. As most of you know, building demolition is a dirty, dusty mess. As you can see on the back of the flyer, this dirty dusty asbestos containing demolition site was across the street from the sports facilities of Whitney Young, and within a block or two of several other schools, daycare facilities, and the Chicago Police Academy.

The second handout details the safety record of other contractors hired by Michigan Avenue to build its buildings. On the backside of the handout, there is a news story about a project done by a masonry subcontractor frequently hired by Michigan Avenue that fell in a wind storm, injuring 4 workers and a firefighter.

The third handout details some of the working conditions faced by construction workers that have built Michigan Avenue Real Estate projects. A laborer and 8 of his co-workers that worked on projects built by Michigan Avenue Real Estate sued because they were not paid overtime. One of the paychecks submitted into evidence shows a 2-week paycheck for 104 hours, but the worker was paid a flat rate of $12/hour. The worker claimed overtime premium pay for 24 of those hours. Copies of his paycheck stubs are on the back of the handout.

Another worker, Pablo Vieyra, was knocked off scaffolding by a crane and fell two stories. Pablo suffered serious permanent injuries from the fall.

Thank you for letting me bring to your attention these issues at other Michigan Avenue projects. Unfortunately, I do not have any reason to think that these sorts of problems will stop. Michigan Avenue recently proposed a very similar project in Oak Park, and city officials decided to go with another developer's proposal.

I hope you weigh all of the information you get today when deciding on this project, and choose what is best for workers and the public here in Evanston.

Thank you for your time.

You may have been exposed to ASBESTOS!

Asbestos located <u>on</u> and <u>around</u> 128 S. Laflin (1500 W. Adams)

Michigan Avenue Real Estate Group owns this property.

An EPA accredited asbestos inspector tested tiles on and near the property, which **tested positive for Asbestos Contaminated Building Materials ("ACBM").**

Michigan Avenue Real Estate and its General Contractor, **Vivify Construction,** had the Tramco Pump **building torn down and left asbestos containing tiles on the property.**

Michigan Avenue Real Estate Group and its general contractor **Vivify Construction** own and build properties all over the West Loop and they owe us, the residents, a responsibility to keep our community healthy.

<u>There is no safe amount of asbestos exposure.</u>

Chicago and the West Loop Community Deserve Better!

Let them know that you will not stand for any disregard of the health of our community!

<u>Owner</u>	<u>Contractor</u>	<u>28th Ward Alderman</u>
Michigan Avenue Real Estate Group	**Vivify Construction**	**Jason C. Ervin**
Tom Meador	**Viktor Jakovljevic**	**Ward Phone: (773) 533-0900**
(312) 248-8397	**(708) 223-2513**	**City Hall Phone: (312) 744-3066**

Asbestos Affected Areas

There is no safe amount of asbestos exposure.

Chicago and the West Loop Community Deserve Better!

Call the owner and construction contractor of 128 S. Laflin and let them know that you will not stand for any disregard of the health of our community!

Owner	Contractor
Michigan Avenue Real Estate Group Tom Meador (312) 248-8397	Vivify Construction Viktor Jakovljevic (708) 223-2513

You May Be In Danger!

1050 W. Monroe = Construction Zone!

Vivify Construction, the company in charge of construction at 1050 W. Monroe has a safety record you should consider! Vivify's safety record includes:

- The City of Chicago found Vivify guilty of a Building Violation for "**employing an unlicensed person as a crane operator to operate a crane**."
- The Occupational Safety and Health Administration (OSHA) fined Vivify $2,800 for a 'serious' issue which **left workers unprotected from falling through an opening in a wall**.
- The City of Chicago issued a citation for "Conditions Detrimental to Health/Public Nuisance" after floor tiles and mastic containing asbestos were left on site post-demolition at Vivify's newest project at 1500 W Adams, **exposing the neighborhood to cancer causing asbestos**.

A building collapsed on a project being done by Brennan Masonry, a contractor frequently hired by Vivify, **causing injury to four workers and a firefighter** (full story on other side). OSHA cited and fined Brennan for failing to properly secure walls. In the past 6 years, Vivify and construction contractors it hires have been fined an incredible $40,870 by OSHA and put dozens of workers in harms way.

A building addition being constructed in Des Plaines collapsed during the height of Friday afternoon's storms. Four workers and one firefighter were injured. Picture Courtesy of the Des Plaines Fire Department.

Is your family in danger? Worried about safety in the neighborhood? Call Michigan Avenue Real Estate, the owner of 1050 W. Monroe, and ask them to hire safe, responsible contractors at its site.
Tom Meador at Michigan Avenue Real Estate – 847.212.3781

From the Daily Herald, published 9/5/2014.
http://www.dailyherald.com/article/20140905/news/140908982/

Des Plaines building collapse injures five

Christopher Placek

A building addition being constructed in Des Plaines collapsed during the height of Friday afternoon's storms. Four workers and one firefighter were injured.
Picture Courtesy of the Des Plaines Fire Department

A building addition under construction collapsed Friday afternoon in Des Plaines, injuring four workers and one firefighter, authorities said.

The accident at 1500 Rand Road occurred at the height of storms that quickly moved through the Northwest suburbs about 3 p.m.

Fire Chief Alan Wax said the roof and one wall of the building addition collapsed, and scaffolding set up next to the building fell on construction workers.

Firefighters were responding to a separate call when they were waved down by those at the construction site.

None of the workers had to be dug out from building rubble, but one worker did suffer serious injuries. He was taken to Advocate Lutheran General Hospital in Park Ridge for treatment, Wax said.

Two other workers were also taken to Lutheran General with minor injuries, and one worker was taken to Northwest Community Hospital in Arlington Heights with minor injuries.

A firefighter also suffered minor injuries.

The addition was being built onto an auto transmission shop. A crew was being called to the scene late Friday afternoon to fence in and secure the site.

Though the timing of the building collapse coincided with the storm, authorities were still investigating an official cause, Wax said.

Local Tradesmen are currently involved in a labor dispute with Vivify Construction and its subcontractors concerning payment of substandard wages and benefits to its employees. We are not seeking to induce any person to cease work or stop making deliveries.
Printed In-House. Please Do Not Litter!

Chicago Bulls Owner Jerry Reinsdorf is one of the richest people in the world. He is listed on Forbes Billionaires List with a net worth of $1.44 billion. So how did Jerry Reinsdorf make his billions? In real estate. As the owner and CEO of Balcor, Reinsdorf controlled properties worth more than $4 billion.

Now Jerry Reinsdorf is back in real estate as an officer of a company that is manager of **Michigan Avenue Real Estate Group LLC ("Michigan Avenue")**. In the past 6 years, Michigan Avenue has developed over 20 luxury residential properties, primarily in the booming West Loop in Chicago.

Michigan Avenue uses a company called Vivify Construction to build its properties. Vivify Construction, hired to build luxury rental properties for Michigan Avenue, has been accused of violating wage laws and negligence causing serious injury and has exposed school kids to asbestos, all in the quest to make even more money for Reinsdorf and the others involved with Michigan Avenue.

Alleged Wage Law Violation

- In 2016, Sherrone Palmer and 8 coworkers sued Vivify Construction for violating the Federal Fair Labor Standards Act, Illinois Minimum Wage Law, and Chicago Minimum Wage Ordinance. Palmer alleged he was paid $12 an hour to build apartments owned by Michigan Avenue that rent for over $4,000 a month. Palmer alleged that he regularly worked over 40 hours a week but was never paid overtime. After fighting the case for over a year, Vivify Construction settled the case out-of court.

Exposing Kids To Asbestos

- At Michigan Avenue's latest development, across the street from Whitney Young High School and Skinner Park in Chicago, the existing building was demolished before asbestos-containing materials were remediated.
- In fact, tiles containing asbestos were left on site and exposed for several months after demolition. The City of Chicago's Department of Public Health forced Michigan Avenue to finally remediate the site properly.

Hazardous Working Conditions

- Welder Pablo Vieyra contends that, while working on the Madison Throop project for Michigan Avenue, he was knocked off scaffolding by a crane supervised by Vivify Construction. Pablo said he suffered serious injuries and "loss of normal life and disfigurement as a result . . ." Vivify Construction had previously been cited by the City of Chicago on a Michigan Avenue project for "Employing an unlicensed person as a crane operator to operate a crane."

VIVIFY CONSTRUCTION, LLC 3847

Employee	SSN	Status (Fed/State)	Allowances/Extra
Sherrone M Palmer, 3934 W. 19th Street, Chicago, IL 60623	[redacted]	Single/Withhold	Fed-6/0/IL-6/0
		Pay Period: 12/05/2015 - 12/18/2015	Pay Date: 12/18/2015

Earnings and Hours	Hours	Rate	Current	YTD Amount
Hourly	104:00	12.00	1,248.00	12,108.00

Taxes	Current	YTD Amount
Medicare Employee Addl Tax	0.00	
Federal Withholding	-24.00	-101.00
Social Security Employee	-77.38	-750.70
Medicare Employee	-18.10	-175.57
IL - Withholding	-28.19	-249.35
	-147.67	-1,276.62

Adjustments to Net Pay	Current	YTD Amount
Child Support	-200.00	-400.00
Net Pay	900.33	10,431.38

VIVIFY CONSTRUCTION, LLC 3695

Employee	SSN	Status (Fed/State)	Allowances/Extra
Sherrone M Palmer, 3934 W. 19th Street, Chicago, IL 60623	[redacted]	Single/Withhold	Fed-6/0/IL-6/0
		Pay Period: 10/10/2015 - 10/23/2015	Pay Date: 10/23/2015

Earnings and Hours	Hours	Rate	Current	YTD Amount
Hourly	95:30	12.00	1,146.00	7,632.00

Taxes	Current	YTD Amount
Medicare Employee Addl Tax	0.00	
Federal Withholding	-13.00	-58.00
Social Security Employee	-71.05	-473.18
Medicare Employee	-16.61	-110.66
IL - Withholding	-24.37	-155.94
	-125.03	-797.78
Net Pay	1,020.97	6,834.22

Memorandum

To:	Honorable Mayor and Members of the City Council
CC:	Members of the Human Services Committee
From:	Kelley Gandurski, Corporation Counsel
Subject:	Ordinance 32-O-20, Amending City Code Title 3 to Restrict the Sale and Adoptions of Cats, Dogs and Rabbits
Date:	April 27, 2020

Recommended Action:
Staff recommends adoption of Ordinance 32-O-20, approving restrictions on the sale and adoption of cats, dogs, and rabbits in Evanston.

Council Action:
For Action

Summary:
Ordinance 32-O-20 prohibits pet stores from selling, delivering, offering for sale, barter, auction give away or from otherwise transferring or disposing of cats, dogs or rabbits. The ordinance also requires that any rabbit that is adopted or sold in the City must be spayed or neutered.
Finally, Ordinance 32-O-20 imposes penalties for individuals or companies that violate the provisions of 32-O-20.

Legislative History:
A prior version of 32-O-20 was presented to City Council at the March 9, 2020 City Council meeting. This version is attached for your reference. Staff has amended the ordinance per Council direction.

Attachments:
Ordinance 32-O-20 Adding restrictions on the sale of cats dogs rabbits - Prior Version
32-O-20 Adding restrictions on the sale of cats dogs rabbits

2/14/2020
2/20/2020
3/5/2020
3/6/2020

32-O-20

AN ORDINANCE

Amending City Code Title 3 to Restrict the Sale and Adoptions of Cats, Dogs, and Rabbits

WHEREAS, the City of Evanston seeks to promote responsible and humane pet sales and ownership; and

WHEREAS, the City seeks to end inhumane practices of over-breeding, in-breeding, inadequate veterinary care, and other negative consequences of irresponsible commercial breeding ad sales; and

WHEREAS, Whereas, the City of Evanston desires to be a "no-kill" community and the Evanston Animal Shelter has implemented a no-kill policy; and

WHEREAS, No-kill shelters seek to save every dog and cat in a shelter who can be saved, which means healing the animals who can be healed, treating behaviors that can be treated, and prioritizing safety and a high quality of life for both pets and people in our communities; and

WHEREAS, No-kill shelters aim to reduce the number of animals entering shelters through spay/neuter education and services and increasing the number of animals leaving shelters through adoption and other programs that lead to animals finding proper homes;

WHEREAS, the Evanston Animal Shelter does not have the capacity or expertise to care for abandoned rabbits and the local animal rescue that does have this

expertise has expressed concern about the number of rabbits requiring rescue in Evanston; and

WHEREAS, the increased population of unwanted Cats, Dogs, and Rabbits creates both an economic burden on the City and a humane burden on the animals.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Title 3 of the Evanston City Code of 2012, as amended, is hereby amended to add the following:

CHAPTER 33 – SALE OF CATS, DOGS, and RABBITS

3-33-1 – Restrictions on the Sales and Adoptions of Cats, Dogs, and Rabbits

(A) No cat, dog, or rabbit shall be sold or adopted in the corporate limits of the City of Evanston unless:

(1)The cat, dog, or rabbit is spayed or neutered prior to the sale or adoption and the animal comes from;

(a) An animal shelter, animal care facility, kennel, pound or training facility operated by any subdivision of local, state or federal government; or

(b) An animal rescue organization, which only includes any not-for profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term “animal rescue organization” does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

(c) Exceptions: Chapter 33 does not apply if:

(i) An individual offers two (2) or fewer cats, dogs, or rabbits for adoption over a five (5) year period and does not receive compensation in any form as part of the adoption, or

(ii) A veterinarian determines that neutering or spaying the animal would endanger the health of the animal. Such a determination must be made in writing and by a veterinarian licensed to practice in the State of Illinois.

(2) The cat, dog, or rabbit is obtained from a breeder and the following requirements are met:

(a) The breeder holds a valid USDA class "A" license as defined by the Animal Welfare Act, as found in the Code of Federal Regulations, listing all site addresses where regulated animals are located; and

(b) The breeder owns or possesses no more than five female cats, dogs or rabbits capable of reproduction in any 12-month period; and

(c) No more than five female cats, dogs, or rabbits capable of reproduction are housed at the site address where the retail animal was born or housed, including animals owned by persons other than the breeder; and

(d) In addition to any disclosures required by subsection (c) or otherwise required by law, the following information shall be maintained and provided for each animal:

(i) The active USDA license number(s) of the animal's breeder;

(ii) Any previous USDA license number(s) held by the animal's breeder in the last five years;

(iii) The name, mailing and site address location(s) of the breeder as they appear on the breeder's active USDA license;

(iv) All names the breeder is doing business as;

(v) The total number of female dogs, cats or rabbits capable of reproduction owned or possessed by breeder;

(vi) The sire and dam of the animal;

(vii.) The name and address of the location where the animal was born; and

(vii) The name(s) and address of any other location(s) where the animal was housed by the breeder after birth.

3-33-2. – Required Disclosures

(A) Disclosures required. Any seller of a cat, dog, or rabbit or person offering the same animals for sale or adoption shall make the following disclosures to the customer about such animal:

(1) For any Cat, Dog, or Rabbit obtained from animal shelter, animal care facility, animal rescue organization, kennel, breeder, pound, training facility, humane society, or other type of rescue organization, the seller must provide proof the animal is spayed or neutered prior to the sale or adoption.

(2) For each dog or cat: A written disclosure meeting all of the requirements set forth in Sections 3.5 or 3.15, as applicable, of the Animal Welfare Act, codified at 225 ILCS 605; and

(3) For each rabbit:

(i) The breed, approximate age, sex and color of the animal;

(ii) The date and description of any inoculation or medical treatment that the animal received while under the possession of the pet shop operator;

(iii) The name and address of the location where the animal was born, rescued, relinquished or impounded; and

(iv) If the animal was returned by a customer, the date of and reason for the return.

(4) The disclosures required under this section shall be provided by the seller to the customer in written form and shall be signed by both the seller and customer at the time of sale. The Seller shall retain the original copy of such disclosure and acknowledgement for a period of two years from the date of sale. Upon request by an authorized Administrator or Animal control warden, the original copy of such disclosure and acknowledgement shall be made immediately available for inspection by such authorized official. The seller operator shall post, in writing, in a conspicuous place all of the information about a cat, dog, or rabbit required under this subsection and other applicable law.

3-33-3.- Enforcement and Penalties

(A) *Enforcement.* The Department of Animal Control shall enforce this Section, and the Sheriff shall assist the department in said enforcement.

(B) *Violations and Penalty.* Any person violating any section of Chapter 33 of Title 3 shall be fined not less than five hundred dollars ($500.00) nor more than one thousand five hundred dollars ($1500.00) for each offense. Every day such violation continues shall constitute a separate and distinct offense.

SECTION 3: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and must be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance must be in full force and effect after its passage, approval, and publication in the manner provided by law.

SECTION 6: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _____, 2020

Adopted: _____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Corporation Counsel

2/14/2020
2/20/2020
3/5/2020
3/6/2020
4/1/2020
4/13/2020
4/16/2020

32-O-20

AN ORDINANCE

Amending City Code Title 3, "Business Regulations," to Restrict the Sale of Cats, Dogs, and Rabbits

WHEREAS, the City of Evanston seeks to promote responsible and humane pet sales and ownership; and

WHEREAS, the City seeks to end inhumane practices of over-breeding, in-breeding, inadequate veterinary care, and other negative consequences of irresponsible commercial breeding ad sales; and

WHEREAS, the City of Evanston desires to be a "no-kill" community and the Evanston Animal Shelter has implemented a no-kill policy; and

WHEREAS, No-kill shelters seek to save every dog and cat in a shelter who can be saved, which means healing the animals who can be healed, treating behaviors that can be treated, and prioritizing safety and a high quality of life for both pets and people in our communities; and

WHEREAS, No-kill shelters aim to reduce the number of animals entering shelters through spay/neuter education and services and increasing the number of animals leaving shelters through adoption and other programs that lead to animals finding proper homes;

WHEREAS, the Evanston Animal Shelter does not have the capacity or expertise to care for abandoned rabbits and the local animal rescue that does have this expertise has expressed concern about the number of rabbits requiring rescue in Evanston; and

WHEREAS, the increased population of unwanted Cats, Dogs, and Rabbits creates both an economic burden on the City and a humane burden on the animals.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Title 3, "Business Regulations," of the Evanston City Code of 2012, as amended, is hereby amended to add the following:

CHAPTER 33 – SALE OF CATS, DOGS, and RABBITS

3-33-1 CHAPTER 1 – DEFINITIONS.

As used in this Chapter the following terms mean:

ANIMAL:	Any nonhuman living creature, domestic or wild.
ANIMAL CONTROL WARDEN:	The Chief of Police shall be ex officio animal control warden for the City. Provision shall be made for the appointment of such deputies as may be necessary.
ANIMAL SHELTER:	Any premises designated by City administrative authority for the purpose of impounding and caring for animals held under

	authority of this Chapter.
ANIMAL CARE FACILITY:	An animal control center or animal shelter, maintained by or under contract with any state, county or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.
ANIMAL RESCUE ORGANIZATION	Any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include any entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.
KENNEL:	Any person, partnership or corporation engaged in the business of breeding, buying, selling or boarding dogs and cats or engaged in the training of dogs for guard or sentry purposes.
OWNER:	Any person, partnership or corporation owning, keeping or harboring animals.
PERSON:	An individual, partnership or corporation owning, keeping or harboring animals.
PET SHOP:	A retail establishment where dogs, cats or rabbits are sold, exchanged, bartered or offered for sale as pet animals to the general public at retail. Such definition shall not include an animal care facility or animal rescue organization, as defined.

3-33-2 – RESTRICTIONS ON THE SALES AND ADOPTIONS OF CATS, DOGS, AND RABBITS.

(A) No pet store shall sell, deliver, offer for sale, barter, auction give away, or otherwise transfer or dispose of cats, dogs or rabbits. Nothing in this section shall prohibit pet stores from collaborating with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs, cats and rabbits provided that the pet store shall not have any ownership interest in these animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals.

(A) Any rabbit that is adopted or sold in the City of Evanston must be spayed or neutered unless a veterinarian determines that neutering or spaying the animal would endanger the health of the animal. Such a determination must be made in writing and by a veterinarian licensed to practice in the State of Illinois.

3-33-3.- ENFORCEMENT AND PENALTIES.

(A) *Enforcement.* The Animal Control Warden shall enforce this Section, and the Evanston Police Department shall assist the Animal Control Warden in said enforcement.

(B) *Violations and Penalty.* Any person violating any section of Chapter 33 of Title 3 shall be fined not less than five hundred dollars ($500.00) nor more than one thousand five hundred dollars ($1500.00) for each offense. Every day such violation continues shall constitute a separate and distinct offense.

SECTION 3: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and must be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance must be in full force and effect after its passage, approval, and publication in the manner provided by law.

SECTION 6: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity must not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid

application of this ordinance is severable.

Introduced: _____, 2020

Adopted: _____, 2020

Approved:

_____, 2020

_____
Stephen H. Hagerty, Mayor

Attest:

_____
Devon Reid, City Clerk

Approved as to form:

_____
Kelley A. Gandurski, Corporation Counsel